CITY OF HAMILTON

BY-LAW NO. 07-098

To Adopt:

Official Plan Amendment No. 109 to the former Town of Flamborough Official Plan

Respecting:

Waterdown North Secondary Plan Area

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

1. Amendment No. 109 to the Official Plan of the former Town of Flamborough Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 28th day of March, 2007.

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
Amendment No. 109 to the
former Town of Flamborough Official Plan

The following text, together with:

- Schedule “A” (Schedule ‘A’ – Waterdown Urban Area Land Use Plan);
- Schedule “B” (Schedule ‘A-3’ – Waterdown North Land Use Plan);
- Schedule “C” (Schedule ‘A-4’ – Waterdown North Transportation Plan); and,

attached hereto, constitute Official Plan Amendment No. 109 to the Town of Flamborough Official Plan.

Purpose and Effect:

The purpose of the Amendment is to provide a detailed land use framework for the Waterdown North Area to guide the development of the area as a mixed use community that includes primarily residential land uses, as well as commercial and complementary and supporting community uses. The effect of the Amendment is to establish a policy framework which will guide the development and redevelopment of lands within the Waterdown North planning area.

Location:

The lands affected by this Amendment are located in the area bounded by Parkside Drive in the South, Centre Road to the East, Borer’s Creek to the North and the pipeline easement to the west in the Waterdown Urban Area of the former Town of Flamborough, as shown on Schedule “A” of this Amendment.

Basis:

The intent of this Amendment is to establish a detailed land use framework for the Waterdown North Area and to incorporate these lands into the former Town of Flamborough Official Plan. The basis for permitting this Amendment is as follows:

- The policies detailed in the Secondary Plan are in accordance and consistent with the policy and intent of the former Town of Flamborough Official Plan.

- The proposed plan will increase the connectivity within the plan area and to adjoining communities through the use of an integrated transportation and walkway/bicycle system.
- The proposed policies increase the intensity and density of the residential and employment development in the area, while promoting mixed use development. These policies are consistent with provincial policy requirements.

- The Secondary Plan is an effective tool for guiding development and providing policy for land use related issues for the area of North Waterdown, while aiding in the integration of this new development area with the existing Waterdown community.

**Actual Changes:**

**Map Changes:**

(a) Schedule ‘A’ – Waterdown Urban Area Land Use Plan is amended by:

i) identifying the boundary of the Waterdown North Secondary Plan Area with the annotation “OPA #109 – Waterdown North Secondary Plan”;

ii) removing the annotations “OPA #28”, “OPA #49” and “OPA #11” from the Waterdown North Secondary Plan Area; and

iii) repealing and replacing the land use designations associated with the Waterdown North Secondary Plan as shown on the attached Schedule “A” of this Amendment.

(b) The Town of Flamborough Official Plan is amended by adding a new schedule, “Schedule ‘A-3’ - Waterdown North Land Use Plan” as shown on the attached Schedule “B” to this Amendment.

(c) The Town of Flamborough Official Plan is amended by adding a new schedule, “Schedule ‘A-4’ - Waterdown North Transportation Plan” as shown on the attached Schedule “C” to this Amendment.

(d) The Town of Flamborough Official Plan is amended by adding a new appendix, “Appendix ‘F’ - Waterdown North Community Structure Plan” as shown on the attached Schedule “D” to this Amendment.

**Text Changes:**

(a) Section A – The Urban Area is revised by adding a new section as follows:
"A.8 WATERDOWN NORTH SECONDARY PLAN

The policies of this Section, in conjunction with Schedule ‘A-3’, ‘A-4’ and Appendix ‘F’, constitute the Waterdown North Secondary Plan. It establishes land uses, basic transportation network, community facilities, infrastructure requirements and development standards to guide the development and/or redevelopment of lands located in the North Waterdown Area. The principles, objectives and policies of the Waterdown North Secondary Plan, as well as the general policies in the Official Plan, provide guidance and direction for the future development of the Secondary Plan Area.

A.8.1 PLANNING AND DEVELOPMENT PRINCIPLES

Development of the Waterdown North Secondary Plan Area shall be based on the following principles:

(i) Creation of a compact, safe, functional and attractive urban environment;

(ii) Provision of a mix and range of housing, including housing affordable to a wide spectrum of households through a variety of building types and densities to provide housing choices for families, seniors, single person households and other residents;

(iii) Creation of an interconnected and permeable transportation system and pattern of public streets and walkways, facilitating direct and safe pedestrian, bicycle and vehicular movement throughout the community and to adjacent communities;

(iv) Promotion of pedestrian and cycling connections to the existing Waterdown community, where appropriate;

(v) Establishment of a mixed use centre serving local and community needs, including higher intensity housing, commercial uses and innovative live-work opportunities at the intersection of Centre Road and the future East-West Transportation Corridor;

(vi) Recognition of the existing institutional campus and provision for its expansion to serve the Waterdown North Area and the broader community;

(vii) Achievement of residential and employment densities that meet provincial policy requirements and support potential future transit networks;

(viii) Intensification of existing areas of housing fronting onto Parkside Drive, through the conveyance of the rear portions of lots, where appropriate;
(ix) Establishment of an integrated park and open space system providing opportunities for passive use of the Borer’s Creek Valley, while protecting and preserving significant natural features and functions of the environmental system;

(x) Retention and enhancement of natural and cultural heritage features, other landscape elements such as hedgerows, prominent landform features and scenic views;

(xi) Development of a continuous pathway system throughout the community that incorporates links of varying character and function between natural features and community amenities;

(xii) Integration of the recommendations of the Waterdown/Aldershot Transportation Master Plan, Master Drainage Plan and Master Servicing Plan studies, including provision for the East-West Transportation Corridor, storm water management systems and a water tower; and,

(xiii) Ensure that required roadway improvements are completed and municipal services, including the necessary water, sanitary sewer, storm water management systems, telecommunications and public/private utilities are provided and are in place and operative, as necessary, prior to, or concurrent with the development of the land.

A.8.2 OBJECTIVES

Objectives provide the framework for the planning and development of the Waterdown North Secondary Plan and shall be achieved through the policies and mechanisms set out in this Secondary Plan and the Official Plan.

A.8.2.1 Residential

(i) To create an urban environment that provides for safe, functional and attractive residential neighbourhoods;

(ii) To provide a wide variety and mix of housing types throughout the neighbourhoods;

(iii) To promote a more compact urban form, with higher densities located in proximity to arterial roads that may serve as future transit corridors; and

(iv) To encourage the development of live/work dwelling units to provide for the opportunity of smaller scale commercial and business uses in close proximity to residential uses.
A.8.2.2 Major Institutional

(i) To accommodate facilities for public use, including education, health and community uses;

(ii) To provide for expansion of the existing institutional uses; and

(iii) To integrate the institutional uses with the new residential community.

A.8.2.3 Urban Commercial

(i) To provide for the development of a commercial centre of approximately 2 to 3 hectares in size that serves local and community needs;

(ii) To require the provision of appropriate amenities for commercial areas, including parking, signage, landscaping and streetscaping;

(iii) To provide an attractive image at this northern gateway to the Waterdown Urban Area; and

(iv) To achieve an appropriate interface with adjacent residential areas.

A.8.2.4 Natural Open Space and Parks

(i) To provide an integrated open space and park system with a clear functional relationship to the overall community;

(ii) To promote community health through a system of non-vehicular trail connections through the new community with linkages to surrounding lands;

(iii) To provide opportunities for recreation where they do not impact natural heritage features;

(iv) To ensure that natural heritage features, including environmentally significant areas, valleylands, floodplains and wetlands are protected and enhanced;

(v) To restrict development from occurring on lands with inherent natural hazards, including floodplains; and,

(vi) To conserve the natural beauty and distinctive character of the Waterdown North landscape.
A.8.2.5 Utility Services
(i) To ensure that adequate utility networks are established to serve the anticipated development and that they can be phased in a way that is cost-effective and efficient;
(ii) To ensure utilities are provided in a manner that minimizes the impacts on the natural environment; and,
(iii) To ensure public and private utilities are clustered or grouped where possible to minimize visual impact.

A.8.2.6 Urban Design
(i) To ensure the development of an attractive, compact, safe and pedestrian-oriented urban environment;
(ii) To promote a high quality of design for public parks, open spaces, streetscapes, and buildings; and,
(iii) To ensure compatibility between areas of different land use or development intensity.

A.8.2.7 Municipal Services (Infrastructure)
(i) To encourage municipal services required for any part of this Secondary Plan, to be in place and operative, as necessary, for that part of the Plan, prior to or concurrent with the development of the land; and,
(ii) To ensure municipal services are provided in a manner that minimizes the impacts on the natural environment.

A.8.2.8 Transportation
(i) To provide a safe and efficient means of travel (a balanced transportation network) for all residents;
(ii) To provide an interconnected transportation system and pattern of streets, facilitating direct and safe pedestrian, bicycle and vehicular movement throughout the community;
(iii) To encourage energy-efficient transportation, such as walking, cycling and transit, to reduce the dependency on the automobile; and,
(iv) To provide transportation infrastructure to support future land uses in the community and its vicinity.

A.8.2.9 Heritage

(i) To identify and protect historically or architecturally significant buildings; and,

(ii) To ensure the appropriate management, conservation, mitigation or preservation of archaeological resources.

A.8.2.10 Implementation

(i) To ensure that studies, services, public facilities and infrastructure required to support development of the lands are provided; and,

(ii) To establish an integrated program of planning approvals and resources commitments to implement the provisions of this Secondary Plan.

Policies

A.8.3 GENERAL POLICIES

A.8.3.1 The pattern of land use and the schematic transportation network for the Waterdown North Secondary Plan Area are identified on Schedules ‘A-3’ and ‘A-4’ of this Plan.

A.8.3.2 Waterdown North Community Structure Plan is identified as Appendix ‘F’ to the Official Plan. This appendix demonstrates a conceptual structure and general form of development, including a potential local road network that reflects the intent and objectives of this Secondary Plan. The Waterdown North Community Structure Plan shall serve as a general guide to the City in the review of applications for Plan of Subdivision and/or Site Plan Approval and does not form part of this Secondary Plan.

A.8.3.3 Schedules ‘A-3’ and ‘A-4’ provide schematic information. Minor adjustments shall be permitted during the review of development applications without the need for an Amendment to this Secondary Plan, provided the change is consistent with the general intent of the Secondary Plan and its fundamental principles are maintained to the satisfaction of the City.

A.8.3.4 All development applications within Waterdown North shall be subject to design review to ensure a high quality of development in accordance with this Secondary Plan and the Waterdown North Urban Design Guidelines.
A.8.3.5 The Future East-West Transportation Corridor, identified as an arterial road on Schedule ‘A-4’, generally represents the northern limit of urban development in the Waterdown North community, with the exception of the two high density residential precincts to the west of Borer’s Creek. The East-West Transportation Corridor shall be located in accordance with the Waterdown/Aldershot Transportation Master Plan.

A.8.3.6 All development within the Secondary Plan Area shall be planned on a comprehensive basis, consider impacts on natural features and be compatible with adjacent development. The zoning by-law shall incorporate provisions relating to the height, density and design of development based on the provisions of this Secondary Plan and the Waterdown North Urban Design Guidelines.

A.8.4 RESIDENTIAL

The Waterdown North community shall be primarily a residential area that includes a wide range of housing types and demonstrates a mix of housing. The community shall consist of two neighbourhoods: a largely low density neighbourhood to the west of Borer’s Creek; and a mixed use neighbourhood, featuring higher intensity residential uses, commercial uses, live/work units and an institutional use campus, to the east of Borer’s Creek. While different, these two neighbourhoods are to be integrated through common design treatments, shared community amenities and a connecting pathway system. In addition, two higher density residential areas are to be developed to the north of the Future East-West Transportation Corridor.

The residential policies define the location and scale of each type of residential use and shall ensure that a variety of housing types are provided to meet the requirements of City and provincial policy and the full range of housing needs of future residents.

A.8.4.1 General Residential Policies

A.8.4.1.1 Density ranges have been specified for each of the Low, Medium and High Density Residential categories. These densities shall be achieved for each land holding within the Secondary Plan Area through the review of development applications on an application by application basis. The term Net Residential Density, where used in this Plan, refers to the number of dwelling units per net residential hectare. Net residential hectare includes the lands for buildings, private internal driveways, parking areas, open space and other associated amenities directly related to and forming part of the development or redevelopment. The term Gross Residential Density, where used in this Plan, refers to the number of dwelling units per gross residential hectare. Gross residential hectare includes all lands designated within any given residential density category, including residential lots, public and private streets, stormwater management facilities, parking and private open space areas.
A.8.4.1.2 A broad range and mix of housing types are promoted between and within residential density categories. The City shall strive to achieve a variety of building types within each density category, such that no portion of the Secondary Plan Area is dominated by one housing type. In appropriate locations, the development of “live/work” housing units, which are principally residential dwellings but also accommodate small scale commercial uses on the ground floor are encouraged.

A.8.4.1.3 This Plan encourages the preservation of designated and/or listed heritage buildings found within the Waterdown North Area through the retention of buildings that have been identified as having cultural, historical and/or architectural significance.

A.8.4.1.4 In addition to those uses specified for each density type in the Residential designation, other complementary uses shall be permitted:

(i) home business, residential care facilities, and private home daycare;

(ii) an accessory apartment in a single-detached dwelling; and,

(iii) a limited amount of small scale neighbourhood commercial uses, such as convenience stores, small restaurants and personal service establishments within residential buildings in the medium and high density residential areas.

A.8.4.1.5 Where residential development is proposed adjacent to arterial roads, studies to determine the need for noise attenuation measures shall be completed to the satisfaction of the City in accordance with the Provincial Policy Statement and the Ministry of Environment and Energy Guidelines, prior to development approval.

A.8.4.1.6 Reverse frontage or backlotted lots shall be discouraged on major roads, such as Parkside Drive, Centre Road and the Future East-West Transportation Corridor, as well as adjacent to parks. The City supports alternative approaches, such as laneway housing and window streets, to promote improved streetscapes and public safety, where possible and appropriate.

A.8.4.1.7 As part of the submission of any development application, an overall concept plan for the adjoining lands and associated development statistics shall be submitted, to the satisfaction of the City, that details the major components of the development and demonstrates compliance with this Secondary Plan and general conformity to the Waterdown North Urban Design Guidelines, including provision of a mix of housing types and lot sizes and achievement of density targets.
A.8.4.2 Low Density Residential I

A.8.4.2.1 The Low Density Residential I designation, as identified on Schedule ‘A-3’ - Waterdown North Land Use Plan, permits single detached dwellings, semi-detached dwellings, duplexes and street townhouses.

A.8.4.2.2 Single detached and semi-detached dwellings shall be the primary form of housing in this designation. Street townhouse dwellings are permitted to a maximum of 10% of the housing units in this designation.

A.8.4.2.3 A mix of lot sizes and housing types is required throughout the Low Density I designation such that there is not a large concentration of one type of lot size or housing unit in any one area. There shall be a variety of lot sizes and housing types along any given street.

A.8.4.2.4 The Net Residential Density of lands designated Low Density Residential I shall be in the range of 22 units to a maximum of 30 units per net residential hectare.

A.8.4.2.5 A limited number of single detached residential dwellings may be permitted to have direct frontage on Parkside Drive provided the lot frontages are adequate to minimize the number of driveways and achieve enhanced landscaping.

A.8.4.2.6 The maximum building height shall be 3 storeys.

A.8.4.3 Low Density Residential II

A.8.4.3.1 The Low Density Residential II designation, as identified on Schedule ‘A-3’ - Waterdown North Land Use Plan, permits single detached dwellings, semi-detached dwellings, duplexes and street townhouses.

A.8.4.3.2 Street townhouses shall be the primary form of housing in this designation and shall comprise a minimum of 50% of the housing units in this designation.

A.8.4.3.3 The Net Residential Density of lands designated Low Density Residential II shall be in the range of greater than 30 units to a maximum of 46 units per net residential hectare.

A.8.4.3.4 The maximum building height shall be 3 storeys.

A.8.4.3.5 Live-work housing units may be permitted in accordance with Section A.8.4.7 of this Plan; however, an Amendment to the Low Density Residential II designation shall be required.
A.8.4.4  Medium Density Residential I

A.8.4.4.1 The Medium Density Residential I designation, as identified on Schedule 'A-3' - Waterdown North Land Use Plan, permits a range of multiple dwellings such as all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted. The maximum building height shall be 6 storeys.

A.8.4.4.2 The Gross Residential Density for all lands designated Medium Density Residential I shall be greater than 46 units to a maximum of 70 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. Individual sites may be developed to a maximum Net Residential Density of 125 units per hectare, provided that the overall density of the lands within the designation does not exceed 70 units per gross residential hectare.

A.8.4.5  Medium Density Residential II

A.8.4.5.1 The Medium Density Residential II designation permits a range of multiple dwellings such as all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted. The maximum building height shall be 10 storeys.

A.8.4.5.2 The Gross Residential Density for all lands designated Medium Density Residential II shall be greater than 70 units to a maximum of 100 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. Individual sites may be developed to a maximum Net Residential Density of 150 units per hectare, provided that the overall density of the lands within the designation does not exceed 100 units per gross residential hectare is achieved.

A.8.4.6  High Density Residential

A.8.4.6.1 Uses permitted in the High Density Residential designation, as identified on Schedule 'A-3' - Waterdown North Land Use Plan, include multiple dwellings such as all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted. The maximum building height for apartments shall be 15 storeys.

A.8.4.6.2 The Gross Residential Density for all lands designated High Density Residential shall be greater than 100 units to a maximum of 125 units per gross residential hectare. Individual sites may be developed to a
maximum Net Residential Density of 175 units per hectare, provided that the Gross Residential Density is achieved.

A.8.4.6.3 A range of building types are encouraged on lands designated High Density Residential. In particular, lower-rise multiple housing forms are encouraged along the frontage of the Future East-West Transportation Corridor to enhance the streetscape and provide an appropriate transition to the lower density housing to the south.

A.8.4.6.4 Access to the High Density Residential lands should align with public road intersections to the south of the Future East-West Transportation Corridor.

A.8.4.6.5 Parking for vertically attached housing forms shall generally be located below grade or within buildings. Limited surface parking areas may be permitted provided that they are screened from the arterial road.

A.8.4.6.6 Consideration shall be made in the design of buildings in the High Density Residential designation for the function and aesthetics of a future trail on the pipeline easement.

A.8.4.7 Live/Work Housing

A.8.4.7.1 Uses permitted in the Live/Work Housing designation, as identified on Schedule ‘A-3’ - Waterdown North Land Use Plan shall include residential in the form of single detached, semi detached, duplex, street townhouses and stacked townhouses and grade-related commercial uses, as permitted in Section A.8.4.7.2.

A.8.4.7.2 Permitted commercial uses in live/work housing include retail, personal services, and offices.

A.8.4.7.3 Live/Work housing units shall be developed on the collector road in the vicinity of the intersection with Centre Road, as identified on Schedule ‘A-3’ – Waterdown North Land Use Plan.

A.8.4.7.4 The City shall consider the provision of additional Live/Work Housing units elsewhere in the Low Density Residential II designation, subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the development and demonstrating compatibility with adjacent development and adequate provision for on-street parking. An Amendment to the Low Density Residential II designation shall be required.

A.8.4.7.5 Live/Work Housing located on the north side of the collector road, adjacent to the Urban Commercial designation, shall have commercial uses at grade.
A.8.4.7.6 Alternative road and sidewalk standards and reduced building setbacks are encouraged in areas of Live/Work Housing, as identified in the Waterdown North Urban Design Guidelines.

A.8.4.7.7 The maximum building height shall be 4 storeys.

A.8.5 MAJOR INSTITUTIONAL

The Major Institutional designation, as identified on Schedule ‘A-3’ - Waterdown North Land Use Plan, recognizes an existing institutional use campus in Waterdown North, comprised of the Allen A. Greenleaf Public Elementary School, Waterdown Public High School and the YMCA, and provides for the expansion of the high school. These institutions provide for the needs of citizens of the community and surrounding areas. These uses shall be provided in a manner which ensures the needs of local residents are met, and that development is compatible with adjacent land uses.

A.8.5.1 The expansion of Waterdown Public High School shall be undertaken in a manner that is sensitive to adjacent residential areas in regards to the siting of buildings and the locations of off-street parking and loading areas.

A.8.5.2 Adequate provision shall be made for vehicular and/or pedestrian access to Major Institutional areas in order to effectively integrate the institutional uses with the surrounding residential community. Provision shall be made for appropriate pedestrian linkages to facilities in the Major Institutional designation, to the satisfaction of the City.

A.8.5.3 No expansion to Major Institutional facilities shall be permitted unless the City is satisfied that adequate servicing capacity is available to accommodate the expansion.

A.8.5.4 Should lands identified for the expansion of the high school not be required for school use, these lands may be used for Low Density Residential purposes in accordance with Sections A.8.4.1 and A.8.4.2 of this Plan.

A.8.6 URBAN COMMERCIAL

The Urban Commercial designation is intended to provide for the shopping needs of Waterdown North residents and the broader community. The location of the Urban Commercial designation shall benefit from traffic on Centre Road and the Future East-West Transportation Corridor, and serves a gateway function at the north end of the Waterdown Urban Area.
A.8.6.1 The Urban Commercial designation, as identified on Schedule ‘A-3’ - Waterdown North Land Use Plan, shall permit and provide for a broad range of commercial uses.

A.8.6.2 Notwithstanding Section A.3.2.2 of the Official Plan, uses permitted in the Urban Commercial designation are local/convenience shopping, retail stores, personal services, restaurants, gas stations and offices. Forms of development may include individual or plaza type buildings. Hotels and automobile sales shall not be permitted in the Urban Commercial designation.

A.8.6.3 The maximum building heights shall be 4 storeys.

A.8.6.4 Residential uses and institutional uses shall be permitted in conjunction with commercial uses in the Urban Commercial designation, in the form of mixed use buildings with only commercial uses on the ground floor.

A.8.6.5 A high quality of design, streetscaping and landscaping shall be required for commercial development. Site Plan Control, compliance with design guidelines, and other tools shall be used to ensure appropriate design of all commercial development.

A.8.6.6 Commercial buildings shall be sited in close proximity to public streets to provide definition to the street edge and screen large areas of parking from the boundary roads.

A.8.6.7 A gateway feature, which may consist of special building treatment, landscaping and/or public art, shall be provided at the intersection of Centre Road and the Future East-West Transportation Corridor. The nature of the gateway feature is to be determined in association with the City and in accordance with the Waterdown North Urban Design Guidelines.

A.8.7 OPEN SPACE AND PARKS

Natural Open Space and Neighbourhood Park areas form the core of a system of interconnected greenlands within Waterdown North and linking with the broader area. While the two land use designations, identified on Schedule ‘A-3’ - Waterdown North Land Use Plan, are complementary, they perform different key functions.

The Natural Open Space designation includes natural areas of environmental significance that are to be preserved and protected. In Waterdown North, Natural Open Space areas consist of Borer’s Creek and associated valleylands, floodplain and wetlands. Where appropriate, passive recreation uses such as walking or cycling trails are permitted in this designation.
Neighbourhood Parks provide for physical and visual connections to Natural Open Space areas. Two Neighbourhood Parks are designated in the Secondary Plan Area and shall include functions servicing the immediate neighbourhood. A City-wide park shall not be developed in Waterdown North.

A.8.7.1 The Open Space and Parks system within the Waterdown North community includes:

(i) the tributaries of Borer’s Creek and the associated natural heritage features and buffers;

(ii) neighbourhood parks in both the east and west neighbourhoods;

(iii) recreational use and landscaped areas in the institutional use campus;

(iv) landscaped pedestrian linkages through the central portion of the community along the east-west collector roads; and

(iv) small open space areas that are intended to provide a visual connection and access to the open space areas along Borer’s Creek.

A.8.7.2 Natural features that are not specifically designated on Schedule ‘A-3’ - Waterdown North Land Use Plan, such as hedgerows, shall be protected and incorporated into the open space system and public and private development projects, wherever possible. The relocation of native plant materials from development areas to parks and other open space areas shall be encouraged, subject to approval by the City.

A.8.7.3 Neighbourhood Park areas shall be visible and accessible to the public. Unobstructed views and access to major components of the Open Space and Parks system shall be provided. Continuous road frontage adjacent to such facilities shall be encouraged.

A.8.7.4 Uses permitted in the Neighbourhood Park designation shall be in accordance with the policies of Section D.6.1 of the Official Plan.

A.8.7.5 All lands designated Neighbourhood Park shall be secured by the City, or other public agency, in accordance with the policies of the Official Plan and the City’s Parkland Dedication By-law.

A.8.7.6 Lands conveyed to the City as Neighbourhood Parks shall be graded, landscaped, restored and/or enhanced as required by the City and, where relevant, in accordance with an Environmental Impact Statement approved by the City.
A.8.7.7 Appropriate planting shall be encouraged along public rights-of-way, including road corridors and the pipeline easement, both to create ecological linkages and for visual amenity. The east-west collectors, identified as the “Community Spine” on the Appendix ‘F’ – Waterdown North Community Structure Plan, shall be designed to provide an east-west landscaped pedestrian linkage connecting the two neighbourhoods, Borer’s Creek, the institutional use campus, the parks, the commercial area and Main Street. Enhanced design standards, as outlined in the Waterdown North Urban Design Guidelines, including roadway design and landscaping, shall be employed to create a safe and pedestrian friendly environment.

A.8.7.8 All new planting on public lands in Waterdown North should be in the form of native plant species.

A.8.7.9 The City supports the creation of an interconnected trail system using the Borer’s Creek Valley and the pipeline corridor as a pedestrian and cycling link between Waterdown North and other areas, including the Parkside Drive Woodlot, Joe Sam’s Park and the Bruce Trail.

A.8.7.10 A trail connection shall be provided across the Borer’s Creek in the vicinity of the existing dam to provide a pedestrian link between the east and west neighbourhoods. The location and characteristics of this trail connection shall be determined through an Environmental Assessment completed by the City.

A.8.7.11 Trails within the Natural Open Space designation shall be designed and constructed in a manner that protects the integrity of these areas and maintains and protects the natural heritage features and their functions.

A.8.7.12 For any applications for development adjacent to or within 15 metres of the stable top of bank of a watercourse, 50 metres of a woodland or 120 metres of a provincially significant wetland, an Environmental Impact Statement (EIS) shall be undertaken in accordance with the City of Hamilton Environmental Impact Statement Guidelines, which shall include:

(i) confirmation of the boundaries of the lands designated Natural Open Space which shall include lands required for buffering;

(ii) an assessment of the possible impacts from development of approved uses on lands around the designated area including matters such as grading, construction practices, building placement, stormwater management and changes to the hydrological regime, both during and after construction; and
(iii) a description of the manner in which negative impacts shall be avoided or mitigated and the restoration measures required to maintain the ecological integrity of the designated area and its linkage with other natural features.

A.8.7.13 The EIS shall be completed to the satisfaction of the City and the Conservation Authority prior to the approval of development applications in the vicinity of the feature or agreement by the City to accept their dedication. In the event the EIS recommends, to the satisfaction of the City, that the boundary of the Natural Open Space designation can be altered, an adjustment to the boundary may be made without Amendment to this Secondary Plan. The land use designation immediately abutting the Natural Open Space shall be deemed to apply to the lands removed from the Natural Open Space designation.

A.8.7.14 Environmental buffers shall be included within the Natural Open Space designation. The width of the buffer shall be determined through the preparation of an EIS for development on adjacent lands. The purpose of an environmental buffer is to protect the ecological function and integrity of significant natural features and to provide the opportunity for enhancement and restoration. Lands in the environmental buffer shall be preserved in their natural, undisturbed condition, or in cases where the indigenous vegetation has been removed, shall be landscaped through appropriate planting. Measures shall be required to protect the buffer during construction. A public pathway is permitted in the buffer.

A.8.7.15 The Zoning By-law may provide that lands within the environmental buffer may be included in the land area of abutting development lands for purposes of calculating density, notwithstanding that the lands within the buffer shall be conveyed to the City.

A.8.7.16 The City shall compensate landowners from the parkland reserve for any over-dedication of parkland, at fair market value.

A.8.7.17 Utility corridors and Storm Water Management Ponds, while not part of the Open Space and Parks system, may be used to link Natural Open Space and provide visual amenity.

A.8.8 UTILITY SERVICES

Public and private utility services, such as electrical power, gas, telecommunications, shall be provided in a coordinated manner to serve the needs of residents of Waterdown North. The Utilities designation is reserved for significant utility facilities such as pipelines, hydroelectric transmission and municipal sewer, stormwater management and water system facilities.
A.8.8.1 The Utilities designation, as identified on Schedule ‘A-3’ - Waterdown North Land Use Plan, shall permit sewerage and water facilities, facilities for flood reduction and stormwater management facilities, pipeline and Ontario Hydro transmission corridors and adjacent transformer facilities. Secondary uses that are complementary to the utility functions of those lands, such as recreational paths, walkways and municipal infrastructure may be permitted subject to the approval of the applicable utility agencies and the City.

A.8.8.2 Until such time as the location of specific utilities has been determined, these facilities shall be represented by symbols on Schedule ‘A-3’ Waterdown North Land Use Plan. Once the final locations of these facilities have been determined, the facilities shall be designated Utilities on Schedule ‘A-3’ - Waterdown North Land Use Plan.

A.8.8.3 No development may proceed in Waterdown North until adequate arrangements have been made for the provision of public and private utilities, to the satisfaction of the City.

A.8.8.4 Public and private utilities services shall be:

(i) installed within public road allowances, other City owned land or within appropriate easements;

(ii) encouraged, wherever possible, to coordinate and locate within a common trench to avoid unnecessary over-digging and disruption of municipal rights of way;

(iii) clustered or grouped where possible to minimize visual impact; and

(iv) encouraged to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc.

A.8.8.5 Prior to approval of development, all interested utilities and telecommunication providers shall confirm that service can be provided to support the proposed development, and determine appropriate locations for large telecommunication equipment and utility cluster sites. Prior to development proceeding, proponents of development are to coordinate with the utility providers to ensure the provision of necessary utility services, in a manner that is consistent with the policies of this Plan.

A.8.8.6 All dwelling units shall be set back a minimum distance of 20 metres from the pipeline within the Sun-Canadian Pipeline Company Limited easement on the western perimeter of the Secondary Plan area, which is designated Utilities on Schedule ‘A-3’ – Waterdown North Land Use Plan.
A.8.8.7 Proposed planting on the pipeline easement in accordance with Section A.8.7.7 shall be subject to the approval of the Sun Canadian Pipeline Company Limited.

A.8.9 URBAN DESIGN

The principles of urban design influence the physical design and layout of a community. It is an important planning tool used to help achieve a recognizable image of a community, enhance the quality of life, and promote a greater economic vitality through the more efficient use of resources. Good urban design, both in the public and private realm, is required in the Waterdown North community.

A.8.9.1 Development in North Waterdown shall occur in accordance with the Waterdown North Urban Design Guidelines.

A.8.9.2 A high quality of neighbourhood development shall be achieved in Waterdown North by:

(i) developing a strong community image and character, which may be articulated in the design of built form, natural features, architecture, streetscape design details, gateways, open space and multi-modal systems and road patterns;

(ii) incorporating important existing features and conditions. These features may include natural areas such as woodlots, valley lands, ponds, creeks and streams, heritage features or important views and vistas;

(iii) enhancing the visual experience of residents, motorists and pedestrians. This may be achieved through the strategic alignment of road rights-of-way, the layout of circulation and open space systems and the siting of major features, public uses and built form; and

(iv) implementing the Waterdown North Urban Design Guidelines.

A.8.9.3 Development shall be based on an interconnected system of public and private streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan. The road system shall generally reflect a grid pattern to facilitate pedestrian, cycling and vehicular circulation.

A.8.9.4 Streets and buildings shall be designed and developed to ensure attractive streetscapes, and to promote social interaction, transit usage
and safety. Enhanced building elevations shall be required for flankage lots.

A.8.9.5 Components of streetscape shall consist of street trees, lighting, street furniture, signage, built form and landscape features. The design of these streetscape elements shall be coordinated in order to:

(i) communicate the image and character of the Waterdown North Area;

(ii) reinforce the street network;

(iii) promote an urban relationship between built form and public spaces;

(iv) achieve a pedestrian-scaled environment for the public domain that is safe and comfortable; and,

(v) de-emphasize the importance of the garage/car on the streetscape.

A.8.9.6 Roofscapes shall be designed to provide visual interest for the public streetscape.

A.8.9.7 The layout of streets, configuration of lots and the siting of buildings shall ensure that:

(i) there is no reverse lotting or backlotting adjacent to streets unless otherwise approved by the City;

(ii) visibility to parks, open space, community facilities, and significant views, shall be encouraged through continuous street frontages, whenever possible;

(iii) streets and open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of views both within the community and to adjacent natural heritage and rural areas; and,

(iv) development surrounding or facing parks and open spaces shall have a high level of building, streetscape and landscape design, and shall generally be oriented towards the public spaces.

A.8.9.8 Gateway intersections shall be designed as integral components of the arterial streets. At these locations, the sense of entrance, arrival and movement shall be reinforced and achieved through the surrounding built form and site planning.
A.8.9.9 Community image and identity shall be conveyed through the detailed design of the built form and entrance features. The design shall include orienting the primary building to face the intersection/corner, and the use of special architectural elements and landscape features.

A.8.9.10 Service and parking facilities shall be integrated into the design of buildings to minimize disruption to the safety and promote attractiveness of the adjacent public realm.

A.8.9.11 The safety and security for all persons in public places including streets, parks and amenity areas shall be promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance.

A.8.9.12 Development shall reinforce the importance of public and institutional buildings in the community and enhance their role through design, location and orientation.

A.8.9.13 Development shall be compatible with adjacent open space areas and surrounding development in the Waterdown community.

A.8.9.14 Street trees shall be planted and replaced along arterial and residential streets in the community. Trees shall be planted to improve the appearance of the streetscapes and replace trees which are lost due to development.

A.8.9.15 The City shall work with the utility agencies (public and private) to encourage and determine appropriate design, location and provision of services within the public realm. Above ground utilities shall be visually screened by the use of attractive utility box designs, street furniture, light standards and other streetscape elements.

A.8.9.16 The placement of public art shall be encouraged at appropriate public and private development sites to enhance the overall quality of Waterdown North by creating local landmarks and heightening the neighbourhood image and identity.

A.8.9.17 Loading areas shall be designed to:

(i) minimize the visual, noise, and air impact on the surrounding environment. In commercial development, the service and loading areas shall be located away from residential uses and arterial roads; and,

(ii) be accessible but not highly visible.
A.8.9.18 Parking areas shall be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.

A.8.9.19 Convenient surface parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas shall be located whenever possible at the rear or side of the blocks and connected to the streetscape through pedestrian links.

A.8.9.20 The City shall take a leading role in proactively promoting superior development design including the creation of a high quality public realm.

A.8.9.21 The City shall use a variety of tools in accordance with the policies of Section A.8.13 - Implementation of this Secondary Plan and the Planning Act, to help provide principles and guidance towards promoting Waterdown North as a "high quality neighbourhood". These include:

(i) Waterdown North Urban Design Guidelines;
(ii) Architectural control;
(iii) Subdivision approval;
(iv) Zoning and design standards; and
(v) Site plan control.

A.8.9.22 Prior to draft approval of a Draft Plan of Subdivision or Site Plan Approval, an urban design brief shall be submitted to demonstrate compliance with the urban design policies of this Plan and the Waterdown North Urban Design Guidelines. The urban design brief shall include text, plans, details and/or elevations, as necessary, to demonstrate how the intent of the Secondary Plan policies and the Waterdown North Urban Design Guidelines have been met.

A.8.10 MUNICIPAL SERVICES

Municipal services, such as sewers, water and stormwater systems, shall be provided, maintained and upgraded as necessary to accommodate the needs of existing and future development in Waterdown North and the surrounding community.

A.8.10.1 Development of the Secondary Plan area shall be on full municipal services in accordance with the Master Drainage Study, the Waterdown Integrated Water and Waste Water Master Plan and the policies of the City.

A.8.10.2 No development may proceed in Waterdown North until adequate arrangements have been made for the provision of municipal services, including the construction of a Water Tower, to the satisfaction of the City.
A.8.10.3 The locations of stormwater management facilities are identified conceptually on Schedule ‘A-3’ – Waterdown North Land Use Plan. The location, sizing, and nature of these facilities are to be determined through a stormwater management study prior to approval of Draft Plans of Subdivision and/or Site Plans. Once the final locations for stormwater management facilities have been determined, the facilities shall be designated Utilities on Schedule ‘A-3’ - Waterdown North Land Use Plan. The design of stormwater management systems shall reflect the policies and guidelines of the City and the Conservation Authority. Stormwater management facilities shall be designed to complement the natural characteristics of adjacent Open Space areas and provide visual amenity for surrounding development.

A.8.10.4 Where a stormwater management study, prepared to the satisfaction of the City in accordance with Section A.8.10.3, confirms that any stormwater management facility identified on Schedule ‘A-3’ – Waterdown North Land Use Plan is demonstrated to the satisfaction of the City that it is not required, the lands may be developed in accordance with the underlying designation.

A.8.11 TRANSPORTATION

The transportation system in the Waterdown North community is intended to promote a variety of modes of travel, including roads, transit, cycling and walking for people to live, work, shop and attend school in the area. The pedestrian and bicycle network shall be recognized as a vital component of the overall transportation system. The transportation system reflects the recommendations of the Waterdown/Aldershot Transportation Master Plan for the future East-West Transportation Corridor through Waterdown.

A.8.11.1 The proposed transportation network servicing this Secondary Plan Area shall include public roads and lanes, private access roads, pedestrian/bicycle pathways and potential future transit routes. A conceptual road network, including collector and local roads and lanes, is shown on Appendix ‘F’ - the Community Structure Plan. Alternative local road alignments shall be considered by the City provided that it can be demonstrated the intent and objectives of this Secondary Plan are met in a similar or superior manner. Lands within the Medium Density Residential and High Density Residential designations shall be developed with an internal road structure as determined appropriate by the City through the review of development applications.

A.8.11.2 The proposed network of key roads, including collector and arterial roads and other roads that help to define the urban structure of Waterdown North, is shown on Schedule ‘A-3’- Waterdown North Land Use Plan. The collector and arterial road system is shown on Schedule ‘A-4’ –
Waterdown North Road Classification Plan. Minor adjustments to the road network shown on Schedules ‘A-3’ and ‘A-4’ may be considered by the City without Amendment to this Secondary Plan, provided that the intent of the Plan is satisfied.

A.8.11.3 A grid pattern of streets shall generally be required to provide an interconnected road system for ease of pedestrian, cycling and vehicular circulation.

A.8.11.4 The alignment of the road network shall be detailed within plans of subdivision. The rights-of-way of all streets within and bordering the Secondary Plan area shall be protected and dedicated in accordance with the requirements of the City.

A.8.11.5 The right-of-way width of major collector roads shall generally be 26 metres, subject to confirmation through review of detail design to ensure that all required roadway features can be accommodated.

A.8.11.6 The right-of-way width of minor collector roads within the Secondary Plan Area shall be a maximum of 20 metres.

A.8.11.7 The location and width of the proposed arterial road shall be determined through the completion of the Waterdown/Aldershot Transportation Master Plan.

A.8.11.8 The provision of roundabouts at collector road intersections is encouraged. Potential locations for roundabouts have been shown conceptually on Schedule ‘A-4’ – Waterdown North Road Classification Plan. The extent and nature of roundabouts shall be confirmed through the review of development applications.

A.8.11.9 Significant transportation network improvements are required prior to the development of much of the Waterdown North community. The City shall restrict the number of housing units that may be developed prior to completion of the required transportation network improvements, in accordance with Section A.8.13.3.

A.8.11.10 The completion of the connection of the east-west collector road to Centre Road shall not be permitted by the City until measures have been put in place to prevent vehicular traffic infiltration onto Main Street, to the satisfaction of the City.

A.8.11.11 Access shall generally not be permitted from individual residential lots to arterial roads, with the exception of a limited number of lots fronting on Parkside Drive in accordance with Section A.8.4.2.5 of this Plan. Multiple accesses to development blocks from the arterial roads shall be
discouraged. Access to individual properties or buildings abutting arterial roads, particularly in mixed use, medium density and other multiple unit residential development, shall be strongly encouraged from rear lanes and/or adjoining local roads. The nature and location of accesses to the arterial roads shall be confirmed through the review of development applications.

A.8.11.12 Rear access lanes for residential and mixed use dwellings are encouraged where the use of these streets shall provide for:

(i) the realization of higher densities along collector roads and adjacent to parks in built forms compatible with adjacent development;

(ii) an improved pedestrian realm uninterrupted by driveways; and

(iii) continuous on-street parking to serve live/work areas.

A.8.11.13 Rear access lanes shall be designed in accordance with the urban design guidelines to achieve objectives of safety, ease of maintenance, and maximizing cost efficiency.

A.8.11.14 On-street parking shall be encouraged at appropriate locations.

A.8.11.15 Sidewalks, on-road cycling lanes and multi-use paths serving pedestrians and bicycles throughout the community shall be required and confirmed through the review of development applications.

A.8.11.16 The pedestrian system shall ensure the safety of pedestrians and shall provide user-friendly facilities and amenities to encourage pedestrian use.

A.8.11.17 Pedestrian safety and ease of access for children in and around institutional areas shall be considered by the City in the review of subdivision and site plan applications.

A.8.11.18 A comprehensive transit review by the City shall be undertaken for Waterdown to address transit routing and the integration of transit with other modes of transportation.

A.8.11.19 In order to encourage future use of public transit within the community, the following guidelines shall be considered at the subdivision and/or site plan approval stage where potential transit stop locations have been identified by the City:
(i) local road patterns should provide direct pedestrian access to transit stops; and

(ii) using information available from the appropriate transit authorities, applicants shall document walking distances to transit stops as part of the background information accompanying draft plan of subdivision submissions.

A.8.12 HERITAGE

There are several residences in Waterdown North of potential heritage significance. These residences are to be assessed for their merit for retention and incorporation into the new community. In addition, the potential for resources of archaeological significance needs to be evaluated prior to development activity occurring within the community.

A.8.12.1 Three properties in Waterdown North have been identified by the City as having historical or architectural merit: 111 Parkside Drive; 157 Parkside Drive (residence demolished); and 619 Centre Road (residence demolished). Prior to approval of development applications, these properties are to be reviewed by the City and a determination is to be made as to whether the properties are to be designated under the Ontario Heritage Act or listed in the City's Inventory of Buildings of Architectural and/or Historical Interest. It is the intent of the Secondary Plan to encourage the retention and conservation of buildings of architectural or historical merit on their original sites and to promote the integration of these resources into new development proposals in their original use or an appropriate adaptive re-use.

A.8.12.2 Prior to the construction of infrastructure or development approval, an archaeological assessment shall be completed to the satisfaction of the City and the Province. No grading or other disturbance shall take place on any site within Waterdown North prior to the issuance of a letter of clearance from the Province.

A.8.13 IMPLEMENTATION

This Implementation Section provides guidance on how the land use policies of the Waterdown North Secondary Plan are to be implemented.
General Implementation Policies

A.8.13.1 The provisions of the Official Plan regarding implementation shall apply with regards to this Secondary Plan, except as specifically set out herein.

A.8.13.2 It is intended that changes or variations from the policies and land use designations of this Plan other than those specifically permitted by the policies shall require an Amendment to the Plan.

Development Phasing Policies

A.8.13.3 Significant transportation network improvements are required throughout the Waterdown Aldershot Master Transportation Plan Area prior to the development of much of the Waterdown North community. No development may proceed in Waterdown North until the following conditions have been completed to the satisfaction of the City:

(i) A traffic study has been prepared by the developer demonstrating that excess capacity exists to accommodate the proposed development, or;

(ii) Where it has been demonstrated that no excess capacity exists, no development may proceed until such time as the following conditions have been satisfied to the satisfaction of the City;

   a) completion of the Waterdown Aldershot Transportation Master Plan;

   b) construction of required transportation upgrades and/or improvements, land dedication, and/or financial contributions as determined by the City, pursuant to the Waterdown Aldershot Transportation Master Plan and the approved Secondary Plan to accommodate the new development proposed; and,

   c) the City may require a Traffic Impact Study to demonstrate that any phasing of the developable land can be accommodated in the overall network for Waterdown / Aldershot.

(ii) A water tower has been constructed pursuant to the Water/Wastewater Master Plan.
Land Dedication and Acquisition Policies

A.8.13.4 The City may acquire and hold any lands required to implement any feature of this Secondary Plan, in accordance with the Planning Act. Such actions may include the expropriation of lands required to implement the servicing of the community, including the required water tower, or the major road network in the Plan, including the Future East-West Transportation Corridor, where the property owners or the developers group are unable to secure lands for the construction of the required servicing or road infrastructure.

A.8.13.5 An environmental clearance shall be required prior to the conveyance of any lands to the City. The environmental clearance shall be based on the appropriate level of site assessment as established by Ministry of the Environment Guidelines.

Interpretation

A.8.13.6 The provisions of the Town of Flamborough Official Plan, as amended from time to time, regarding the interpretation of that Plan shall apply in regard to this Secondary Plan insofar as they affect the Secondary Plan area."

Implementation:

An implementing Zoning By-law, Plan of Subdivision and Site Plan Control shall give effect to this Amendment.

This is Schedule ‘1’ to By-law No. 07-098 passed on the 28th day of March, 2007.

The
City of Hamilton

Mayor
Fred Eisenberger

City Clerk
Kevin Christenson
Schedule B
Amendment No. 109
To the Official Plan
for the
former Town of Flamborough

Date: March 21, 2007
Revised By: C.N.
Reference File No.: OPA 109(F)

Waterdown North Secondary Plan
LAND USE PLAN

LEGEND

LOW DENSITY RESIDENTIAL I
LOW DENSITY RESIDENTIAL II
MEDIUM DENSITY RESIDENTIAL I
LOW DENSITY RESIDENTIAL II
URBAN COMMERCIAL
LIVE/WORK HOUSING
MAJOR INSTITUTIONAL
NATURAL OPEN SPACE
STORMWATER MANAGEMENT FACILITIES
KEY ROADS
WALKWAY
UTILITY
SECONDARY PLAN BOUNDARY
FUTURE EAST/WEST TRANSPORTATION CORRIDOR
PARKSIDE DRIVE
CENTRE ROAD
SWM
Hamilton