

## Consultation Summary Waterdown Node Secondary Plan

**Event:** Focus Group Meeting #2  
**Location:** Harry Howell Arena Community Room  
 27 Highway 5 West, Waterdown  
**Date:** September 30, 2019  
**Time:** 6:00 pm to 8:00 pm  
**Participants:** 8 Focus Group members and one observer

### Event Description

The Focus Group meeting consisted of three presentations: A Staff presentation about the Secondary Plan Study, which included an overview of what was heard from previous community consultation and stakeholder meetings about the future vision for the Waterdown Community Node; a Staff presentation about the Waterdown Village Built Heritage Inventory; and a presentation by Dillon Consulting about the Waterdown Transportation Management Plan, which included an overview of existing conditions, what has been heard about transportation challenges, a draft Problem and Opportunity Statement and next steps.

Information was also provided on upcoming consultation events including a Community Workshop on October 10 and an Urban Design Workshop on November 9, 2019.

A copy of the presentation material was provided along with a handout summarizing the public input received on the future vision. The presentations were followed by a Q&A and discussion period.

### What We Heard

#### Planning Framework

A question was raised about what a community node is. Staff advised that community nodes are areas that are intended to provide for a broad range and mix of uses in an area of higher density and activity than surrounding Neighbourhoods.

Concerns were noted about the density for the community node and how this relates to overall city policy. Staff advised that the Secondary Plan study enables staff to conduct a review of the planning framework in the area and make any necessary changes to the Official Plan and/or Zoning By-law as an outcome of the Secondary Plan Study. Staff advised that the Secondary Plan will review heights and density to determine what is appropriate for the community node.

A comment was noted that residents could be confused about the zoning and that they don't know of other communities where the zoning is done first and then the secondary plan. Information to explain zoning should be available at the community workshop. Staff confirmed that information would be available on the zoning, and that staff members

would be available who could address the applicability of zoning related to secondary plan policies.

Staff further noted that it is not unusual for the City to carry out further planning studies for areas where the Official Plan and Zoning regulations are already established. It allows us to refine appropriate densities and heights among other policies. In the hierarchy of planning documents, the Official Plan (2013) takes the highest precedence then a secondary plan which provides more area specific policies, and then a zoning by-law (2017). A Secondary Plan study allows us to look at broader land use policies in more detail such as densities and heights, built form, heritage protection, the impacts on neighbouring properties and scale/massing.

A question was asked about whether the Secondary Plan study would consider public realm. Staff advised that public realm is being considered and advised that the Urban Design Workshop planned for November 9 will enable the public to provide input on public realm and urban design. A follow-up comment indicated that they were glad to see that the study will have a focus on urban design guidelines and that believe that the design should be reflective of the heritage of the village and walkable scale.

A comment was noted about the need for intensification with mixed use residential, more services for young people and seniors and rental housing to support the core. There is a lack of affordable housing in the core and there is always a need for more people to be living within the core. The long-term viability of the core relies on people be able to walk around the core safely. In the long term, transit may be supported and more people living in the core will start to shift to other modes besides the car.

### **Transportation**

A question was asked about how existing conditions were identified. The Transportation Consultant (Dillon Consulting) advised that existing conditions included a review of historical data, review of current issues and public input.

A question was asked about whether growth rates were factored into the existing conditions. The Transportation Consultant advised that they were and that the rate used was 14% to 2031.

Concerns were noted about having had to deal with transportation issues for many years and talking about a by-pass, problems at the Highways 5 and 6 intersection, poor conditions at the bridge at Dundas and Mill Street and Grindstone Bridge. Several commented that the by-pass in their opinion is really a new east-west corridor, and will not function as a by-pass.

A question was raised about the timing of and impact that the construction on the Grindstone Bridge will have on transportation, traffic flow and safety. Staff advised that there are different construction techniques being reviewed and that more information could be made available at the next focus group meeting. It was noted that the timing for the utility and pedestrian bridge is 2022.

Concerns were noted about Dundas Street becoming 4 lanes at the core area and whether the City will be expanding it. Specific concerns were noted about the impact to corner properties and to businesses if it becomes four lanes. It was noted that some businesses are right up to the curb line and could be severely impacted. Further comments noted that parking is paramount to the core, citing that there are currently 27 well used spaces on Dundas Street. Having reduced or no parking on Dundas Street would have a significant negative impact on businesses. If the street is reconfigured to 4 lanes the traffic moving past will impact the core. Having a safe community to walk around is important. Four lanes through the downtown would not be safer for people. The transportation consultant and staff advised that conversion to four lanes for peak hour traffic is one of the potential alternatives that would be considered. For this alternative, the curb line would remain the same but there would likely be a reduction in parking and other factors that would need to be carefully considered. The evaluation of alternative solution will be undertaken at the next phase of study and will be reviewed with the public for input.

A question was noted about the status of the by-pass. Staff advised that by-pass construction was being initiated but the stretch from Sadielou Blvd. to Highway 6 would be delayed due to ongoing property acquisition. Comments were noted that a true by-pass is needed and what is being planned is more of an arterial road system. The thru traffic of 25 to 50% of trips along Dundas Street should be redirected away from the downtown.

Concerns were noted about the high volume of trucks and large rigs going along Highway 5 (Dundas Street) and through the downtown core. It was noted that neither Westdale Village nor Ancaster Village have this amount of truck traffic coming through. Would like to see a long-term vision for moving trucks to a by-pass or corridor around town and moving these off Dundas Street.

A question was raised about whether the City of Burlington is moving along with work on Highway 5 that connects into Waterdown and whether this is affected by the Provincial Government? Staff advised that they believed the works was progressing, but was unsure of specific timing as it was a City of Burlington initiative.

Concerns were noted about the draft Problem and Opportunity Statement noting that it doesn't mention or address impacts to the core and suggestions were made to address this by adding to the Statement. Staff advised that this would be considered in advance of the Community Workshop being held on October 10, 2019.

### **Cultural Heritage**

Clarification was sought as to whether information would be available at the Community Workshop on the Heritage Inventory. Staff confirmed that one of the three stations would be devoted to providing information and obtaining input from community members.

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**Upcoming Consultation**

Staff presented information about the purpose and format for the Community Workshop being held on October 10 and the Urban Design Workshop scheduled for November 9, 2019.

**Other Comments and Feedback Noted**

Additional comment noted includes the following:

It should be noted that a lot of our problems pre-date amalgamation. Places like Ancaster had different historic practices and supports for the downtown with programs and cost-sharing with the BIA that we didn't have here in Waterdown. When the cities were amalgamated, Ancaster carried on with the kinds of supportive programs that they had before, and we carried on without programs that would have really helped the downtown.

We really need to get this right this time and ensure that the core is protected and that policies support growth that will fit with the context of our heritage while attracting new residents and businesses.