1.0 Introduction

Waterdown Community Node Secondary Plan Study
The City of Hamilton is currently undertaking a Secondary Plan study for central Waterdown.

The Waterdown Community Node Secondary Plan Study will create a clear vision for how the area should evolve in the future, and establish policies to implement that vision.

Related Studies
Various studies are being conducted to inform the recommendations of the Secondary Plan:
• Waterdown Community Node Urban Design Guidelines (Brook McIlroy)
• Waterdown Community Transportation Management Study (Dillon Consulting)
• Waterdown Village Built Heritage Inventory (City of Hamilton)
• Waterdown Cultural Heritage Review (ASI Consulting)

Our team is working on the Waterdown Community Node Urban Design Guidelines.

For More Information

Project Email
waterdownnodeplanning@hamilton.ca

Project Website
www.hamilton.ca/waterdownnode

Boundaries of Waterdown Community Node Secondary Plan Study

Streetscape view along Dundas Street (Waterdown BIA)
Urban Design Guidelines will be created for the Waterdown Community Node Secondary Plan Area.

**Purpose and Objectives**
The Urban Design Guidelines will provide guidance on the design of buildings and the public realm for new development and redevelopment projects.

Recommendations will reflect the area’s unique built heritage and natural heritage features, to ensure compatibility with the local context related to scale, massing and design.

**Guideline Content**
The Urban Design Guidelines may provide guidance related to:
- The location and orientation of buildings on a site;
- Building height, scale, and massing;
- Setbacks and separation distances;
- Architectural articulation, façade design and material use;
- Transitions to sensitive uses, including neighbourhoods and cultural heritage resources; and
- Considerations for sunlight and shadow impacts.

**How the Guidelines Will Be Used**
Key recommendations from the Urban Design Guidelines will be translated into urban design policy directions to be included in the Waterdown Community Node Secondary Plan.

The Urban Design Guidelines will provide direction to designers, urban planners, developers, and City staff to assist in the evaluation of planning applications.

**Project Timeline**

**PHASE 1: BACKGROUND REVIEW & ANALYSIS**
August 2019 to December 2019

**PHASE 2: DRAFT URBAN DESIGN GUIDELINES**
December 2019 to June 2020

**PHASE 3: FINAL URBAN DESIGN GUIDELINES**
June 2020 to December 2020

Walkable, mixed-use village street condition along Dundas Street
3.0 Waterdown Background Analysis

An urban design analysis of perceived Strengths, Weaknesses, Opportunities and Threats (SWOT) was created for the Waterdown Secondary Plan Area.

The following points were identified in the analysis, and will be considered in the development of the Waterdown Urban Design Guidelines:

**Perceived Strengths**
Existing positive features or attributes for the area.

Strengths include:
- A diversity of land uses
- Walkability
- Natural and cultural heritage
- Significant tree canopy
- Small town character of the community

**Perceived Weaknesses**
Existing negative features or attributes for the area.

Weaknesses include:
- Narrow public sidewalks along Dundas and Hamilton Streets
- Limited public transit and cycling infrastructure
- Poor public realm design and urban design along Hamilton Street
- Limited pedestrian pathways through large commercial sites along Hamilton Street
- Traffic congestion
- Lack of housing diversity within Waterdown
- Lack of compact development within some parts of the core
4.0 Waterdown Background Analysis

Perceived Opportunities
Conditions where the potential for revitalization or improvements may be viable.

Opportunities may include:
- Intensification and infill development potential along Hamilton Street and portions of Dundas Street
- Limited residential intensification opportunities in low-rise neighbourhoods
- Future street reconstructions or upgrades may provide opportunities to redesign the right-of-way and improve streetscape conditions for pedestrians, cyclists, and motorists
- Improved access to parks, open space and naturalized areas through new development and streetscape improvements
- Improved access to public transportation to support existing and future demand

Perceived Threats
Conditions where potential obstacles for revitalization or improved conditions may occur.

Threats may include:
- Limited variety of uses and housing types if new uses and types are not built in the community
- Ability to move around the area may not improve, or may worsen, if improvements to public transportation and transportation infrastructure for pedestrians, cyclists, motorists and transit users are not made
- Too much new development (over-intensification) through infill
- Potential loss of heritage buildings/ resources or area character
5.0 Draft Urban Design Principles

1. Create a Connected Waterdown
   Ensure ease of travel within the core through improved pedestrian and cyclist connections, enhanced access to public transit, and better traffic mitigation solutions.

2. Create Animated Streetscapes
   Improve streetscape design including sidewalks, street trees, pedestrian seating and amenities, open spaces, and street-fronting development with publicly accessible at-grade uses.

3. Enhance the Mix of Uses and Building Types
   Allow for intensification in key locations to diversify housing types and commercial and community uses, and to provide opportunities for street-fronting development and an enhanced public realm.

4. Protect Neighbourhoods
   Design infill development and new development that create sensitive transitions to neighbourhoods in building scale and massing.

5. Protect and Enhance Cultural and Natural Heritage
   Ensure that valued resources are not lost or negatively impacted due to redevelopment.

6. Promote High Quality Site and Building Design
   Design new development and infill development that reflect urban design best practices, and that complements and enhances Waterdown’s unique character.
6.0 Key Urban Design Topics

The following identifies urban design issues that may be addressed through the Waterdown Urban Design Guidelines.

Site Organization & Design
Site organization relates to the location and organization of components on a site, including buildings, parking, access and circulation, storage and loading, and landscaping.

Site organization contributes to the overall function of the site and its integration with the surrounding community, while considering impacts on the environment and stormwater systems.

The Urban Design Guidelines will help to ensure that new development in Waterdown:

• Follows best practices in sustainable design and landscape design;
• Creates a positive relationship between buildings and adjacent public and private streets;
• Creates a balanced approach to the siting and organization of buildings and open space;
• Minimizes the visual impact of parking, loading, storage and servicing on the public realm;
• Provides priority to people arriving by foot, bicycle, or transit;
• Thoughtfully integrates accessibility between and within sites; and
• Demonstrates an understanding of site constraints including the location of existing trees and elevation changes.
7.0 Key Urban Design Topics

**Landscaping**
Landscaping is one element of site design. Landscaping should contribute to the visual interest, function, and pedestrian comfort of a site through the use of a variety of hard and soft landscaping treatments.

The Urban Design Guidelines will help to ensure that new development in Waterdown:
- Contains quality landscaping that is used to buffer sites and building edges;
- Includes trees in appropriate locations and quantities;
- Considers innovative ways to manage stormwater on-site (e.g. LID- Low Impact Development);
- Integrates landscaping and permeable surfaces in surface parking areas, common amenity areas and other areas without buildings; and
- Allows trees planted on site to grow to maturity and contribute to the City’s tree canopy.

**Parking, Access, Storage, Loading & Utilities**
Parking, access points, storage, loading, and utilities are elements of site design.

Site design should consider how to maximize efficiency for all users on a site, and locate supporting uses away from key access points.

The Urban Design Guidelines will help to ensure that new development in Waterdown:
- Minimizes the visual impact of parking, storage, and loading areas on the public realm;
- Locates site accesses in appropriate locations;
- Provides clearly marked, safe, and efficient walkways for pedestrians and cyclists; and
- Ensures adequate space to accommodate storage, loading, and utilities.
8.0 Key Urban Design Topics

Massing, Scale & Transition
Massing and scale relates to the bulk, height and shape of a building.

Transitions refer to thoughtful relationships between buildings and adjacent land uses to ensure appropriate access to light, view and privacy.

The Urban Design Guidelines will help to ensure that new development in Waterdown:
• Shapes buildings to promote adequate sunlight, views and privacy;
• Designs building forms to reduce the visual impact of height and size;
• Provides an appropriate transition between low-rise areas, neighbourhoods, open spaces, and areas of denser development; and
• Limits the length of buildings and townhouse groupings to create visual interest and provide ease of access through sites.

Ground Floor & Street Edge Design
Ground floor and street edge design is the relationship of building uses with the public street. It should contribute to a vibrant public realm.

The Urban Design Guidelines will help to ensure that new development in Waterdown:
• Includes uses on the ground floor with clear windows and direct door access to adjacent public sidewalks;
• Minimizes grade changes between retail entrances and the sidewalk; and
• Creates a sense of privacy for residential entrances through landscaping, setbacks, or other urban design elements.
9.0 Write Your Vision

Write your vision for each Opportunity Area on a sticky note!

1. Area 1: Hamilton St., between Parkside Dr. and Silver Ct.

2. Area 2: Dundas St., west of Hamilton St.

3. Area 3: Dundas St., east of Hamilton St., and parts of Main St., Mill St., and Flamboro St.