



City of Hamilton – Design Review Panel City Initiated Project - Summary Sheet

City Initiated Project Data

Project address – Lands generally bounded by Parkside Drive to the north, by Grindstone Creek and First Road to the east, and generally extending west to Goldenview Court and south to the southern end of Main Street. (Waterdown/Flamborough)

Applicant/Agent – City of Hamilton (Brook McIlroy Consultants Inc.)

Project Type: Urban Design Guidelines Document for Waterdown Community Node Secondary Plan

Brief description of the project

In 2018, the City initiated the Waterdown Community Node Secondary Plan Study. The purpose of the study is to develop a long term land use plan for the central area of Waterdown that will direct how future change and growth should be managed.

The study is comprised of 3 main parts, the development of the land use plan (the Secondary Plan), the development of a set of urban design guidelines which will support the land use plan and provide more detailed design direction for new development, and a cultural heritage review, which will provide recommendations for how to conserve the area's heritage.

The Secondary Plan will be adopted as part of the City's Official Plan and will require all Planning Act applications to be consistent with the Urban Design Guidelines. Feedback shall be used to prepare a final version of the guidelines for Council approval and may also inform concurrent Zoning By-law updates to create consistency between design directions and zoning standards.

The Urban Design Guidelines are intended to focus primarily on the Community Node, a smaller subset of the Secondary Plan area where a mix of uses and higher densities is anticipated. However, some basic design considerations are also noted for established historic neighbourhoods adjacent to the Community Node which contribute to the area's character. The defined node area is centred along two intersecting arterial roads: Hamilton Street which runs north-south and Dundas Street which runs east-west.

Brief description of existing and planned context

The Secondary Plan area is identified as a Community Node in the City's urban structure on Schedule E of the Urban Hamilton Official Plan. Land use designations in the study area include Mixed Use – Medium Density, Neighbourhoods, and Open Space. It is intended that more detailed land use designations will be established through the Secondary Plan process, including varying types of residential designations, an institutional designation, and the identification of pedestrian focus street areas within the Node.

Existing conditions in the node vary. The predominant land use within the Node is commercial, however there are also institutional uses, medium and high density residential uses and a large community park. Heights range from 1 storey to 10 storeys, although the majority of buildings in the node are 1-2 storeys in height. Development along Hamilton Street is comprised of large and deep lots and three large commercial plaza sites. Along Dundas Street west of Hamilton Street, there are a variety of different lot sizes and types of commercial uses which front onto a wide five-lane street right-of-way. The node area east of Hamilton

Street contains more historic development in a traditional main street type of format with smaller lots and buildings along a narrower right-of-way.

The Secondary Plan will continue to support the function of the node as a centre of retail, business, social and cultural activity, and will support additional residential growth to sustain a vibrant pedestrian and cycling-friendly community with a range of opportunities to live, work and play. A low-rise built form is planned for the historic portion of the node east of Hamilton Street (maximum 3 storeys). A low to mid-rise built form is planned for other portions of the node (maximum 6-8 storeys). Moderate levels of intensification are expected over the life of the Secondary Plan (2021-2051).

Established low-density neighbourhoods adjacent to the node are planned to be maintained as low-density neighbourhoods. Minor amounts of infill development may occur.

Applicable UHOP Policies:

Chapter E – Section 2.3.3 Community Nodes

2.3.3.2 Within each Community Node a range of uses shall be provided that allow for access to housing, employment, services, and recreation in close proximity to each other and transit. The Community Nodes shall provide services to residents within the former area municipalities and surrounding neighbourhoods in a mixed use environment.

2.3.3.5 Community Nodes shall function as vibrant, mixed use areas containing a range of housing opportunities, including affordable housing and housing with supports. The unique characteristics of the individual Community Nodes lend themselves to a range of built forms.

2.3.3.9 The built form shall largely be in medium and low rise, mixed use buildings. Along the commercial and mixed use streets, single use commercial buildings shall be permitted along with residential housing forms on the periphery of the Nodes. However, the intent of this Plan is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial uses at grade.

2.3.3.13 The Community Nodes shall be planned to have a strong pedestrian focus.

2.3.3.16 Pedestrian focus streets shall be identified in each Community Node. On Pedestrian focus streets, buildings shall be built to the street line with store fronts and other active uses opening onto the street.

2.3.3.18 New development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building heights and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.

2.3.3.19 Streets within the Community Nodes shall be designed to provide strong pedestrian linkages and active transportation opportunities between the surrounding Neighbourhoods and the Nodes.

Applicable UHOP Urban Design Guidelines and Policies:

UHOP Chapter B, Section 3.3 Urban Design Policies

Zoning By-Law:

City of Hamilton No. 05-200 (Commercial and Mixed Use Zones, Parks and Institutional uses)
Town of Flamborough No. 90-145-Z (Residential Uses)

1. Positive design elements of guidelines:

- Builds on character of historic commercial core and supports a more consistent character throughout the Node to link older and newer areas.
- Supports a pedestrian focus in new development.
- Supports sustainable design elements.
- Promotes a better streetscape condition.
- Provides guidance for compatibility with heritage resources.

2. Design challenges in area:

- Significant levels of vehicular traffic in area.
- Narrower road right of ways on Dundas Street east of Hamilton Street restrict space for streetscaping.
- Improvements to connectivity and the active transportation network are needed.
- Large commercial plazas contain significant surface parking areas located between buildings and the street.

3. Key questions for Panel:

1. Do the guidelines capture the essence of the two character areas?
2. Are there additional considerations that could be included to promote a unified character throughout the node?
3. Do the urban design guidelines provide suitable guidance to ensure that new development proposals are compatible with adjacent lands and promote high quality design in both the public and private realms?
4. Are there design considerations that have not been contemplated that would contribute to design excellence?