

LET'S TALK!

WATERDOWN

WATERDOWN COMMUNITY NODE SECONDARY PLAN STUDY – PROPOSED AREA AND SITE SPECIFIC ZONING MODIFICATIONS (BY-LAW 05-200)

Location	Provision	Amendment	Analysis
256 Parkside Drive	Currently zoned “P” Public Use Zone in Town of Flamborough Zoning By-law 90-145Z.	Change zoning to Mixed Use Medium Density (C5) Zone in Zoning By-law 05-200.	Change in zoning aligns with the designation of this property as “Mixed Use – Medium Density” in the Waterdown Community Node Secondary Plan.
Properties and lands fronting on Hamilton Street between Dundas Street and White Oak Drive; 267 and part of 255 Dundas Street abutting Dundas Street; 50, 54 and 56 Barton Street.	Currently zoned Mixed Use Medium Density (C5) Zone in Zoning By-law 05-200.	Change zoning to Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.	Change in zoning aligns with the pedestrian focus street area limits in the Waterdown Community Node Secondary Plan. The application of pedestrian focus street zoning implements the pedestrian focus street policies in the Secondary Plan.
272 Dundas Street East	Currently zoned Neighbourhood Commercial (C2) Zone and Special Exception 593.	Amend Special Exception 593 to prohibit drive through facilities, motor vehicle service stations, and motor vehicle gas bars.	Policy 4.4.6.5.2 of the Waterdown Community Node Secondary Plan prohibits these uses, to maintain a pedestrian focused environment at this location. The intersection of Hamilton Street and Dundas Street is identified as a gateway location where pedestrian-focused built form should be provided. Zoning change aligns with the Secondary Plan policies.

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<p>All properties Zoned Mixed Use Medium Density (C5) and Mixed Use Medium Density – Pedestrian Focus (C5a) in the Secondary Plan</p>	<p>No outdoor amenity standard for residential uses.</p>	<p>Add a new special exception requiring a single common outdoor amenity area a minimum of 40 square metres in size at the ground level for any building or development with greater than 25 residential units.</p>	<p>The requirement for a common outdoor amenity area implements Policy 4.4.10.2 f) of the Secondary Plan. For larger developments, common outdoor amenity area fulfills an important need for residents. It also fulfills the objectives of the Secondary Plan to maintain appropriate levels of greenspace within intensification areas. A minimum 40 square metre area is recommended to ensure usability.</p>
<p>All properties Zoned Mixed Use Medium Density – Pedestrian Focus (C5a) located east of Hamilton Street (Special Policy Area D in Secondary Plan)</p>	<p>1. Retail, Office and Personal Service uses between 0 and 450 square metres require no parking.</p> <p>2. Commercial Parking Facility Permitted, but only if wholly contained within a building and shall not be permitted on the first storey.</p>	<p>Add a new Special Exception which includes the following requirements:</p> <p>1. Amends parking requirement for retail, office, and personal service uses: 0- 150 m²: no parking requirement 151-300m²: Minimum 1 parking space 301-450m²: Minimum 2 parking spaces. 450 m²+: Minimum as per the by-law, but not less than 2 spaces.</p> <p>2. Commercial parking facilities may be permitted on the ground floor and not wholly contained within a building. A Commercial Parking Facility shall not be permitted on a lot with frontage on Dundas Street, unless a building is located between parking spaces and the street.</p>	<p>1. Parking within the historic commercial core has been identified by the public as a concern. Street parking spaces in the area are limited and operate at capacity during peak times. A specific concern with the exemption from providing parking for retail, office, and personal service uses under 450 m² has also been noted in public comments. Proposed change will provide a nominal amount of parking for these uses to avoid excessive pressures and dependency on street parking facilities.</p> <p>2. Amendment to commercial parking facility requirement permits the possible creation of a municipal parking facility within this area. Policy 4.4.13.4.1e) of the Secondary Plan directs that the City investigate the feasibility of a future municipal parking lot in this area. This could also be created via a partnership with a new development. The proposed amendment is consistent with the intent of the Secondary Plan and would facilitate this action. Commercial parking fronting on Dundas Street is prohibited in order to maintain the primary pedestrian focus on Dundas Street.</p>

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	<p>3. Building height of 22 metres (6 storeys) permitted.</p> <p>4. A minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.</p> <p>5. No requirement</p> <p>6. No requirement</p> <p>7. No requirement</p>	<p>3. The maximum height shall be 11.0 metres (3 storeys).</p> <p>4. Requirements will not apply to existing buildings. Window and doorframes, sidelights, and a sill may be included in the calculation.</p> <p>5. Add requirement for a minimum of 25% and a maximum of 40% of the front façade of second and third storeys to be composed of windows</p> <p>6. Add requirement for types of materials permitted as building cladding:</p> <ul style="list-style-type: none"> • Brick; • Wood; • Stone block, excluding stone veneer or artificial stone; • Composite siding; • Concrete panels; • Stucco; or, • Metal and metal panels, excluding aluminium siding. <p>7. Add requirement which permits any alternative building design or building materials approved through a Heritage Permit for a designated property.</p>	<p>3. Implements Area Specific Policy – Area D in the Secondary Plan, which limits height to 3 storeys. Height restrictions are intended to maintain the historic character of this area.</p> <p>4. Added standards ensure that existing buildings will maintain their character and will not need to amend existing façades to increase window and door areas.</p> <p>Frames and sills are recognized as part of the calculation to assist with interpretation.</p> <p>5. Requirement ensures an appropriate amount of window area is provided on upper floors of a building as well as the ground floor.</p> <p>6. Requirement provides direction on the types of materials which are appropriate for buildings in the area.</p> <p>7. Requirement recognizes that alternative designs may be approved through a Heritage Permit process for designated properties, and ensures that these approvals comply with zoning.</p>

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<p>All properties Zoned Mixed Use Medium Density (C5) and Mixed Use Medium Density – Pedestrian Focus (C5a) on Hamilton Street and on Dundas Street west of Hamilton Street, (Except for 5 Hamilton Street)</p>	<p>1. No setbacks required for upper storeys of buildings.</p> <p>2. No minimum setback requirement from a front lot line</p>	<p>Add a new Special Exception which states:</p> <p>1. For buildings greater than 11.0 metres in height, a minimum building setback of 2 metres shall be required above the second storey along the building face adjacent to a street.</p> <p>2. The minimum building setback from a front or exterior side lot line shall be 2.0 metres.</p>	<p>1. Implements Urban Design Policy 4.4.10.2 d) iii) in the Waterdown Community Node Secondary Plan. Stepback requirements are intended to promote a village character within the Node by reducing the appearance of building height from the street, where buildings over three storeys are proposed.</p> <p>2. Minimum building setback requirement is consistent with the Urban Design Guidelines and ensures adequate space for landscaping and streetscape design.</p> <p>Requirement is not being applied to 5 Hamilton Street as it has received final approval of a Site Plan application for a six storey building with no building setbacks.</p>
<p>Special Exception 304 for Part of 18-64 Hamilton Street North (Northeast corner of Hamilton Street and Dundas Street)</p>	<p>In addition to other permitted uses, the existing motor vehicle related use is also permitted.</p>	<p>Remove Special Exception.</p>	<p>The existing motor vehicle related use on this property has ceased. The land is currently vacant. As the property is identified as a pedestrian focused area in the Waterdown Community Node Secondary Plan, motor vehicle related uses are not appropriate on the site.</p>
<p>Special Exception 573 (61 Hamilton Street North)</p>	<p>In addition to other permitted uses, the existing building and lumber supply establishment is also permitted.</p>	<p>Amend wording of existing site specific to reference the Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.</p>	<p>Existing special permission which recognizes the existing use on the property will be maintained. The change is required to reflect that the zoning of the property is changing from the C5 Zone to the C5a Zone.</p>

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<p>Special Exception 582 (multiple properties zoned Mixed Use Medium Density (C5))</p>	<p>a) In addition to other permitted uses, the following uses are also permitted: i) Duplex ii) Stacked townhouse iii) Townhouse iv) Triplex</p> <p>b) For the lands located at 115 Hamilton Street North, expansions to buildings legally existing at the date of the passing of the by-law may be permitted provided the total expansion of the gross floor area of all the buildings on the site does not exceed 1,475 square metres.</p>	<p>Remove Special Exception from all properties in the Secondary Plan. Remove Part a) only from 115 Hamilton Street.</p>	<p>Some properties with this special exception are proposed to change to a Mixed Use Medium Density – Pedestrian Focus (C5a) zoning. As the C5a zone only permits residential uses above the first floor in conjunction with commercial uses, the uses in Part a) are not appropriate to maintain in the zoning.</p> <p>On lands which will continue to be zoned Mixed Use Medium Density (C5) Zone, multiple dwellings are permitted, which includes block townhouses and stacked townhouses. Street townhouses, duplexes and triplexes were not identified as appropriate uses within the Mixed Use – Medium Density Designation in the Secondary Plan.</p> <p>Part b) of the special exception only applies to 115 Hamilton Street and will be maintained.</p> <p>As such, the Special Exception should be removed from all properties in the Secondary Plan except 115 Hamilton Street. Special Exception 582 for 115 Hamilton Street will be amended to maintain Part b) only.</p>
<p>Special Exception 700 for 5 Hamilton Street North</p>	<p>Within the lands zoned Mixed Use Medium Density (C5, 700) Zone identified on Map No. 482 of Schedule “A” and described as 5 Hamilton Street North, the following</p>	<p>Amendment Special Exception to remove part a). Amend wording of Parts c), d) and e) to recognize change in zoning from the Mixed Use Medium Density (C5) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.</p>	<p>Changes recognize that the property is changing to a Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.</p> <p>As the C5a zone only permits residential uses above the first floor in conjunction with commercial uses, the uses in part a) are not appropriate to maintain in the zoning and will be removed.</p>

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	<p>additional special provisions shall apply:</p> <p>a) In addition to other permitted uses, the following uses shall also be permitted:</p> <ul style="list-style-type: none"> i) Duplex ii) Stacked townhouse iii) Townhouse iv) Triplex <p>b) The maximum parking for dwelling units greater than 50 m² shall be 1.61 spaces per unit.</p> <p>c) The finished floor elevation of any dwelling unit shall be a minimum of 0.10 metres above grade.</p> <p>d) The principal commercial entrance within the ground floor façade may be located on the north side of the building.</p>		<p>All other standards related to an approved development on the lands will be maintained.</p>

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	e) Ground floor residential units fronting onto Hamilton Street North, shall be prohibited.		
<p>Neighbourhood Institutional (I1) Zone at 80 Mill Street North and 200 Main Street North (Knox Presbyterian Church and Mary Hopkins Elementary School)</p> <p>AND</p> <p>Community Institutional (I2) Zone at 306 Parkside (St. James United Church) and 182 Main Street North (Grace Anglican Church)</p>	<p>1. A multiple dwelling is not a permitted use in the I1 Zone</p> <p>2. Maximum building height for single detached, duplex and semi-detached dwellings is 10.5 metres.</p> <p>3. No requirement</p> <p>4. No requirement</p> <p>5. No requirement</p>	<p>Add a Special Exception for the I1 Zone and a Special Exception for the I2 Zone:</p> <p>1. A multiple dwelling may be permitted within an existing building designated under the Ontario Heritage Act provided that no additions to the building are made except for minor additions to accommodate the requirements of the Accessibility for Ontarians with Disabilities Act.</p> <p>2. The maximum building height for single detached, duplex, semi-detached and street townhouse dwellings shall be 9 metres (2 storeys).</p> <p>3. Flat roofs are not permitted for single detached, duplex, semi-detached and street townhouse dwellings.</p> <p>4. Rooftop amenity areas are not permitted.</p> <p>5. Balconies and terraces above the first floor shall only be permitted in a front yard or exterior side yard.</p>	<p>1. Change permits existing buildings to be adaptively reused for residential purposes. This promotes the conservation and continued use of buildings with historic value.</p> <p>2. Proposed height requirements for low density residential uses are consistent with height requirements proposed for residential properties in the surrounding historic neighbourhood and will promote a consistent character in the neighbourhood if redevelopment for low density residential uses occurs.</p> <p>3. Restrictions on flat roofs ensure that dwellings have a peaked roof form consistent with the prevailing neighbourhood character.</p> <p>4. and 5. Restrictions on rooftop amenity areas and upper storey balconies promote privacy for adjacent residential areas.</p>