

LET'S TALK!

WATERDOWN

WATERDOWN COMMUNITY NODE SECONDARY PLAN STUDY – PROPOSED AREA AND SITE SPECIFIC ZONING MODIFICATIONS (BY-LAW No. 90-145z)

Location	Provision	Amendment	Analysis
54, 60, 68, 70, 74, 80 and 84 Flamboro Street, 44, 50, 56, 57, 65, 71, 77, 85, 89, 103, 115, 125, 129, 133 and 143 Main Street North, 1 Cedar Street, 94, 108, 116, 122 and 130 Mill Street North, 47, 49 and 51 Church Street, 6, 14, 16, 18, 21, 22, 25, 27, 37, 44 and 50 Victoria Street	Currently zoned Urban Residential (Single Detached) "R1" Zone.	Change zoning to Core Area Residential "R5" Zone.	Change in zoning aligns with the Low Density Residential 2 designation in the Waterdown Community Node Secondary Plan.
215, 221, 225, 231, 234, 235, 238 and 243 Main Street North	Currently zoned Core Area Residential "R5" Zone.	Change zoning to Urban Residential (Single Detached) "R1-74" Zone.	Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan.
155, 165, 175, 185, 189, 195, 201 and 207 Main Street North, 7 Queen Street, 57, 65, 73, 90, 94, 100, 101, 105, 111, 115, 145, 153, 157, 179, 185,	Currently zoned Urban Residential (Single Detached) "R1" Zone.	Establishing a new special exception Urban Residential (Single detached) "R1-47" Zone. New lot area and lot frontage	Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan. Alignment of the lot area and lot frontages for duplex

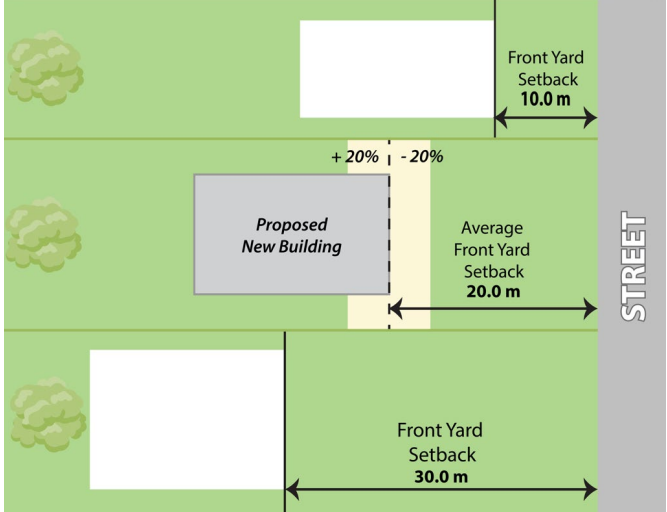
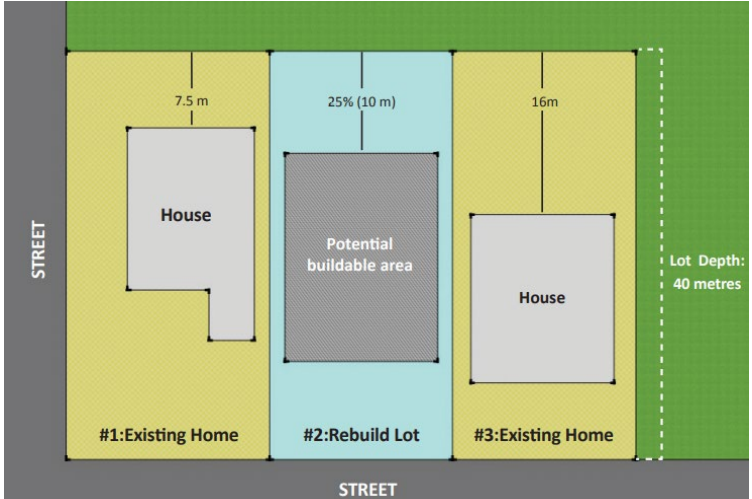
Location	Provision	Amendment	Analysis
<p>190 and 191 Victoria Street, 1, 2, 5, 12, 15, 18, 21, 22, 23, 25, 28, 31 and 36 Raglan Street, 21 Albert Street, 7, 10, 14, 15, 20, 21, 22, 25, 28, 31, 33, 35, 42, 54, 57, 60, 61, 64, 69, 71 and 73 Nelson Street, 3, 10, 15, 19, 30, 34, 38, 44, 48, 52, 82, 84, 88, 100, 110, 114, 120 and 124 Elgin Street, 23, 27, 38, 42 and 52 Wellington Street, 134, 136, 174, 184, and 188 Mill Street South, 154, 160, 168, 174, 182, 188, 198, 200, 228, 234, 240, 246, 250, 262, 270, 276 and 286 Mill Street North and 322, 324 and 328 Parkside Drive</p>		<p>regulation for duplex dwellings that aligns with single detached dwelling regulation requirements.</p>	<p>dwellings and single detached dwellings ensure compatible lotting patterns and streetscape character between the different uses.</p>
<p>16, 20, 24, 28 Albert Street</p>	<p>Currently zoned Urban Residential (Single Detached) "R1-1" Zone.</p>	<p>Change in zoning to Urban Residential (Single Detached) "R1-47a" Zone.</p> <p>Retain the site specific permissions of the "R1-1" Zone except the Exterior Side Yard setback of 6 metres has been removed.</p>	<p>Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.</p> <p>The 6 metres Exterior Side Yard setback does not recognize the current setback at this location and as such should not be carried forward.</p>

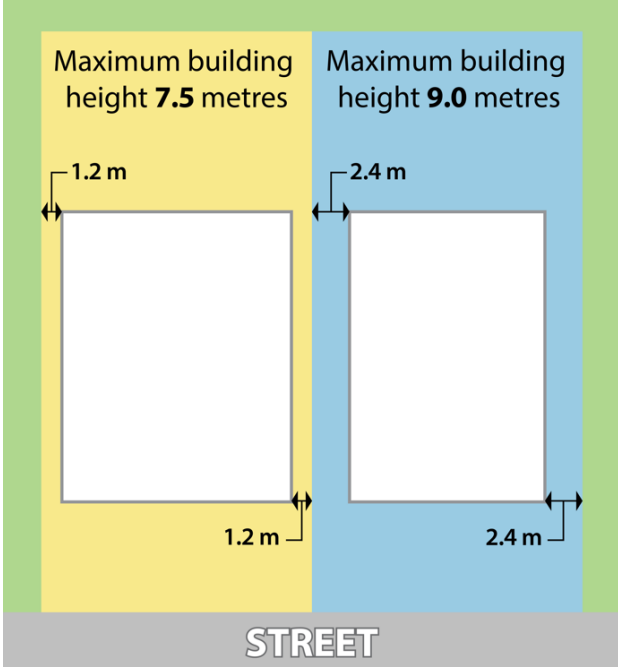
Location	Provision	Amendment	Analysis
<p>21, 25, 29, 30, 36, 37, 40, 43, 44, 48, 49, 52 and 55 Kelly Street, 252, 258, 266, 312, 314, 316 and 320 Main Street North, 2, 4, 6, 8, 10, 12, 14 and 16 Buchan Court, 217, 221, 227, 233, 239, 245, 249, 255, 261, 267, 273, 275, 281 and 289 Mill Street North, 292, 294, 296, 298, 300 302, 304, 310, 312 and 316 Parkside Drive</p>	<p>Currently zoned Urban Residential (Single Detached) "R1-2" Zone.</p>	<p>Change in zoning to Urban Residential (Single Detached) "R1-47b" Zone.</p> <p>Retain the site specific permissions of the "R1-2" Zone except for the Exterior Side Yard requirement of 7.5 metres.</p>	<p>Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.</p> <p>The Exterior Side Yard requirement of 7.5 metres is removed from the site specific since it is the same regulation as the parent zone. The removal of this regulation from the site specific eliminates redundancy within the by-law.</p>
<p>89 and 103 Elgin Street, 6, 7, 9, 10, 22, 25 and 26 Churchill Avenue, 87 Wellington Street and 348 and 352 Parkside Drive and 4, 6, 8, 10, 12 and 14 Margaret Street</p>	<p>Currently zoned Urban Residential (Single Detached) "R1-3" Zone.</p>	<p>Change in zoning to Urban Residential (Single Detached) "R1-47c" Zone.</p> <p>Retain the site specific permissions of the "R1-3" Zone.</p>	<p>Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.</p>
<p>1 and 3 First Street and 365, 367 and 371 Dundas Street East</p>	<p>Currently zoned Urban Residential (Single Detached) "R1-3" Zone.</p>	<p>Change zoning to Core Area Residential "R5-4" Zone.</p>	<p>Change in zoning aligns with the Low Density Residential 2 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.</p>
<p>150 and 198 Victoria Street, 57, 65, 79, 85, 109, 115, 121, 127, 133</p>	<p>Currently zoned Urban Residential (Single Detached) "R1-47d" Zone.</p>	<p>Change in zoning to Urban Residential (Single Detached) "R1-47d" Zone.</p>	<p>Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in</p>

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Elgin Street, 37, 47, 56, 57, 65, 66, 73, 74, 79, 82, 107, 108, 113, 115, 116, 124, 129, 132, 135 and 140 Wellington Street, and 338, 340, 342, 346, 354, 356, 358, 360 and 362 Parkside Drive	Detached) "R1-5" Zone.	Retain the site specific permissions of the "R1-5" Zone.	the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.
18, 22 and 24 School Street and 145, 155, 165, 191, 195, 201, 235 and 231 Main Street South	Currently zoned Urban Residential (Single Detached) "R1-6" Zone.	Change in zoning to Urban Residential (Single Detached) "R1-47e" Zone. Retain the site specific permissions of the "R1-6" Zone.	Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.
49 Main Street North	Currently zoned Urban Residential (Single Detached) "R1-13" Zone.	Change in zoning to the Core Residential "R5-3" Zone and delete "R1-13". Retain the site specific permissions established in the "R1-13" zone within the new "R5-3" Zone.	Change in zoning aligns with the Low Density Residential 2 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.
24 and 47 Elgin Street and 140 Victoria Street	Currently zoned Urban Residential (Single Detached) "R1-26" Zone.	Change in zoning to Urban Residential (Single Detached) "R1-47f" Zone. Retain the site specific permissions of the "R1-26" Zone except the lot frontage requirement, front yard setback and exterior side yard setback has been removed.	Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions. The lot frontage regulation of 18 metres can be deleted from the site specific since it is the same as the parent regulation. The removal of this regulation


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			<p>from the site specific eliminates redundancy within the by-law.</p> <p>The front yard setback of 7.2 metres and the exterior side yard setback of 6.0 metres are regulations that are not reflective of the current lot conditions. The proposed new parent front yard and exterior side yard setback provides compatible integration should new construction occur.</p>
99 Wellington Street and 21 Churchill Street	Currently zoned Urban Residential (Single Detached) "R1-61" Zone.	Change in zoning to Urban Residential (Single Detached) "R1-47g" Zone. Retain the site specific permissions of the "R1-61" Zone.	Change in zoning aligns with the Low Density Residential 1 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan while retaining existing site specific zone permissions.
146 Mill Street	Currently zoned Core Area Residential "R5-2" Zone.	Further modification to the "R5-2" Zone to permit the triplex use.	Further modification to the zone incorporates design and heritage compatibility policies from the Secondary Plan and permits the existing triplex use.
24 Griffin Street	Currently zoned Business District "BD-1" Zone.	Change in zoning to the Core Area Residential "R5" Zone	Change in zoning aligns with the Low Density Residential 2 designation in the Waterdown Community Node Secondary Plan. New Exception in the zoning incorporates design and heritage compatibility policies from the Secondary Plan.
Various Properties in the R1-74 and R5 Zones	Definitions	New definition for dormer, roof pitch and flat roof.	Additional clarity is being added to the zoning by-law by defining the terms of dormer, roof pitch and flat roof. The proposed definition supports the design and heritage compatibility policies from the Secondary Plan.
Various Properties in the R1-74 and R5	Duplex Dwelling Provisions	Duplex Dwellings are proposed to be permitted in "R1-74" and	Permitting Duplex Dwellings as a permitted use and providing design direction encourages intensification

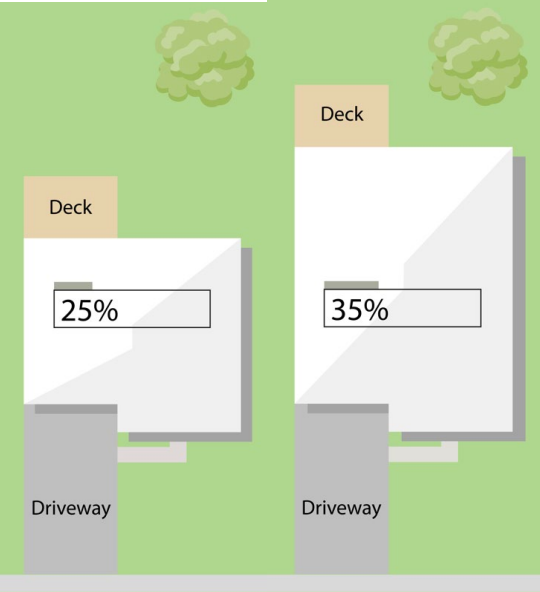
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Zones		"R5" Zones. The proposed provisions ensure adequate parking is provided and provides design direction for Duplex Dwellings.	within the urban boundary that is compatible with adjacent existing Dwellings. Regulations for driveway location and door locations encourages compatible Duplex Dwellings.
Various Properties in the "R1-74" and "R5" Zones and associated Sub-Zones	Lot Area – 665 sqm	The lot area regulation has been modified to align the lot area for single detached and duplex dwellings.	In combination with the proposed duplex dwelling design regulations, the alignment of the lot areas will ensure compatible development and redevelopment along streetscapes.
Various Properties in the "R1-74" and "R5" Zones and associated Sub-Zones	Lot Frontage – 18 metres	The lot frontage regulation has been modified to ensure alignment between single detached and duplex dwellings.	In combination with the proposed duplex dwelling design regulations, the alignment of lot area for single detached and duplex dwellings creates a consistent lotting pattern and contributes to compatible development and redevelopment.
Various Properties in the R1-74 and R5 Zones	Height – 11.0 metres	Modification to height permissions to permit a two and a half storey dwelling up to 9.0 metres and a dwelling with fewer than two storeys up to 7.5 metres.	Change in height regulation to provide clarity on the height of each floor while ensuring compatible infill development and redevelopment of dwellings. This change aligns with proposed maximum height in new residential zones in Zoning By-law No. 05-200.
Various Properties in the R1-74 and R5 Zones	Front Yard – 7.5 metres	Modification to front yard setback to require the setback to be within 20% of the average of the two adjacent dwellings. Regulations for corner lots and other situations that may not be described have been provided.	Modification to front yard regulation to require a contextual approach to ensure appropriate transition and compatible setbacks along a street. Flexibility within the setback was provided with there being an additional 20% range from the average.

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<p>Various Properties in the R1-74 and R5 Zones</p>	<p>Rear Yard - 7.5 metres</p>	<p>Modification to rear yard setback regulation to correlate lot depth and rear yard requirement. As lot depths increase, the rear yard setback increases.</p>	<p>The purpose of this regulation is to limit impacts of new dwellings or additions to dwellings that would extend into rear yards and may create adverse impacts on adjacent homes. The Rear Yard Setback requirement is dependent on the Lot Depth to ensure compatible development of dwellings.</p> 

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Various Properties in the R1-74 and R5 Zones	Interior Side Yard - 1.2 metres	Modification to interior side yard setback that correlates the requirement with the building height. For a building that is up to 7.5 metres in height a setback of 1.2 metres and for a building that is up to 9 metres in height a setback of 2.4 metres is required.	<p>The purpose of this modification is to create transition between dwellings as dwelling height increases which is reflective of the character of this residential area. The proposed modification supports design and cultural heritage policies of the Secondary Plan.</p>  <p>The diagram illustrates two buildings side-by-side on a street. The building on the left is labeled 'Maximum building height 7.5 metres' and has a yellow background. Its interior side yard setback is indicated as 1.2 metres. The building on the right is labeled 'Maximum building height 9.0 metres' and has a blue background. Its interior side yard setback is indicated as 2.4 metres. The street is labeled 'STREET' at the bottom. The setbacks are shown as horizontal double-headed arrows between the building footprints and the adjacent side yard.</p>
Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Exterior Side Yard - 7.5 metres	Modification to the Exterior Side Yard Setback to require the setback to be within 20% of the adjacent dwelling’s front yard that faces the same street as the Exterior Side Yard, but in no case shall it be greater than 7.5 metres.	The purpose of this modification to the Exterior Side Yard Setback regulation is to create a contextual approach to ensure appropriate transition and compatible setbacks as properties meet at corners. Flexibility within the setback was provided with there being an additional 20% range from the adjacent lots Front Yard Setback. The proposed modification supports design and cultural heritage policies of the Secondary Plan.
Various Properties in the “R1-74” and “R5”	Landscape Open Space	Restriction on the height of a	The proposed regulation aligns with the Fence By-law but considers that there may other ornamental

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Zones and associated Sub-Zones		visual barrier from being located in a front yard or an exterior side yard.	features that may impact the character of the street. The proposed modification supports design policies of the Secondary Plan.
Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Driveways	Restriction on the width of driveways to 6 metres and restriction to only one curb cut. The proposed regulation restricts driveway shape.	The proposed regulation supports the landscape regulations within the parent zoning by-law and focuses on reducing impermeable surfaces. The regulation also supports pedestrian movements by reducing conflicts between driveways and the sidewalk.
Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Garages and Carports	Restriction on the size and location of both attached and detached garages and carports.	The proposed regulation minimizes the impact of garage doors on the streetscape by limiting attached garages and carports to a single car width and requiring a setback from the dwelling for detached garages and carports which can accommodate two vehicles.
Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Roofs and Dormers	No flat roofs are permitted. Dormers are permitted to occupy not more than 75% of the roofline.	The proposed regulation is intended to ensure renovated homes and new infill dwellings are compatible with the existing character of the neighbourhood as it relates to roofline and dormer size. This proposed regulation is supported by the proposed definitions of dormer, flat roof and roof pitch. The proposed modification supports design and cultural heritage policies of the Secondary Plan.

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Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Balconies and Roof Top Terraces	Balconies and roof top terraces are not permitted above the first storey.	The purpose of this modification is to reduce impacts on the streetscape character and impacts of overlook, privacy and noise from upper storey amenity areas on adjacent dwellings.
Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Materials	Restriction on Exterior Insulation and Finish System (EIFS) and on the number of materials that can be used, excluding architectural details.	This proposed regulation aims to ensure quality materials are used on renovations and infill dwellings.
Various Properties in the “R1-74” and “R5” Zones and associated Sub-Zones	Heritage Permits	For any property that is designated and has work approved through a heritage permit the approved work will be deemed to comply with the zoning by-law.	The intent of this regulation is to support heritage conservation efforts and recognizes that some heritage dwellings will have unique heritage attributes that may not be considered within the zoning.
Various Properties in the “R5” Zone	Lot Coverage – 35%	The proposed modification permits a greater lot coverage for lots that are equal to or less than 7.5 metres by retaining the 35% lot coverage and reduces the lot	The proposed modification provides a flexible approach to design and works in alignment with the proposed modification to interior side yard to create an acceptable transition between dwellings.

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		<p>coverage for dwellings that are greater than 7.5 metres to 25%.</p>	 <p>The diagram illustrates two scenarios of building coverage. On the left, a house with a deck and driveway is shown with a 25% coverage area. On the right, a similar house is shown with a 35% coverage area. The coverage areas are indicated by white boxes with percentage labels. The background is green with trees, and the driveway is grey.</p>