



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 18, 2018
SUBJECT/REPORT NO:	Dundas Urban Design Guidelines (PED18217) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Edward John (905) 546-2424 Ext. 2359
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That staff be directed to consult with the public and stakeholders on the proposed revisions to the Dundas Urban Design Guidelines for downtown Dundas, and to present the final recommendations on the Dundas Urban Design Guidelines to Planning Committee based on the feedback received;
- (b) That staff be directed, if required, to schedule a public meeting of the Planning Committee to consider any necessary policy direction changes within the Urban Hamilton Official Plan to support the implementation of the Dundas Urban Design Guidelines.

EXECUTIVE SUMMARY

Staff has been working on reviewing and updating the existing Urban Design Guidelines (UDG) for Dundas that were approved in 2005. Dundas has experienced limited development pressure within its core since the inception of the Design Guidelines; however the update of the UDG is intended to address identified opportunities based on the evolving nature of proposed development.

A working group was established to conduct the review, consisting of local residents, stakeholders and business owners within the area. The group was selected based on an application process to determine an experienced group with complimentary professional backgrounds including architects, engineers and built heritage experts.

ALTERNATIVES FOR CONSIDERATION

N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: No staffing implications, the document was reviewed and compiled by existing staff members.

Legal: N/A

HISTORICAL BACKGROUND

To guide and inform development within Dundas, the following documents have been prepared:

- 1995 King Street Urban Design Study;
- 2005 Hatt Street Design Guidelines;
- 2005 King Street Design Guidelines; and,
- Dundas Design Guidelines (Consolidated).

In addition, the following policy and zoning review are also applicable:

- August 16, 2013 Approval of Urban Hamilton Official Plan (UHOP).
- Council approved November 8, 2017 (Under appeal) Commercial and Mixed Use Zoning.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

The final document shall be reviewed by Community Planning and Urban Design staff prior to presenting to Planning Committee and Council.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Dundas has been the subject of several sets of Urban Design Guidelines, most recently the 2005 Dundas Design Guidelines. The 2005 guidelines were a consolidation of the Hatt Street and King Street Design studies, originally prepared by Sinisa Tomic Urban Design Consulting.

These studies were a robust and comprehensive overview of the vision of downtown Dundas with respect to the defining elements of character and sense of place. While largely still relevant, updates to this study are necessary to ensure the guidelines are appropriate to guide development in the current context of downtown Dundas in order to reflect the changing development pressures and opportunities that have since been experienced within Dundas, as well as the recently approved Commercial and Mixed Use Zoning By-law.

On this basis, it was considered appropriate that, as opposed to commissioning a brand new study, a review be conducted by staff and stakeholders of the 2005 guidelines. A working group was established through a public call through the Councillor's Office. The selection was made through an application process with the intent to ensure the group was varied both demographically as well as containing complimentary but varied professional backgrounds. Those professional backgrounds include architects, engineers and built heritage experts.

The working group met on the following dates:

- June 26, 2018;
- July 10, 2018;
- July 31, 2018; and,
- August 22, 2018.

Adopting a Strength / Weakness / Opportunity / Threat (SWOT) analysis approach the working group met several times to discuss and review the current document. Each meeting involved discussion and the opportunity to walk through selected parts of Dundas in order to better clarify concerns and comments. The role of the working group was to provide input and advise staff of potential changes and recommendations.

Staff are currently preparing the draft document and intend to undertake community engagement on the draft with input of the public helping to further shape and inform the guidelines. The final draft document is intended to be presented to Committee and Council for approval in December, 2018 or early Q1, 2019.

Given the absence of a Secondary Plan within this area and similar to the approach afforded to neighbourhood plans within the Urban Hamilton Official Plan, it is noted that

official plan policy shall have regard to this document. It is not intended that these design guidelines supersede policy direction contained within the existing by-law and official plan policies but instead complement the existing policy framework. It is noted that adoption and approval of the design guidelines are not subject to appeal and therefore would not have authority above and beyond those policies existing.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICIES AND SCHEDULES ATTACHED

N/A

EJ:mo