

**Schedule “1”**

## **DRAFT Urban Hamilton Official Plan Amendment No. X**

The following text, together with:

Appendix “A”	Waterdown Community Node Secondary Plan
Appendix “B”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “C”	Volume 1, Appendix A – Parks Classification Map
Appendix “D”	Volume 1, Appendix F – Cultural Heritage Resources
Appendix “E”	Volume 1, Appendix F-1 – Area Specific Cultural Heritage Resources
Appendix “F”	Volume 2, West Waterdown Secondary Plan – Land Use Plan – Map B.4.1-1
Appendix “G”	Volume 2, Waterdown North Secondary Plan – Land Use Plan – Map B.4.2-1
Appendix “H”	Volume 2, Waterdown North Secondary Plan – Road Classification Plan – Map B.4.2-2
Appendix “I”	Volume 2, Waterdown North Secondary Plan – Community Structure Plan – Appendix A
Appendix “J”	Volume 2, Waterdown Community Node Secondary Plan – Land Use Plan – Map B.4.4-1
Appendix “K”	Volume 2, Waterdown Community Node Secondary Plan – Transportation and Connections – Map B.4.4-2
Appendix “L”	Volume 2, Waterdown Community Node Secondary Plan – Cultural Heritage Resources – Appendix A
Appendix “M”	Volume 2, Waterdown Community Node Secondary Plan – Natural Heritage and Hazards – Appendix B
Appendix “N”	Volume 2, Appendix A – Secondary Plans Index Map
Appendix “O”	Volume 3, Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.



### 1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to:

- Introduce the Waterdown Community Node Secondary Plan policies and mapping into the Urban Hamilton Official Plan;
- Identify land use designations, densities, development forms, development standards and site specific policies that respond to the planned vision for the Waterdown Community Node Secondary Plan area; and,
- Amend existing policies, schedules and appendices of the Urban Hamilton Official Plan, including the West Waterdown Secondary Plan, the Waterdown North Secondary Plan and a Site Specific Policy, to reflect the principles, policies, land use designations and land use features in the Waterdown Community Node Secondary Plan.

The effect of this Amendment is to establish a detailed policy framework to guide the development of lands within the Waterdown Community Node Secondary Plan Area.

### 2.0 **Location:**

The lands affected by this Amendment are in the former Town of Flamborough, generally bounded on the west by the westerly lot line of 219 Dundas Street East, on the east by Grindstone Creek and First Street, on the North by Parkside Drive and the northern lot line of several properties known as 257 and 273 to 285 Parkside Drive, fronting on the north side of Parkside Drive, and on the south by Grindstone Creek and the termination of Main Street South, as illustrated on Appendix “J” to this Amendment.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The Secondary Plan helps to achieve the overall vision, goals and objectives of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Urban Hamilton Official Plan;
- The Amendment ensures consistency between the policies of the Urban Hamilton Official Plan and the policies in the new Waterdown Community Node Secondary Plan;

- The Waterdown Community Node Secondary Plan provides direction for intensification and a mix of uses within the Waterdown Community Node which assist in meeting the growth targets of the Urban Hamilton Official Plan, meeting housing needs and establishing a complete community;
- The Waterdown Community Node Secondary Plan provides land use and urban design directions for the development and redevelopment of lands within the Secondary Plan area which support public health, a well-designed public realm and climate resilience;
- The Waterdown Community Node Secondary Plan aids in the long term viability of the Waterdown Community Node, as well as conserving the heritage and character of the Node and adjacent areas; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended and the Niagara Escarpment Plan, 2017, as amended.

#### **4.0 Actual Changes:**

#### **4.1 Volume 1 – Parent Plan**

##### ***Text***

##### **4.1.1 Chapter E – Urban Systems and Designations**

- a. That Volume 1: Chapter E – Urban Systems and Designations, Section E.2.3 – Urban Nodes, Policy E.2.3.3.12 b) be deleted.
- b. That Volume 1: Chapter E – Urban Systems and Designations, Section E.4.3 – Pedestrian Focus Streets, Table 4.3.1 in Policy E.4.3.1 be amended by:
  - i) Amending the Dundas Street row in the Flamborough portion of the table by:
    - 1) Removing “Mill Street” from the “From” column, and replacing it with “West side of Grindstone Creek”; and,
    - 2) Amending the “To” column from “Hamilton Street” to “About 155 metres west of Hamilton Street”;

- ii) Amending the Main Street row in the Flamborough portion of the table by removing “Barton Street” from the “From” column, and replacing it with “Griffin Street”; and,
- iii) Adding the following new row in the Flamborough portion of the table:

Hamilton Street North	Dundas Street	White Oak Drive
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So the table reads as follows:

Street	From	To
<b>Flamborough</b>		
Franklin Street	Dundas Street	Griffin Street
Dundas Street	West side of Grindstone Creek	About 155 metres west of Hamilton Street
Mill Street	Griffin Street	South of Church Street (OPA 64)
Main Street	Griffin Street	South of Church Street (OPA 64)
Flamboro Street	Barton Street	Dundas Street
Hamilton Street North	Dundas Street	White Oak Drive

## ***Schedules and Appendices***

### **4.1.2 Schedule**

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the lands located at 256 Parkside Drive, 3 Howard Boulevard and 4 Howard Boulevard from “Neighbourhoods” to “Mixed Use – Medium Density”, as shown on Appendix “B”, attached to this Amendment.
- b. That Volume 1: Appendix A – Parks Classification Map be amended by adding the Waterdown Community Node Secondary Plan, as shown on Appendix “C”, attached to this Amendment.
- c. That Volume 1: Appendix F – Cultural Heritage Resources be amended by:

- i) Deleting the Heritage Conservation District boundary and the Individually Designated Properties shown within the Waterdown Community Node Secondary Plan boundary; and,
- ii) identifying the Waterdown Community Node Secondary Plan area and labelling the area shown on the map with the following text “See Volume 2: Appendix A - Waterdown Community Node Secondary Plan”,

as shown on Appendix “D”, attached to this Amendment.

- d. That Volume 1: Appendix F-1 – Area Specific Cultural Heritage Resources be amended by:
  - i) Identifying the Waterdown Community Node Secondary Plan area and labelling the area shown on the map with the following text “See Volume 2: Appendix A - Waterdown Community Node Secondary Plan”; and,
  - ii) Deleting the boundary of the Heritage Conservation District identified as “7 Mill Street”, and removing it from the legend;

as shown on Appendix “E”, attached to this Amendment.

## **4.2 Volume 2 – Secondary Plans**

### ***Text***

#### **4.2.1 Chapter B.4 – Flamborough Secondary Plans**

- a. That Volume 2: Chapter B.4 – Flamborough Secondary Plans, be amended by adding a new Section 4.4 – Waterdown Community Node Secondary Plan, as shown on Appendix “A” attached to this Amendment.
- b. That Volume 2: Chapter B.4.0 – Flamborough Secondary Plans, Section B.4.1 – West Waterdown Secondary Plan be amended by amending Policy B.4.1 to add the words “lands just west of” before the words “Hamilton Street” so that it reads:

“The West Waterdown Secondary Plan is bounded by Parkside Drive to the north, Dundas Street East to the south, lands just west of Hamilton Street to the east, Borer’s Creek and the Utility Pipeline to the west and is located in Waterdown.”

## **Maps**

### 4.2.2 Maps

- a. That Volume 2: Map B.4.1-1 – West Waterdown Secondary Plan – Land Use Plan be amended by removing lands located generally along the southeast boundary of the plan, along Dundas Street and along Hamilton Street North, as shown on Appendix “F” attached to this Amendment.
- b. That Volume 2: Map B.4.2-1 – Waterdown North Secondary Plan – Land Use Plan be amended by removing lands located in the southeast corner of the plan at 257 Parkside Drive, as shown on Appendix “G” attached to this Amendment.
- c. That Volume 2: Map B.4.2-2 – Waterdown North Secondary Plan – Road Classification Plan be amended by removing lands located in the southeast corner of the plan at 257 Parkside Drive, as shown on Appendix “H” attached to this Amendment.
- d. That Volume 2: Appendix A - Waterdown North Secondary Plan – Community Structure Plan be amended by removing lands located in the southeast corner of the plan at 257 Parkside Drive, as shown on Appendix “I” attached to this Amendment.
- e. That Map B.4.4-1 – Waterdown Community Node Secondary Plan – Land Use Plan be added to Volume 2, as shown on Appendix “J” attached to this Amendment.
- f. That Map B.4.4-2 – Waterdown Community Node Secondary Plan – Transportation and Connections be added to Volume 2, as shown on Appendix “K” attached to this Amendment.
- g. That Appendix A to the Waterdown Community Node Secondary Plan – Cultural Heritage Resources be added to Volume 2, as shown on Appendix “L” attached to this Amendment.
- h. That Appendix B to the Waterdown Community Node Secondary Plan – Natural Heritage and Hazards be added to Volume 2, as shown on Appendix “M” attached to this Amendment.
- i. That Volume 2: Appendix A – Secondary Plan Index Map be amended by:

- i) adding the Waterdown Community Node Secondary Plan; and,
- ii) removing lands from the West Waterdown Secondary Plan boundary and the North Waterdown Secondary Plan boundary which are located within the boundary of the Waterdown Community Node Secondary Plan;

as shown on Appendix “N” attached to this Amendment.

#### **4.3 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies**

##### ***Text***

##### **4.3.1 Chapter C – Urban Site Specific Policies**

- a. That Volume 3: Chapter C – Urban Site Specific Policies, be amended by deleting site specific UFC-1, for lands located at 61 Hamilton Street North, former Town of Flamborough, in its entirety.

##### ***Maps and Appendices***

##### **4.3.2 Map**

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by deleting Urban Site Specific UFC-1, as shown on Appendix “O” attached to this Amendment.

#### **5.0 Implementation:**

Implementing Zoning By-Law Amendments and Site Plans will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. \_\_\_\_\_ passed on the \_\_\_\_<sup>th</sup> day of \_\_, 2022.

**The  
City of Hamilton**



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F. Eisenberger  
MAYOR

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A. Holland  
CITY CLERK

#### 4.4 Waterdown Community Node Secondary Plan

The Waterdown Community Node Secondary Plan encompasses a large portion of the *historic* Waterdown Village neighbourhoods built *adjacent* to the core and the commercial core of Waterdown, which is situated along Dundas Street and Hamilton Street.

The Secondary Plan area is bounded by Grindstone Creek and First Street to the east, and generally extends north to Parkside Drive, west to Goldenview Court, and south to the southern end of Main Street.

The Waterdown Community Node Secondary Plan area has a very rich history. Indigenous communities have used these lands for thousands of years. Grindstone Creek carved a gap into the Niagara Escarpment which is believed to have been a key trail route for early Indigenous peoples. The first Euro-Canadian settlers arrived in the area in the late 1700’s, and European settlement continued into the first half of the twentieth century when most of the lotting pattern in the *historic* village area was established. Waterdown has retained numerous *built heritage resources* that provide a strong link to its history and contribute to a unique character. Six *significant cultural heritage landscapes* reflect the evolution of the village and are diverse in nature representing the oldest cemetery, key residential and commercial roadways, parks, and a mid-twentieth century subdivision.

The focal point of the Secondary Plan is the “Community Node” which is located in the centre of Waterdown and is oriented along two key intersecting arterial roads within the community, Dundas Street East and Hamilton Street. The Community Node contains a range of commercial uses as well as higher density residential uses, institutional uses, and a large community park. It is an important centre of activity for the community and an *essential* part of the identity of Waterdown. The central proximity of the Node to surrounding neighbourhoods and the range of services and activities it offers contributes to a *complete community* and a high quality of life for residents. The intent of this Plan is to support and enhance the function of the Node as a centre of retail, business, social and cultural activity. This will include supporting additional residential growth, to sustain a vibrant community with a range of opportunities to live, work and play.

The *historic* neighbourhoods adjacent to the Community Node are also strongly linked to the area’s identity. The lot patterns, pre-1960’s buildings, mature trees and other unique features within these neighbourhoods are part of the history of the original Waterdown Village and contribute to the character of the area and its ‘village charm’. These areas provide a high quality of life, a strong sense of place,

and support the retail and tourism draw of the Community Node. The Secondary Plan recognizes the *significant* cultural heritage value of these areas and seeks to protect the characteristics that make these areas so unique.

Section B.4.4 – Waterdown Community Node Secondary Plan, Map B.4.4-1 – Waterdown Community Node Secondary Plan- Land Use Plan, Map B.4.4-2 – Waterdown Community Node Secondary Plan – Transportation and Connections, Appendix A – Waterdown Community Node Secondary Plan – Cultural Heritage Resources and Appendix B – Waterdown Community Node Secondary Plan – Natural Heritage and Hazards, constitute the Waterdown Community Node Secondary Plan.

#### 4.4.1 Vision

The Waterdown Community Node Secondary Plan will guide growth, *development* and change within the Secondary Plan area to 2051. *Redevelopment* and intensification are planned to occur incrementally over the long term to create a more compact mixed use area with additional housing and jobs. The Secondary Plan directs the majority of future growth to the Community Node.

The vision for the Waterdown Community Node Secondary Plan is for the area to be a vibrant, attractive and sustainable community. It will support healthy lifestyles by maintaining green spaces and encouraging pedestrian and cycling activity. It will be a great place to live for all types of households in all stages of life. The Community Node will function as the central focal point for Waterdown, providing services and amenities for residents and supporting business, retail, and social and cultural activity.

The Waterdown Community Node Secondary Plan area is a community with a primarily low-rise built form scale. The low-rise scale is envisioned to be maintained over the long term within neighbourhood areas and within the mixed use portions of the Community Node centred along Dundas Street, east of Hamilton Street. Mid-rise built form is envisioned within Community Node areas situated along Hamilton Street and the portion of Dundas Street East located west of Hamilton Street.

The *historic* identity and small town village character of the community is an important part of the Secondary Plan vision. The *historic* identity and small town village character will be celebrated and conserved, while still allowing for the integration of *compatible* and well-designed new *development*.

#### 4.4.2 Principles and Policy Objectives

*Development* and land use changes in the Waterdown Community Node Secondary Plan area will be guided by the following six principles and associated policy objectives. The order in which principles and objectives are listed does not indicate priority. All principles have equal status.

a) Principle 1: Support Business in the Node

The Community Node provides an important commercial function for the surrounding area. The variety of businesses in the Community Node, including services, retail and restaurants support the daily and weekly needs of surrounding neighbourhoods and the provision of local jobs.

The following objectives shall apply:

- i) Support business, retail and restaurants in the Node;
- ii) Ensure that the Node continues to provide appropriate retail shopping opportunities, services and other amenities to meet the daily and weekly needs of surrounding neighbourhoods; and,
- iii) Ensure that parking needs in the Node are met.

b) Principle 2: Improve the Function of the Transportation Network

The transportation network is *essential* both for the movement of people within and to destinations outside of the Community Node. The network is comprised of all modes of travel, including vehicular travel, *transit*, and *active transportation*.

The following objectives shall apply:

- i) Support *infrastructure* improvements that provide for safe and efficient vehicle movement;
- ii) Improve options for safe and efficient *transit*, walking, cycling and other modes of alternative transportation;
- iii) Ensure barrier-free accessibility in the public realm and in all new development;
- iv) Enhance the ability for residents and visitors to connect to shopping and

amenities in the Community Node through *active transportation* and *transit* options;

- v) Improve pedestrian and cycling connections to trails and other destinations within and outside the area; and,
  - vi) Minimize or consolidate the number of vehicular access points to properties within the Community Node.
- c) Principle 3: Conserve the Community’s Heritage

The Community Node and *adjacent established historical neighbourhoods* in the Secondary Plan have a rich and vibrant history, present in a variety of landscapes and built forms.

The following objectives shall apply:

- i) Conserve *existing built heritage resources* and *cultural heritage landscapes*;
  - ii) Ensure new *development* is *compatible* with and sympathetic to *existing cultural heritage resources*;
  - iii) Encourage the rehabilitation, renovation and restoration of *built heritage resources* so that they remain in active use; and,
  - iv) Prioritize the *adaptive reuse of built heritage resources* over demolition or replacement.
- d) Principle 4: Improve Sustainability and Resilience to Climate Change

Cities are major contributors to increases in greenhouse gases in the atmosphere, which are causing climate change. Implementing measures to reduce greenhouse gas emissions and adapt to climate change can reduce climate change effects, help improve air quality and make the community more resilient and sustainable.

The following objectives shall apply:

- i) Promote site design approaches that contribute to climate change resilience;
- ii) Promote the use of green building standards to create energy efficient

and low carbon buildings;

- iii) Enhance the tree canopy;
  - iv) Promote Low Impact Development (LID) approaches and treatments to help manage stormwater;
  - v) Establish electric vehicle charging stations to promote and accommodate uptake in the use of electric vehicles; and,
  - vi) Support infrastructure improvements that improve cycling and active transportation opportunities, to build climate change resiliency through carbon reduction.
- e) Principle 5: Create Attractive Places and Spaces

Creating high quality buildings and spaces in both the public and private realm is important to establish and maintain a unique sense of place and a feeling of community. Attractive places and spaces are a key element of a vibrant community.

The following objectives shall apply:

- i) Maintain the small-town community and village feel of the Secondary Plan area;
  - ii) Create attractive developments through appropriate site layout and high quality design and materials;
  - iii) Use high quality landscaping and streetscaping to create attractive, distinctive and comfortable places;
  - iv) Link the design of older and newer commercial areas to create a cohesive look and feel throughout the Node;
  - v) Provide natural landscaping elements such as trees, shrubs, grasses and plants as part of site design and streetscaping to enhance pedestrian comfort and experience; and,
  - vi) Create publicly accessible open spaces and outdoor amenity areas in new *development*.
- f) Principle 6: Provide a High Quality Equitable Living Environment

A high quality living environment includes the provision of appropriate housing for all residents as well as ensuring that the physical, social and emotional well-being of residents is supported.

The following objectives shall apply:

- i) Provide a suitable range of housing types and tenures to meet the social, health and well-being requirements of residents of all ages, abilities, incomes, household types and sizes;
- ii) Create a living environment that supports active and healthy lifestyles for all;
- iii) Promote social and cultural activity in the Community Node;
- iv) Facilitate aging in place by encouraging appropriate housing for seniors;
- v) Support the provision of *affordable* housing;
- vi) Ensure that infill *development* in the Community Node and in surrounding *established historical neighbourhoods* is *compatible* with and respects the character of the area and the cultural heritage value of *significant cultural heritage resources*; and,
- vii) Maintain and support the function of Waterdown Memorial Park as a Community Park.

#### 4.4.3 General Policies

4.4.3.1 The Waterdown Community Node Secondary Plan shall guide *development* and land use change within the Secondary Plan area. The following policies apply to the Secondary Plan area:

- a) Within the Secondary Plan area, the Community Node shall be the focus for commercial, residential and *mixed use development* within the Waterdown Community Node Secondary Plan. The majority of new *development*, particularly *mixed use development*, shall be directed to locate within the Community Node boundary;
- b) The Waterdown Community Node Secondary Plan area shall include a range of housing forms and tenures and a mix of commercial, institutional and open space uses;

- c) The City may require consultation with the Design Review Panel prior to any public or private *development* approvals, to ensure that the design objectives and policies of this Plan are reflected;
- d) Applications for an Official Plan Amendment, Zoning By-law Amendment or for Site Plan Approval which may alter the *planned function* of the Community Node or vision for the Secondary Plan or which would significantly contribute to achieving the planned function and vision of the Secondary Plan shall be referred to the Design Review Panel;
- e) The *development* of *affordable* housing is encouraged within the Secondary Plan area to provide a full range of housing and meet the City's *affordable* housing targets outlined in Policy B.3.2.2 of Volume 1; and,
- f) To achieve *affordable* housing targets and meet *affordable* housing needs in the community, partnerships with non-profit organizations and any other available tools or resources may be considered.

#### 4.4.4 Community Node Policies

The boundary of the Community Node is identified on Map B.4.4-1 - Waterdown Community Node Secondary Plan – Land Use Plan. The Community Node is planned to moderately intensify over time through infilling, additions to and *adaptive reuse* of existing buildings and *redevelopment*. This transformation will include the introduction of additional residential uses in the Node.

4.4.4.1 In addition to Section E.2.3.3 Community Nodes of Volume 1, within the area identified as the Community Node shown on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policies shall apply:

- a) The Community Node is planned to achieve a minimum density target of 100 people and jobs per hectare by the year 2041. It is anticipated that the Node will achieve a density of up to 145 persons and jobs per hectare by 2051 measured over the entire boundary of the area. Growth shall not exceed a density of 145 persons and jobs per hectare as measured over the whole area until such time as municipal review has been undertaken which demonstrates that adequate *infrastructure* is available or is planned and funded and the transportation network will function adequately;
- b) The Community Node contains approximately 50,000 square metres of *existing* commercial floor space. To support the planned commercial function of the



Community Node, significant reductions in the total amount of commercial floor space shall not be permitted;

- c) Where *redevelopment* is proposed which will reduce the amount of *existing* commercial floor space on a site by more than 2,500 square metres, the applicant shall provide a commercial needs and impact assessment, which includes fiscal impact considerations, demonstrating to the satisfaction of the City that the reduction is appropriate and that there will be no *negative impact* to the planned commercial function of the Community Node;
- d) There are many *existing* vehicular access driveways in the Community Node. Access driveways are needed to provide access to properties, however a large number of accesses can negatively impact traffic functioning on roads and decrease safety and comfort for drivers, pedestrians and cyclists. Accordingly, it is one of the objectives of this Plan to decrease the number of vehicular accesses in the Community Node over time as properties redevelop. To achieve this objective, the following policies shall apply:
  - i) For lands fronting onto Dundas Street or Hamilton Street, only one vehicular access shall be permitted per site. At the time of *redevelopment*, sites with multiple *existing* accesses shall consolidate these accesses;
  - ii) Notwithstanding Policy B.4.4.1 d) i), on large sites with multiple tenants, uses or buildings, or on a lot with frontage on two streets, additional vehicular access points may be permitted at the discretion of the City where the additional access points will not have a *negative impact* on traffic operations or *active transportation* routes;
  - iii) For corner lots on Hamilton Street or Dundas Street which have frontage from another road, vehicular access from Hamilton Street and Dundas Street shall be discouraged and vehicular access shall be encouraged from the other road; and,
  - iv) Shared vehicular accesses are strongly encouraged. Shared accesses shall be considered for new *development* where feasible.

#### 4.4.5 Residential Designations

- 4.4.5.1 The residential areas within the Waterdown Community Node Secondary Plan are designated Low Density Residential 1, Low Density Residential 2, Low Density Residential 3, Medium Density Residential 2, and High Density Residential 1 as

APPENDIX “A”  
Volume 2, Chapter B.4 – Flamborough Secondary Plans  
Waterdown Community Node Secondary Plan

identified on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan. *Existing* residential land use types within the Secondary Plan area have been recognized by most of the residential designations.

#### 4.4.5.2 General Residential Policies

In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall also apply:

- a) A mix of housing forms, styles and tenures suitable for residents of different age groups, abilities, income levels and household sizes shall be encouraged in the Secondary Plan area;
- b) Proposals for new residential dwellings or buildings shall respect the scale and form of housing in *existing established historical neighbourhoods* and in *cultural heritage landscapes*. *Residential intensification* within these areas shall comply with Section B.2.4 – Residential Intensification of Volume 1 and other applicable policies of this Plan; and,
- c) In addition to Policy E.3.4.6 c) of Volume 1, the Zoning By-law shall establish specific standards in Low Density Residential areas to ensure that the scale and form of new *development* is sympathetic to the character of the area and compatible with *significant cultural heritage resources*.

#### 4.4.5.3 Low Density Residential 1 Designation

In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.4.3 of Volume 1, only single detached and duplex dwellings shall be permitted; and,
- b) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height shall be two and a half storeys.

#### 4.4.5.4 Low Density Residential 2 Designation

In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 2 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.4.3 of Volume 1, only single detached, semi-detached, duplex, and triplex dwellings shall be permitted; and,

- b) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height shall be two and a half storeys.

#### 4.4.5.5 Low Density Residential 3 Designation

In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policies shall apply:

- a) In addition to Policy E.3.4.3 of Volume 1, block townhouses and back-to-back townhouses shall also be permitted; and,
- b) Notwithstanding Policy E.3.4.4 of Volume 1, the *net residential density* shall be greater than 20 units per hectare and shall not exceed 60 units per hectare.

#### 4.4.5.6 Medium Density Residential 2 Designation

In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 2 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policy shall apply:

- a) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum height shall be three storeys.

#### 4.4.5.7 High Density Residential 1 Designation

In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential 1 on Map B.4.4-1 - Waterdown Community Node - Land Use Plan, the maximum height shall be 8 storeys. *Existing* buildings with a height greater than 8 storeys may be recognized in the Zoning By-law.

### 4.4.6 Commercial and Mixed Use Designations

4.4.6.1 Commercial and Mixed Use designations in the Waterdown Community Node Secondary Plan provide a variety of services and retail facilities to meet the daily and weekly needs of the surrounding community. The commercial areas within the Waterdown Community Node Secondary Plan are designated Mixed Use – Medium Density and Local Commercial, as identified on Map B.4.4-1 – Waterdown Community Node - Land Use Plan.

#### 4.4.6.2 General Commercial Policies

- a) *Development* shall accommodate adequate internal traffic circulation, parking and manoeuvring areas on-site; and,
- b) When major *redevelopment* occurs on a site larger than 2.5 hectares *existing* as of September 2021, the *redevelopment* shall include an appropriate mix of commercial and non-commercial uses in accordance with Policy E.2.3.3.17 of Volume 1. Significant reductions in existing levels of commercial gross floor area shall be avoided. A commercial needs and impact assessment may be required to demonstrate an appropriate mix of uses.

#### 4.4.6.3 Mixed Use – Medium Density Designation

4.4.6.3.1 In addition to Section E.4.6 - Mixed Use – Medium Density Designation of Volume 1, the following policies shall apply to the Mixed Use – Medium Density Designation, as identified on Map B.4.4-1 - Waterdown Community Node - Land Use Plan:

- a) Mixed Use – Medium Density areas in the Community Node are intended to transition over time to a more pedestrian focused and *transit-supportive* environment;
- b) To support *active transportation* and promote a pedestrian oriented environment, drive-through facilities shall be discouraged on all streets;
- c) Where a new drive-through facility is proposed on a non- *pedestrian focus street*, it shall enhance the pedestrian environment and shall not compromise the safe, efficient and comfortable movement of pedestrians; and,
- d) Policy E.4.6.8 of Volume 1 shall only apply to sites fronting onto the west side of Hamilton Street North. Building heights above 6 storeys shall not be permitted on other lands designated Mixed Use – Medium Density.

#### 4.4.6.4 Pedestrian Focus Streets

In addition to Section E.4.3 – Pedestrian Focus Streets - of Volume 1 the following policies shall apply to all lands identified as *pedestrian focus streets* on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan:

- a) Notwithstanding Policy E.4.3.4 b) of Volume 1, where multiple buildings are located on a single site, buildings may be located in the interior of the site as long as the site provides an adequate block face along the *pedestrian focus*

*street*, in accordance with Policy E.4.3.4 a) of Volume 1 and the Zoning By-law;  
and,

- b) Notwithstanding Policy E.4.3.4 f) of Volume 1, all lands designated Mixed Use – Medium Density identified as *pedestrian focus streets* shall have a minimum height of 2 storeys.

#### 4.4.6.5 Local Commercial Designation

4.4.6.5.1 Section E.3.8 - Local Commercial of Volume 1 shall apply to lands designated Local Commercial on Map B.4.4-1 – Waterdown Community Node - Land Use Plan.

4.4.6.5.2 Notwithstanding Policy E.3.8.2 a) of Volume 1, the following uses shall be prohibited on lands designated Local Commercial, even as *accessory* uses:

- a) Drive through facilities;
- b) Motor vehicle service stations; and,
- c) Motor vehicle gas bars.

#### 4.4.7 Parks and Open Space Designations

The parks and open space areas of the Waterdown Community Node Secondary Plan contribute to the character and cultural heritage value of the neighbourhood and are an *essential* component in the day to day life of residents, providing green space opportunities to meet both active and passive recreational needs. Parks and open spaces can also contribute positively to the health of the natural heritage system and the urban forest.

4.4.7.1 In addition to Section B.3.5.3 – Parkland Policies – and Section C.3.3 – Open Space Designations of Volume 1, the following policies shall apply to lands designated Neighbourhood Park, Community Park, General Open Space and Natural Open Space on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan:

- a) All *existing* parks in the Secondary Plan area shall be retained for use as parks and shall not be *developed* for other uses;
- b) Notwithstanding Policy B.4.4.7.1 a), the *adaptive reuse* of the former Common School in Sealey Park for other public or community uses shall be permitted

and encouraged; and,

- c) The provision of additional trails and multi-use pathways on lands designated as Parks or Open Space is encouraged and does not require amendment to this Plan.

#### 4.4.8 Institutional Designation

Institutional uses such as schools and places of worship are important to the quality of life for residents and for maintaining a complete community. They are a strong contributor to the area’s sense of place. *Existing* institutional uses are recognized throughout the Secondary Plan area.

4.4.8.1 In addition to Sections B.3.5 – Community Facilities/Services and E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to lands designated Institutional on Map B.4.4-1 – Waterdown Community Node Secondary Plan – Land Use Plan:

- a) *Existing* buildings that have been identified as *cultural heritage resources* shall be retained and *conserved* as recommended by a *Cultural Heritage Impact Assessment* and integrated into any *redevelopment* of a site;
- b) Where a *community facility/service* use ceases, *adaptive reuse* of *existing* buildings is preferred to maintain *existing* neighbourhood character and cultural heritage value;
- c) In addition to *community facilities/services* uses, residential uses may also be permitted on all or a portion of a property designated Institutional without an amendment to this Plan;
- d) Residential uses shall be developed in accordance with Section E.3.4 – Low Density Residential of Volume 1 and the policies of this Secondary Plan;
- e) In addition to Policy E.3.4.3 of Volume 1, the following uses shall also be permitted:
  - i) Low rise *multiple dwellings* such as but not limited to block townhouses, back to back townhouses and stacked townhouses; and,
  - ii) *Multiple dwellings* in *existing* buildings designated under the *Ontario Heritage Act* that have been *adaptively reused*.

- f) *Multiple dwelling* uses permitted by Policy 4.4.8.1 e) i) shall require approval of a Zoning By-law Amendment to establish standards specific to a proposed development which:
  - i) maintain *compatibility* with adjacent land uses;
  - ii) avoid negative impacts to *cultural heritage resources*; and,
  - iii) provide sufficient dwelling unit and visitor parking for the proposed uses.
- g) Notwithstanding the design policies for Low Density Residential uses in Policy E.3.4.6 of Volume 1, any proposed *multiple dwelling* uses shall comply with the design policies for medium density residential uses in Policy E.3.5.9 of Volume 1;
- h) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height for residential uses shall be two storeys to ensure a *compatible* scale of *development* which respects the character of the area. The maximum height for residential uses may be increased to three storeys without amendment to this Plan subject to the following requirements:
  - i) approval of a Zoning By-law Amendment or Minor Variance application;
  - ii) demonstration that the cultural heritage value of *existing cultural heritage resources* (*built heritage resources* and *cultural heritage landscapes*) on the site and on *adjacent lands* will not be negatively impacted; and,
  - iii) provision of an appropriate transition between three storey residential uses and adjacent existing low density residential uses, which may include but is not limited to:
    - 1) An enhanced setback between the three storey buildings and adjacent *existing* uses;
    - 2) a treed landscape buffer;
    - 3) fencing or other equivalent screening;
    - 4) building design measures that reduce overlook to adjacent properties,
    - 5) building design measures that reduce the appearance of increased height;



- 6) the separation of three storey uses from adjacent *existing* low density residential uses through the provision of an intervening one to two storey residential use; or,
- 7) a combination of the above.

#### 4.4.9 Utility Designation

4.4.9.1 In addition to Section B.3.3.6 – Urban Services and Utilities of Volume 1 and Section C.3.4 – Utility Designation of Volume 1, the following policies shall apply to lands designated Utility on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan:

- a) Grading and drainage of land within or *adjacent* to the railway corridor in the Grindstone Creek valley shall have regard for comments from the railway operator; and,
- b) Linear utility operators are encouraged to minimize tree and vegetation removal in the management of utility property.

#### 4.4.10 Urban Design

As *redevelopment* and *intensification* occur within the Secondary Plan, urban design plays an important role in fostering an attractive, liveable and functional community. The objective of the Urban Design policies is to ensure that future *development* in the Secondary Plan area promotes architectural and design excellence and is complementary to the area’s unique character.

##### 4.4.10.1 General Urban Design Policies

In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to lands within the Waterdown Community Node Secondary Plan area:

- a) All *development* in the Secondary Plan area shall comply with the Waterdown Community Node Urban Design Guidelines and all other applicable Council adopted design guidelines;
- b) The bulk, scale and shape of buildings shall be complementary to and compatible with *existing* and planned buildings and land uses;
- c) *Development* shall provide appropriate transitions in height and massing to

the *existing* built and natural context, to ensure access to light, views, and privacy;

- d) *Development adjacent* to Grindstone Creek shall create appropriate architectural and naturalized landscape transitions to Core Areas and their associated *Vegetation Protection Zones*;
- e) Climate change impacts shall be considered in site and building design for *development*. The incorporation of design approaches that foster climate change resilience are encouraged; and,
- f) The City may require consultation with the Design Review Panel prior to any public or private development approvals, to ensure that the design objectives and policies of this Plan are reflected in all projects.

#### 4.4.10.2 Community Node Design Policies

In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to lands within the Community Node boundary as identified on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan:

- a) New *development* shall serve to create animated and vibrant streetscapes;
- b) Buildings directly adjacent to public rights-of-way shall exhibit high quality interfaces with the public realm;
- c) Barrier-free design shall be required for all *development*;
- d) The design intent for the Community Node is to create a consistent human scale, village feel across the Node, with a two to three storey street wall fronting onto public streets. To achieve this, the following policies shall apply:
  - i) In accordance with Policy B.4.4.6.4, all lands designated Mixed Use – Medium Density identified as *pedestrian focus streets* shall have a minimum height of 2 storeys;
  - ii) In non-*pedestrian focus street* areas, new single storey buildings fronting public streets are discouraged; and,
  - iii) The massing of buildings that are greater than three storeys shall be stepped back above the second or third storey along all building façades

facing a street.

- e) Landscaping shall form an integral part of all *developments*. Distinctive, high-quality landscape elements shall be provided which shall be used to enhance the aesthetic quality of the site, expand the tree canopy, contribute to stormwater management, and provide transitions between land uses;
- f) Where *redevelopment* includes a *multiple dwelling* or *multiple dwellings* with greater than 20 dwelling units in total, a common outdoor amenity space shall be provided for the *multiple dwelling* on the ground floor;
- g) The ground floor design of buildings shall be human-scaled and contribute to a comfortable and attractive public realm;
- h) Publicly accessible open spaces shall be encouraged in new *development* to animate the public realm;
- i) The location of vehicle parking areas and access points shall not negatively affect the pedestrian and cycling environment or pedestrian access to buildings;
- j) Major *redevelopment* on large sites on the west side of Hamilton Street North shall introduce a secondary street network grid pattern that provides improved *connectivity* throughout the site and connects with *existing* public rights-of-way;
- k) The design of a secondary street network shall give consideration to providing shared vehicular access to the secondary street network from adjacent properties, to reduce the number of vehicular accesses on Dundas Street and Hamilton Street;
- l) Where a large site is intended to *redevelop* in multiple phases or over an extended period of time, a phasing plan shall be submitted to the City at each interim stage to demonstrate coordination of utilities, roads and mid-block connections, buildings, parking, landscaping and open spaces;
- m) Appropriate built form and landscape transitions shall occur where *development* is located *adjacent* to Waterdown Memorial Park to ensure minimal shadow impacts, access to sunlight and sky views, and create a positive interface between *development* and the park;

- n) Where multiple buildings on a site are proposed, complementary building design and materials shall be used to create a cohesive *development*;
- o) Façade design and material use shall be complementary to the character and cultural heritage value of *existing built heritage resources* and *cultural heritage landscapes*. Contemporary additions to *built heritage resources* and within *cultural heritage landscapes* shall maintain the prominence of these cultural heritage resources;
- p) New development shall maintain the prominence of adjacent *cultural heritage resources*, including within *cultural heritage landscapes*;
- q) Where a development application is adjacent to or on the same site as a *cultural heritage resource*, the design of the site and buildings shall demonstrate compatibility with the *cultural heritage resource*;
- r) For any *development* application with a proposed height greater than three storeys, an Urban Design Brief shall be required which demonstrates the following design elements:
  - i) how the proposed buildings and site design relate to the *existing* and planned context of the area, including the relationship of the site and proposed buildings to other *existing* or planned buildings and *cultural heritage resources* in the area;
  - ii) that potential adverse impacts on *adjacent* uses have been mitigated, ensuring that proposed buildings or *structures* do not unduly overshadow, block light, or result in loss of privacy for *adjacent* buildings; and,
  - iii) that buildings are oriented and massed to minimize shadow impacts on the public realm and on private amenity areas both on *adjacent lands* and within the *development*.
- s) On large sites which may redevelop in phases, a master concept plan of the entire site shall be required for any proposal which includes significant changes to existing site design or built form, to demonstrate how the entire site can be developed in accordance with the vision and directions described in this Plan.

#### 4.4.10.3 Residential Design Policies

In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to lands outside of the Community Node:

- a) *Development* outside of the Community Node boundary, as shown on Map B.4.4-1, shall be complementary to and *compatible* with the prevailing design character and heritage characteristics of *existing* properties. This includes design matters such as building scale, height, massing, lot coverage, roofline, material use, garage design, and landscaping;
- b) Residential *development* shall utilize high quality, sustainable façade materials which are compatible with *existing* residential buildings in the neighbourhood;
- c) *Development* shall demonstrate effort to maintain and expand the *existing* mature tree canopy; and,
- d) The retention of *existing* vegetation is encouraged as part of *development*.

#### 4.4.10.4 Gateways

In addition to Section B.3.3.4 - Gateways of Volume 1, the following policies shall also apply to Gateway areas identified on Map B.4.4-2 – Waterdown Community Node - Transportation and Connections:

- a) A gateway has been identified at the intersection of Hamilton Street and Dundas Street. This gateway is a visually prominent intersection requiring special design considerations;
- b) In the gateway area, design within the public right-of way shall be consistent with the recommendations of the Waterdown Transportation Management Plan. Enhanced pedestrian crossing *infrastructure*, pedestrian amenities, wayfinding signage, and tree plantings are encouraged in the vicinity of this intersection;
- c) New *development* in the vicinity of the area identified as a gateway shall be located close to the street line and shall orient building mass towards the corners of the intersection to provide a strong built form presence; and,
- d) Other design measures such as orienting main building entrances to the corners of the gateway intersection, providing enhanced pedestrian amenities,

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providing additional landscaping and special landscape features and providing public-private open spaces close to this intersection shall also be considered in new *developments*, to emphasize the importance of the gateway.

#### 4.4.11 Cultural Heritage Policies

The *existing* concentration of *cultural heritage resources* is one of the key strengths in the Waterdown Community Node Secondary Plan area. Heritage buildings and landscapes make the area a unique place and are an important part of its character. The Waterdown Community Node Secondary Plan recognizes the value of *built heritage resources* and *cultural heritage landscapes* and places a priority on their conservation and enhancement.

##### 4.4.11.1 General Cultural Heritage Policies

In addition to Section B.3.4 – Cultural Heritage Resource Policies of Volume 1, the following policies shall also apply to *cultural heritage resources* within the Waterdown Community Node Secondary Plan:

- a) The Mill Street Heritage Conservation District is located within the Waterdown Community Node Secondary Plan and is identified on Appendix A – Waterdown Community Node Secondary Plan – Cultural Heritage Resources. All *development* in the Mill Street Heritage Conservation District shall be consistent with the Mill Street Heritage Conservation District Plan;
- b) To provide recognition and increase awareness of *cultural heritage resources* within the Secondary Plan, interpretive plaques and or other interpretive devices are encouraged within any recognized *cultural heritage landscape* or for *built heritage resources* listed on the Municipal Heritage Register or designated under the *Ontario Heritage Act*;
- c) In addition to Policy B.3.3.12.2 of Volume 1, in *cultural heritage landscapes* and on specific properties containing *cultural heritage resources* the use of public art to contribute to the interpretation of local history is encouraged;
- d) The City may conduct further study on any lands within the Secondary Plan to investigate the feasibility of designating an area or areas as a Heritage Conservation District under Part V of the *Ontario Heritage Act*. Further study shall be subject to consultation with residents and landowners and the Hamilton Municipal Heritage Committee in accordance with the *Ontario Heritage Act*;
- e) In accordance with Policy B.3.4.5.2 of Volume 1, a priority shall be placed on the retention and conservation of *significant built heritage* resources in their original locations. The relocation or demolition of *significant built heritage*

*resources* is strongly discouraged; and,

- f) Appendix A – Waterdown Community Node Secondary Plan - Cultural Heritage Resources is for information only. Any changes to the status of *cultural heritage resources* which have been approved by the City through another process shall not require an Official Plan Amendment.

#### 4.4.11.2 Cultural Heritage Landscapes

In addition to the policies of Section B.3.4.6 – Cultural Heritage Landscapes of Volume 1, the following policies shall apply:

- a) The Waterdown Community Node Secondary Plan contains the following six *significant cultural heritage landscapes*, as identified on Appendix A – Waterdown Community Node Secondary Plan – Cultural Heritage Resources:
  - i) Dundas Street Cultural Heritage Landscape;
  - ii) Main Street Cultural Heritage Landscape;
  - iii) Sealey Park Cultural Heritage Landscape;
  - iv) Waterdown Heights Subdivision Cultural Heritage Landscape;
  - v) Waterdown Memorial Park Cultural Heritage Landscape; and,
  - vi) Union Cemetery Cultural Heritage Landscape.
- b) The research and evaluations within the Waterdown Community Node Secondary Plan Cultural Heritage Review completed by Archaeological Services Inc., 2021, form the basis for the identification of the *significant cultural heritage landscapes* in the Secondary Plan and the cultural heritage values and *heritage attributes* within these *cultural heritage landscapes* that are considered *significant*. This report shall be used to inform reviews of future *development* proposals and their impacts on *cultural heritage landscapes*;
- c) *Cultural heritage landscapes* identified on Appendix A – Waterdown Community Node Secondary Plan – Cultural Heritage Resources shall be conserved by retaining *significant* cultural heritage value and *heritage attributes* and ensuring *compatible development*;
- d) The protection of *built heritage resources* within *cultural heritage landscapes* shall be achieved through listing properties on the Municipal Heritage Register and designation of individual properties under the *Ontario Heritage Act*, where appropriate;



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- e) The conservation and protection of identified *significant heritage attributes* in *cultural heritage landscapes* shall occur through a variety of approaches, including the application of the policies of this Secondary Plan and the Urban Hamilton Official Plan, Zoning By-law standards, the application of the Waterdown Community Node Urban Design Guidelines, and through Site Plan Control;
- f) In addition to Policy B.3.4.2.12 of Volume 1, a *Cultural Heritage Impact Assessment* (CHIA) may also be required by the City and submitted prior to or at the time of any application submission pursuant to the *Planning Act, R.S.O., 1990 c. P.13* where the proposed *development* or *redevelopment* of lands is located within or adjacent to an identified *cultural heritage landscape*;
- g) Properties listed on the Municipal Heritage Register within *cultural heritage landscapes* support the integrity of the landscape. The demolition of buildings which are listed on the Municipal Heritage Register is strongly discouraged, unless a *Cultural Heritage Impact Assessment* approved by the City has determined that potential impacts can be mitigated;
- h) *Significant views* within *Cultural Heritage Landscapes* are identified on Appendix A - Waterdown Community Node Secondary Plan – Cultural Heritage Resources. A Visual Impact Assessment may be required as part of any *development* application to ensure that these views are protected;
- i) *Development* within a *cultural heritage landscape* shall be consistent with design directions for *cultural heritage landscapes* contained within the Waterdown Community Node Urban Design Guidelines;
- j) The lower height of buildings in the Dundas Street *Cultural Heritage Landscape* is a key contributor to its cultural heritage value. To protect this cultural heritage value, no building in the Dundas Street *Cultural Heritage Landscape* identified on Appendix A - Waterdown Community Node Secondary Plan – Cultural Heritage Resources, shall be taller than three storeys;
- k) The Zoning By-law shall establish standards for residential lots in the Main Street *Cultural Heritage Landscape* which ensure that a modest residential building scale is maintained;

- l) Development within the Waterdown Heights Subdivision *Cultural Heritage Landscape* shall comply with the following policies:
  - i) Severances that are inconsistent with the *historic* lot sizes and lotting pattern of the *cultural heritage landscape* shall not be permitted;
  - ii) Notwithstanding Policy E.3.4.5 of Volume 1 and Policy B.4.4.5.3 b), *development* shall be limited to a maximum height consistent with the heights of *existing* buildings in the Waterdown Heights Subdivision Cultural Heritage Landscape which are listed on the Municipal Heritage Register; and,
  - iii) Where additions to *existing* dwellings are proposed, these are encouraged at the rear of dwelling units to *conserve* the original scale and massing of *existing* building facades.
- m) *Significant heritage attributes* of the Sealey Park, Waterdown Memorial Park and Union Cemetery *Cultural Heritage Landscapes* may be *conserved* through designation of these sites under Part IV of the *Ontario Heritage Act*, in addition to the policies of this Secondary Plan;
- n) The Grindstone Creek valley shall be researched and evaluated as a *cultural heritage landscape* for its significance as a natural landscape as well as being the site of numerous milling industries and the Canadian Pacific Railway line; and,
- o) The *historic* Village of Waterdown, bounded generally by Parkside Drive, First Street, Mountain Brow Road and Hamilton Street, shall be researched and evaluated as a *cultural heritage landscape* to assist in the conservation of the *historic* Village as a whole. This research and evaluation should identify additional areas outside of the Mill Street Heritage Conservation District that may warrant Part V designation under *Ontario Heritage Act* as a Heritage Conservation District.

#### *Cultural Heritage Landscape Attributes*

4.4.11.2.1 The following *heritage attributes* are recognized as *significant* to the Dundas Street *Cultural Heritage Landscape* and are conservation priorities for this landscape:

- a) The operation of Dundas Street as a publicly accessible thoroughfare;

- b) Mature trees, in particular along Grindstone Creek and within several nineteenth and early-twentieth century properties along the right-of-way;
- c) Views along Dundas Street from Flamboro Street looking east towards First Street and from First Street looking west towards Flamboro Street;
- d) Views from the Dundas Street Bridge looking north and south along the Grindstone Creek and Canadian Pacific Railway line;
- e) The scale, form, massing and architectural details of the historical residential and commercial buildings throughout the corridor, which includes:
  - i) Built form set near the right-of-way for commercial building types and shallow, but varied, set-backs for residential types;
  - ii) Buildings constructed primarily of masonry or wood-frame construction; and,
  - iii) Modest building scale and building heights;
- f) The historic aesthetic and scenic quality of the Dundas Street Corridor, including the scale of built form to right of way width, mature trees, and vegetation;
- g) Landmark properties, including the Smith/Carson House, Crooker House, Maple Lawn, Chestnut Grove, Former New Connexion Church, Eager House and Memorial Hall; and,
- h) Key intersections with Mill Street and Main Street, and their landmark buildings, including the Former Kirk Hotel, American Hotel, Weeks/Eager Store, and the Stock Building.

4.4.11.2.2 The following *heritage attributes* are recognized as significant to the Main Street Cultural Heritage Landscape and are conservation priorities for this landscape:

- a) The characteristics of Main Street as a publicly accessed thoroughfare;
- b) Mature trees along the roadway;

- c) The scale, form, massing and architectural details of the historical residential and commercial buildings throughout the corridor which includes:
  - i) Built form set near the right of way for commercial building types and shallow but varied set-backs for residential types;
  - ii) Buildings constructed primarily of masonry or wood-frame construction;
  - iii) Building heights of one to two and a half storeys in height; and,
  - iv) Modest building scale and simplified building form;
- d) The historic aesthetic and scenic quality of the Main Street *Cultural Heritage Landscape*, including the narrow road width, topography, curving quality of the roadway, scale of built form to road width, mature trees, and vegetation as well as the unique placement and lot size and orientation of the properties at the intersection of Main Street North and John Street; and,
- e) Views of the water tower at 24 Kelly Street looking north along Main Street from around 170 Main Street North and looking south from Buchan Court.

4.4.11.2.3 The following *heritage attributes* are recognized as *significant* to the Sealey Park *Cultural Heritage Landscape* and are conservation priorities for this landscape:

- a) The size and boundary of the park;
- b) The entrance gate feature with stone pillars and metal sign reading “Sealey Park”;
- c) The main portion of the current Scout Hall, remnant of the former Waterdown Grammar and Common School which was constructed in the Classical Revival style including:
  - i) The stone construction and stone corner quoins;
  - ii) The fenestration, window openings, wooden frames and double-hung six-over-six sash, stone sills, and jack arches;
  - iii) The semi-circular engraved plaque remaining from the original school’s 1878 addition and relocated to the top of the west elevation; and,

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- iv) The location of the entrance to the addition from School Street which is in the same position as would have been in the school as it was built in the mid-nineteenth century.
- d) The concrete pathways which are in the same location as historical images of the school;
- e) The German artillery piece, as the sole remaining element associated with the military history of the property;
- f) Mature trees throughout the park and on the east side of the park on the downward slope towards Mill Street South; and,
- g) The vista over the Grindstone Creek valley and the Niagara Escarpment from the east side of the park which is visible from the top of the rise and opens as one travels down the trail through the treed slope.

4.4.11.2.4 The following *heritage attributes* are recognized as *significant* to the Waterdown Heights Subdivision *Cultural Heritage Landscape* and are conservation priorities for this landscape:

- a) Housing designs consistent with plans issued by the Canadian Mortgage and Housing Corporation in the 1940’s, 1950’s and 1960’s;
- b) One to one and a half storey heights and modest scales;
- c) Simplified massing consistent with post-Second World War designs such as modest bungalows, cottages and ranch styles incorporating concrete foundations, and brick veneer or horizontal siding;
- d) Lot sizes and pattern with lots back to back and generally 75 feet wide by 180 feet deep; and,
- e) The name of Churchill Avenue as it connects the subdivision to the Second World War.

4.4.11.2.5 The following *heritage attributes* are recognized as *significant* to the Waterdown Memorial Park *Cultural Heritage Landscape* and are conservation priorities for this landscape:

- a) The size and boundary of the park;

- b) The stone entrance feature on Main Street North with wrought-iron gates, stone pillars, and engraved stone plaques;
- c) Views from the east entrance gate on Main Street North into the interior of Waterdown Memorial Park;
- d) Mature trees lining the east and south property lines of the park; and,
- e) Commemorative features such as the name of the park, the red maple tree, and the “Queen’s Bench”.

4.4.11.2.6 The following *heritage attributes* are recognized as *significant* to the Union Cemetery *Cultural Heritage Landscape* and are conservation priorities for this landscape:

- a) The siting of the cemetery on the east bank and overlooking Grindstone Creek;
- b) The three entrances to the cemetery at William Street and Margaret Street;
- c) The iron fence including three entrance gates and one turnstile;
- d) The L-shaped laneway through the property connecting William Street and Margaret Street which delineates the gradual expansion of the cemetery property through its alignment with historical property boundaries;
- e) The line of trees on the west side of the north-south laneway and along Margaret Street;
- f) The mix of coniferous and deciduous trees and shrubs throughout the cemetery;
- g) The general arrangement of the cemetery with burials facing east and west and arranged with the oldest sections to the west and newest to the east;
- h) The terraced land stepping down towards Grindstone Creek; and,
- i) The mausoleum, gravestones, monuments, and burial sites.

#### **4.4.12 Natural Heritage Policies**

Grindstone Creek is the predominant natural heritage feature in the Waterdown Community Node Secondary Plan. Grindstone Creek and part of the Grindstone Creek *Environmentally Significant Area* (ESA) abut the easterly boundary of the Secondary Plan and traverse the Plan east of Mill Street. Natural Heritage System features, flooding and erosion hazards regulated by the Conservation Authority, and some areas subject to Provincial plans are shown for information on Appendix B – Waterdown Community Node Secondary Plan – Natural Heritage System;

- 4.4.12.1 All *development* proposed on a property containing a portion of the Conservation Authority’s regulated area shall require approval from the Conservation Authority;
- 4.4.12.2 In accordance with Policy B.3.6.5 of Volume 1, new *development* shall be directed to areas outside of lands impacted by flooding and *erosion hazards*, hazardous sites and associated setbacks. *Development* applications may be required to submit detailed studies or surveys to assess and evaluate hazard limits;
- 4.4.12.3 The boundaries of *Core Areas* and *Linkages* as identified on Schedule B – Natural Heritage System of Volume 1 are shown on Appendix B – Waterdown Community Node Secondary Plan - Natural Heritage and Hazards. In addition to Policy C.2.2.2 of Volume 1, minor refinements to such boundaries may occur through Environmental Impact Statements, *watershed* studies or other appropriate studies accepted by the City without an amendment to the Secondary Plan;
- 4.4.12.4 *Development* applications near *Core Areas* or *Linkages* identified on Appendix B – Waterdown Community Node Secondary Plan – Natural Heritage System, may require further evaluation of the Natural Heritage System to ensure protection of these features; and,
- 4.4.12.5 Environmental Impact Statements and other evaluations of the Natural Heritage system completed in support of *development* applications should consider climate change impacts affecting the Natural Heritage System and identify opportunities to enhance climate change resilience.

#### **4.4.13 Transportation and Connections**

The directions for the *transportation system* within the Secondary Plan area are based on providing a balanced accommodation of all users and modes of transportation. The 2022 Waterdown Community Transportation Management Plan (WCTMP), as may be amended, provides direction for the transportation network in the Waterdown Community Node Secondary Plan. The policies of this Plan are intended to support the recommendations of the WCTMP and other City-wide

transportation master plans.

#### 4.4.13.1 General Transportation Policies

In addition to Section C.4.0 – Integrated Transportation Network of Volume 1, the following transportation policies shall also apply:

- a) Improvements and changes to the *transportation system* in the Waterdown Community Node Secondary Plan area shall proceed on the basis of the recommendations of the WCTMP and in accordance with the recommendations of other relevant City approved plans, including but not limited to the Hamilton Transportation Master Plan; Hamilton’s Cycling Master Plan; the Truck Route Master Plan; the Pedestrian Mobility Master Plan; and the Recreational Trails Master Plan; and,
- b) *Development* proposals shall consider the City’s *Transportation Demand Management Land Development* Guidelines. A proposal for *development* may be required to submit a *Transportation Demand Management* Options Report, at the discretion of the City, to review measures that can be taken to encourage sustainable travel choices.

#### 4.4.13.2 Active Transportation Network

*Active transportation* is an important mode of transportation with many public health and environmental benefits. Increasing opportunities for *active transportation* and *transit* use is an important way to reduce emissions and mitigate impacts of a changing climate. The Secondary Plan supports *active transportation* by planning for a compact, mixed use area within the Community Node, and by supporting improvements to the quality and safety of the *active transportation* network. The following policies shall apply:

- a) Elements of the *existing* and proposed *active transportation* network, including new pedestrian connections and *existing* and planned bike facilities are shown on Map B.4.4-2 – Waterdown Community Node Secondary Plan – Transportation and Connections. Changes to proposed connections or cycling facilities may be made without amendment to this Plan where the City has completed another study, detailed evaluation or plan update after the date of approval of this Plan;
- b) Where warranted, and in accordance with the WCTMP, pedestrian crossings shall be enhanced in order to facilitate the movement of pedestrians



throughout the Secondary Plan area;

- c) Additional pedestrian street crossings shall be planned in three locations in the Waterdown Community Node, if operationally feasible:
  - i) A new crossing of Hamilton Street North between Dundas Street and White Oak Drive;
  - ii) A new crossing of Dundas Street between Perelli Street and Hamilton Street; and,
  - iii) A new crossing of Dundas Street between Hamilton Street and Main Street.
- d) Exact locations and timing for the installation of future pedestrian crossings identified in Policy B.4.4.13.2 c) shall be determined based on an evaluation of the City’s crossing criteria and the design and timing of new *development* in these areas;
- e) A multi-use path for pedestrians and cyclists is planned along Hamilton Street from Parkside Drive to Barton Street, as identified on Map B.4.4-2 – Waterdown Community Node Secondary Plan –Transportation and Connections. The multi-use path shall be provided within the right-of-way on the west side of the street;
- f) The design of any public realm changes or development along the west side of Hamilton Street shall have consideration for the space and design needs of the multi-use path;
- g) Any reconstruction or replacement of sidewalks in the public right-of-way on Hamilton Street North or Dundas Street shall consider the incorporation of *Urban Braille* in order to enhance the accessible sidewalk network;
- h) In all areas of the Community Node, new *development* and any replacement or reconstruction of sidewalks shall provide sidewalks with a minimum width of 2 metres in the public right-of-way;
- i) Notwithstanding Policy B.4.4.13.2 h), on lands identified as pedestrian focus streets on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan, *development* shall provide a minimum sidewalk width of 3 metres. Sidewalk areas may include tree plantings and other public realm amenities

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but should strive to provide a clear through width of 2.1 metres unencumbered by obstructions;

- j) Notwithstanding Policies B.4.4.13.2 h) and i), a lesser sidewalk width may be provided where one of the following conditions apply:
  - i) A lesser sidewalk width may be provided where *existing* right of ways or other *existing* conditions physically prevent the provision of the minimum sidewalk width, or where increasing sidewalk widths will have negative impacts on a *cultural heritage resource (built heritage resource or cultural heritage landscape)*; and,
  - ii) A lesser sidewalk width may be provided on the west side of Hamilton Street North where a multi-use path is planned to be provided in lieu of a wider sidewalk.
- k) Existing *active transportation* connections identified on Map B.4.4-2 Waterdown Community Node Secondary Plan – Transportation and Connections shall be maintained. New *development* shall be designed to provide safe and convenient access from these *existing* connections to buildings within the site and to public sidewalks;
- l) Three proposed *active transportation* connections are identified on Map B.4.4-2 – Waterdown Community Node Secondary Plan - Transportation and Connections; a connection over Grindstone Creek north of Dundas Street, a connection between Griffin Street and a pedestrian bridge on the south side of the Dundas Street road bridge, and a connection from Sealy Park to the Smokey Hollow waterfall. The City shall plan for these connections through the Recreational Trails Master Plan to support walking and cycling to destinations within and outside of the Secondary Plan;
- m) Where lands needed for connections in Policy B.4.4.13.2 l) are privately owned, connections may be achieved through land acquisitions, dedications, easements, or any other measures deemed appropriate. Public ownership is required for paths within the Conservation Authority’s regulated area;
- n) If a proposed connection is determined to be unfeasible due to land constraints, hazards, cumulative impacts or other factors, alternative locations may be considered to achieve a similar purpose without amendment to this Plan;

- o) When *development* occurs in the Community Node on properties fronting on Major or Minor Arterial Roads, on-site pedestrian and cycling amenities such as but not limited to seating and bicycle parking shall be required in order to encourage *active transportation*; and,
- p) Additional pedestrian trails and bicycle lanes may be provided on public street rights-of-way and public open space lands without amendment to this Plan.

#### 4.4.13.3 Public Transit Network

Public *transit* is an important mode of transportation, offering a vehicular alternative to individual vehicle trips. Public *transit* can make transportation more accessible and *affordable* and can also contribute to the City’s goals of reducing emissions. In accordance with the WCTMP, it is the long-term plan of the City to increase *transit* options and the level of service in the Waterdown area, including within the Community Node. The following *transit* policies shall apply:

- a) A local *transit* hub is planned within the Community Node area to support enhanced *transit* service. The location of the transit hub within the Community Node shall be determined by the Hamilton Street Railway (HSR). The preliminary preferred location is within the Dundas Street right-of-way west of Hamilton Street, based on land needs for the *transit* hub and available right-of-way widths;
- b) The *transit* hub may include a variety of amenities which support the function of the transit hub, such as but not limited to passenger platforms, *transit* shelters, litter containers, benches, fare vending machines, bus stop signage, street trees, lighting, bicycle racks and bike share docking stations;
- c) All *development* applications fronting on Dundas Street west of Hamilton Street shall be required to consult with the HSR to ensure that the design of *development adjacent* to Dundas Street does not conflict with the design needs for the future *transit* hub. In particular, changes to site access locations or requests for new accesses may not be permitted;
- d) *Development* along public *transit* routes shall incorporate barrier-free access to public *transit* and public *transit infrastructure*, where appropriate;
- e) There is potential for a future interregional *transit* route to be located on

Dundas Street. Interregional *transit* service and connections to the potential future *transit* hub are encouraged within the Community Node; and,

- f) In addition to the provision of traditional public *transit* service, other innovative forms of public *transit* such as on-demand *transit* are also encouraged to support *transit* use in the Secondary Plan area.

#### 4.4.13.4 Parking

Waterdown has a high level of vehicle usage. Although an objective of this Plan is to encourage greater use of *transit* and *active transportation* travel modes, there is and will continue to be a need to provide sufficient vehicular parking to meet future demand. The shift to other travel modes is expected to be a gradual process taking place over the long term.

In particular, the area east of Hamilton Street, along Dundas Street and along the streets that intersect with Dundas Street within the Community Node, has historically developed with lower amounts of private parking. This contributes to an attractive and pedestrian focused commercial environment. However, it can create some challenges meeting demands for vehicle parking. These challenges may become more prevalent in the short and medium term as additional *intensification* occurs, as shifts in travels modes are expected to take place gradually over the long term.

##### 4.4.13.4.1 Within the area identified as the Community Node on Map B.4.4-1 – Land Use Plan, the following parking policies shall apply:

- a) On-street parking provides an important function within the Community Node area. *Existing* on-street parking spaces shall be maintained where feasible;
- b) Improvements to *existing* on-street parking spaces or the addition of on-street parking spaces are encouraged provided they do not impact the provision of transit infrastructure;
- c) Where feasible, vehicular site accesses shall be located to maximize on-street parking opportunities;
- d) Reductions in parking requirements may be considered to facilitate the *adaptive reuse* of *built heritage resources* where the provision of parking would negatively impact a *cultural heritage resource*;
- e) Where all or a portion of on-site parking requirements in the Zoning By-law

cannot be met, then the first consideration shall be payment of cash in lieu of parking in accordance with Policy F.1.20 of Volume 1;

- f) The City shall investigate the feasibility of establishing a municipally operated off-street public parking lot in the Community Node to create a centralized parking resource that is separate from privately-owned parking;
- g) Public-private partnerships between the City and new *development* to create municipally operated off-street parking are encouraged. The City shall monitor new *development* proposals to identify appropriate opportunities for public-private partnerships; and,
- h) Public short-term bicycle parking and electric vehicle (EV) charging facilities shall be provided as part of any off-street public parking facility.

#### 4.4.13.5 Special Character Roads

- a) The following road segments in the Secondary Plan shall be identified as heritage roads:
  - i) Dundas Street East within the boundary of the Dundas Street *Cultural Heritage Landscape* identified on Appendix A – Waterdown Community Node Secondary Plan – Cultural Heritage Resources; and,
  - ii) Main Street North and South within the boundary of the Main Street *Cultural Heritage Landscape* identified on Appendix A – Waterdown Community Node Secondary Plan – Cultural Heritage Resources.
- b) For the heritage roads identified in Policy B.4.4.13.5 a) of this Plan, Policies C.4.5.3 to C.4.5.3.4 of Volume 1 shall apply; and,
- c) In addition to Policies C.4.5.3 to C.4.5.3.4 of Volume 1, all public and private initiatives within this corridor shall endeavour to protect the recognized *heritage attributes* of the Dundas Street and Main Street *cultural heritage landscapes* as identified in Policies B.4.4.11.2.1 and B.4.4.11.2.2.

### 4.4.14 Infrastructure, Energy and Sustainability Policies

- 4.4.14.1 Municipal services, such as sewers, water, stormwater systems and public/private

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utilities shall be provided, maintained and upgraded, as may be required, to accommodate the needs of *existing* and future *development* in the Waterdown Community Node Secondary Plan area. In addition to Section C.5.0 – Infrastructure of Volume 1, the following policies shall also apply:

- a) The City shall monitor the capacity and reassess the need to manage stormwater runoff, as may be required;
- b) The approval of *development* applications shall be contingent on the availability of water and wastewater capacity;
- c) To increase energy efficiency and reduce the environmental impact of buildings, all commercial, institutional, mixed use and *multiple dwelling* buildings will be encouraged to:
  - i) Build to higher energy efficient standards than outlined in the Ontario Building Code;
  - ii) Have green roofs or cool roofing materials;
  - iii) Provide solar capture equipment;
  - iv) Provide for a portion of the building’s total energy requirements through alternative energy sources, including photovoltaic, geothermal, or other alternatives;
  - iv) Utilize grey water recycling;
  - v) Utilize low demand or low flow fixtures; and,
  - vi) Plant trees and other vegetation to provide shade, increase tree canopy cover and provide other environmental benefits.
- d) Low Impact *Development* (LID) is a design technique which contributes to aquatic habitat protection, can help regulate water runoff, improve water quality and reduce the flooding risks associated with extreme weather events. *Development*, including the *redevelopment* or creation of parking lots, shall utilize Low Impact *Development* (LID) measures in site design where feasible to reduce water runoff and improve water quality;
- e) Where appropriate, soil cells or similar Low Impact *Development* technologies

should be used for street tree planting to improve storm water management function in conjunction with plantings;

- f) Electric vehicle (EV) charging stations are encouraged to be provided on lands designated Mixed Use - Medium Density, Local Commercial, Medium Density Residential 2 and High Density Residential 1;
- g) The use of self-sustaining, drought-tolerant native groundcover is encouraged in lieu of sod in areas where mowed turf areas/strips are contemplated. Minimizing mowed turf improves sustainability and resiliency to climate change, improves infiltration and SWM function and improves ecological support for pollinators;
- h) Native plant species are encouraged in all landscaped areas to reduce the risk of invasive, non-native species being introduced and provide support for pollinators and birds;
- i) Proposed *development* shall consider how energy efficiency measures, LID measures, innovative servicing technologies or other sustainable measures can be incorporated into site and building design;
- j) In addition to Policies F.1.19.5 and F.1.19.6 of Volume 1, a report may be requested as part of a *development* application to demonstrate what energy efficiency measures, LID measures, innovative servicing technologies or other sustainable measures have been employed and how they have been incorporated into the proposal;
- k) In addition to Policies F.1.19.5 and F.1.19.6 of Volume 1, a Soil Management Plan may be required as part of a complete application under the Planning Act, R.S.O., 1990 c. P.13, to maintain or improve soil storm water infiltration capacity and *conserve ecological functions* in soil following *development*; and,
- l) Conditions may be applied to site plan applications requiring inspections and testing to verify that post-construction soil quality and depth standards recommended by a soil management plan have been met.

#### 4.4.15 Implementation

- a) The City shall ensure that the cost of any growth-related improvements needed for water, sanitary and stormwater *infrastructure* are incorporated into the capital budget planning process;

- b) In addition to the definition of *development* in Chapter G of Volume 1, for the purposes of this Plan, the term *development* shall also include *redevelopment*;
- c) *Development* may include *infrastructure* for drainage control located on private lands. Where deemed necessary, the City may require the registration of Site Plan agreements on title of a property, to give the City legal authority to ensure that these controls continue to function appropriately in the future;
- d) Where feasible, urban services, utilities and overhead wires should be buried underground as part of future planned road reconstruction, streetscape installation projects or *development*;
- e) The zoning by-law may be amended to recognize a legal non-complying residential use as an existing use in accordance with Policy F.1.12.8 of Volume 1;
- f) Costs for the installation of additional pedestrian crossings identified in Policy B.4.4.13.2 c) shall be incorporated into the City’s Development Charges By-law;
- g) The following strategies, among others, may be considered as part of the investigation of feasibility for a municipally operated off-street public parking lot referenced in Policy B.4.4.13.4.1 f):
  - i) A public-private partnership with a landowner to use an *existing* surface parking area or vacant land for the purposes of a public parking lot; or,
  - ii) A public-private partnership to create a publicly accessible parking facility within a new *development*.
- h) In addition to the definition of *heritage attributes* in Chapter G of Volume 1, for the purposes of this Plan, the term *heritage attributes* shall also include the principal features or elements that contribute to a *cultural heritage landscape’s* cultural heritage value or interest; and,
- i) In accordance with Policy C.2.5.1 of Volume 1, the Zoning By-law shall restrict the permitted uses in *Core Areas* identified on Appendix B – Waterdown Community Node Secondary Plan - Natural Heritage and Hazards, and further identified on Schedule B – Natural Heritage System of Volume 1.

#### **4.4.16 Area and Site Specific Policies**



Area and Site Specific Policy Areas have been identified on Map B.4.4-1 – Waterdown Community Node – Land Use Plan.

4.4.16.1 **Area Specific Policy – Area A**

For the lands located at 273, 275, 277, 279, 281 and 285 Parkside Drive, 15, 21, and 29 John Street West, and 29, 35 and 41 Hamilton Street South, designated Medium Density Residential 2 and shown as Area Specific Policy - Area A on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply:

- a) Lot consolidation shall take place prior to development for medium density residential uses, to establish a sufficient lot area; and,
- b) In addition to the uses permitted in Section E.3.5 – Medium Density Residential of Volume 1 and Policy B.4.4.5.6, *existing* uses shall be permitted and shall be recognized in the Zoning By-law.

4.4.16.2 **Area Specific Policy – Area B**

Notwithstanding Policy E.3.4.5 of Volume 1, for the lands bounded by Parkside Drive, Victoria Street, Elgin Street, and the eastern boundary of the Secondary Plan, designated Low Density Residential 1 and shown as Area Specific Policy - Area B on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, *development* shall be limited to a maximum height *compatible* with the heights of *built heritage resources* in the Waterdown Heights Subdivision *Cultural Heritage Landscape* which are listed on the Municipal Heritage Register.

4.4.16.3 **Area Specific Policy – Area C**

For the lands located at 3 and 4 Howard Boulevard, designated Mixed Use – Medium Density and shown as Area Specific Policy – Area C on Map B.4.4-1 – Waterdown Community Node Secondary Plan – Land Use Plan, lot consolidation with a lot fronting onto Dundas Street shall take place prior to *development* for Mixed Use – Medium Density land uses.

4.4.16.4 **Area Specific Policy – Area D**

For the lands located at Dundas Street East, Barton Street, Flamboro Street, Griffin Street, Franklin Street, Main Street and Mill Street, designated Mixed Use - Medium Density and Mixed Use – Medium Density – Pedestrian Focus, and shown as Area

Specific Policy - Area D on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, to maintain the *historic* character of the area and protect the cultural heritage values of the Dundas Street and Main Street *Cultural Heritage Landscapes*, no building in Area Specific Policy – Area D shall have a height greater than three storeys;
- b) The Zoning By-law shall establish appropriate standards to ensure that *development* is *compatible* with the character of the area, including with *cultural heritage resources* within Area Specific Policy – Area D;
- c) New *development* shall consider the area’s unique walkability and explore opportunities for mid-block connections and the establishment of new publicly accessible open spaces, courtyards or plazas in the interior of blocks;
- d) Building siting and design shall establish or reinforce a continuous street wall condition along the street edge of Dundas Street; and,
- e) Notwithstanding Policy E.4.3.4 a) of Volume 1, minimum block face requirements shall not apply where a commercial parking facility is proposed on a lot which does not have frontage on Dundas Street.

#### 4.4.16.5 **Site Specific Policy – Area E**

In addition to the uses permitted in Policy E.3.4.3 of Volume 1, for the lands located at 140 and 146 Mill Street North, designated Low Density Residential 2 and shown as Site Specific Policy - Area E on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, a funeral home may also be permitted.

#### 4.4.16.6 **Site Specific Policy – Area F**

In addition to the uses permitted in Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density – Pedestrian Focus, located at 61 Hamilton Street North, and shown as Site Specific Policy - Area F on Map B.4.4-1 – Waterdown Community Node – Land Use Plan the *existing* building and lumber supply establishment may also be permitted.

4.4.16.7 **Site Specific Policy – Area G**

For the lands located at 5 Hamilton Street North, designated Mixed Use – Medium Density – Pedestrian Focus and shown as Site Specific Policy - Area G on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.4.3.4 d) of Volume 1, residential uses may be permitted on the ground floor of a *multiple dwelling*, provided that no residential uses front onto Hamilton Street;
- b) Notwithstanding Policy E.4.3.4 c) of Volume 1, the principal commercial entrance within the ground floor façade may be located on the north side of the building instead of directly *adjacent* to the street; and,
- c) Notwithstanding Policy B.4.4.10.2 d) iii), the massing of the building shall not be required to be stepped back adjacent to the street above the second or third storey.

4.4.16.8 **Site Specific Policy – Area H**

For the lands located at 1 Hamilton Street South, designated High Density Residential 1 and shown as Site Specific Policy - Area H on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply:

- a) In addition to Section E.3.6 of Volume 1 and Policy B.4.4.5.7, any new buildings proposed on the site shall meet the following requirements:
  - i) New buildings shall be built up to the street line on Dundas Street, and parking, driveways or lanes shall not be permitted between buildings and the Dundas Street frontage;
  - ii) Active commercial uses shall be provided at grade fronting Dundas Street;
  - iii) Each building and commercial use shall face onto Dundas Street with the main entrance of each building and commercial use and substantial fenestration facing on to the street; and,
  - iv) The main façade of a new building shall be a minimum of two storeys facing Dundas Street.

4.4.16.9 **Site Specific Policy – Area I**

In addition to the uses permitted in Policy E.4.6.5 – Mixed Use – Medium Density – Pedestrian Focus Designation of Volume 1, for the lands designated Mixed Use – Medium Density, located at 19 Flamborough Street, the *existing* motor vehicle related use and a motor vehicle washing establishment may also be permitted.





































