

WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

March 22, 2022

# Waterdown Community Node Secondary Plan and Zoning Changes (PED22001)

Presented by: Melanie Pham

**Waterdown  
Memorial Park**



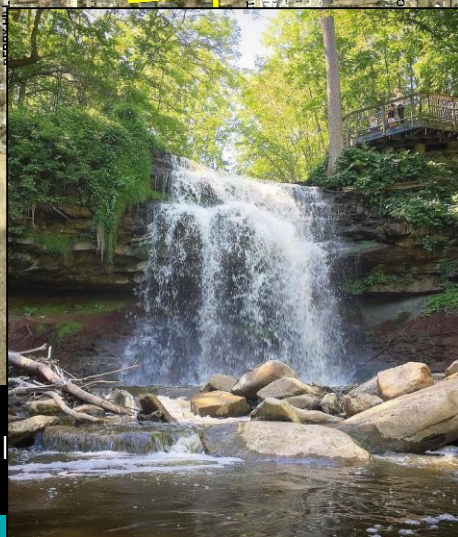
**Hamilton Street**

**Mill Street HCD**



**Grindstone Creek**

**Dundas Street East**



**Smokey Hollow  
Waterfall**



 **Waterdown Community**



**Waterdown Community  
Node Boundary**



Not to Scale

Date: March 14, 2022



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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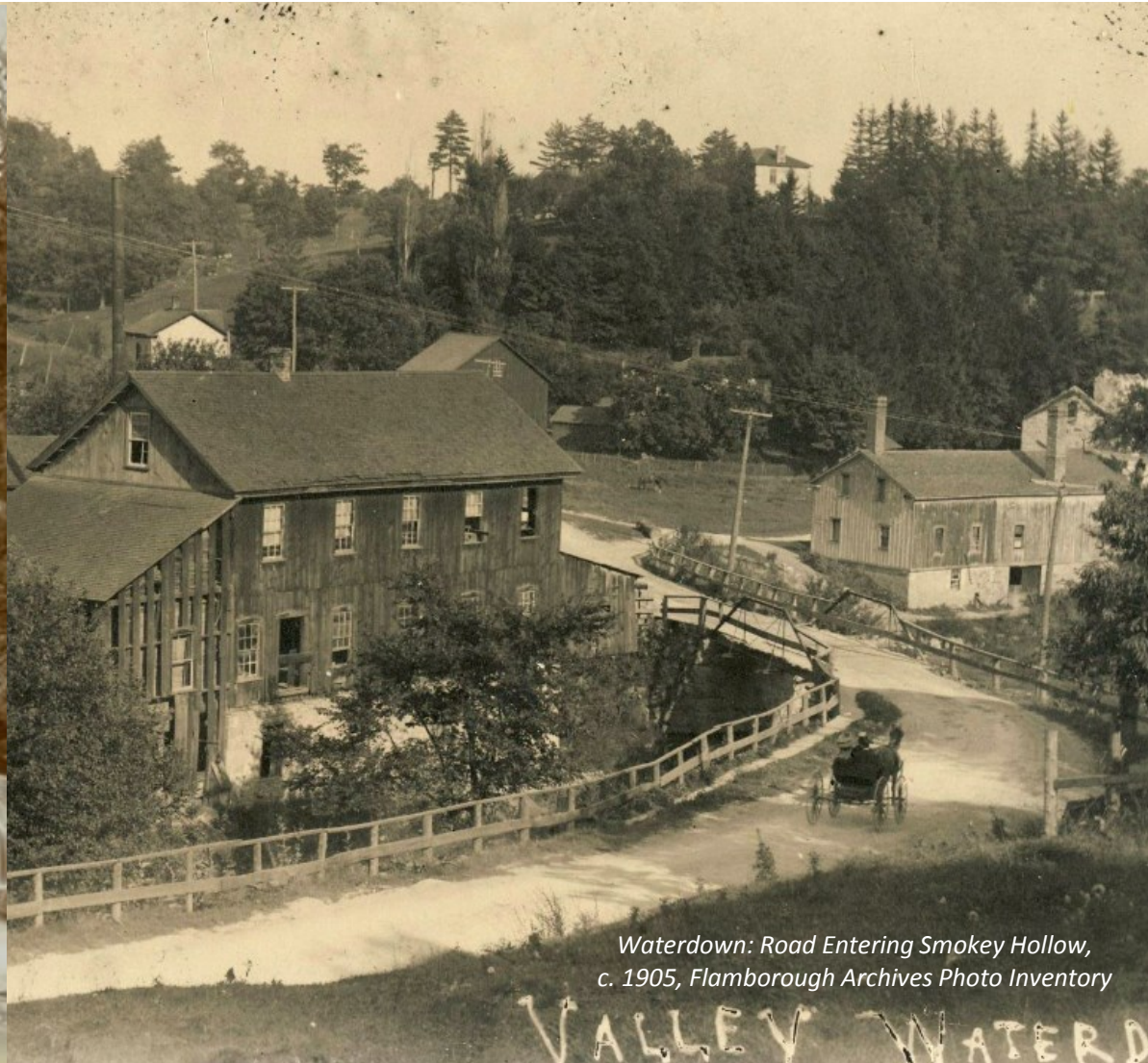
2017. May not be reproduced without permission.

THIS IS NOT A PLAN OF SURVEY.





*Waterdown Falls, c. 1890s, Charles Cochran Album,  
Local History & Archives, Hamilton Public Library*



*Waterdown: Road Entering Smokey Hollow,  
c. 1905, Flamborough Archives Photo Inventory*

- Preamble and Vision
- Principles and Policy Objectives
- General Land Use Policies
- Land Use Policies by Land Use Type
- Urban Design Policies
- Cultural Heritage Policies
- Natural Heritage Policies
- Transportation Policies
- Infrastructure, Energy and Sustainability Policies
- Implementation Policies
- Area and Site Specific Policies
- Maps



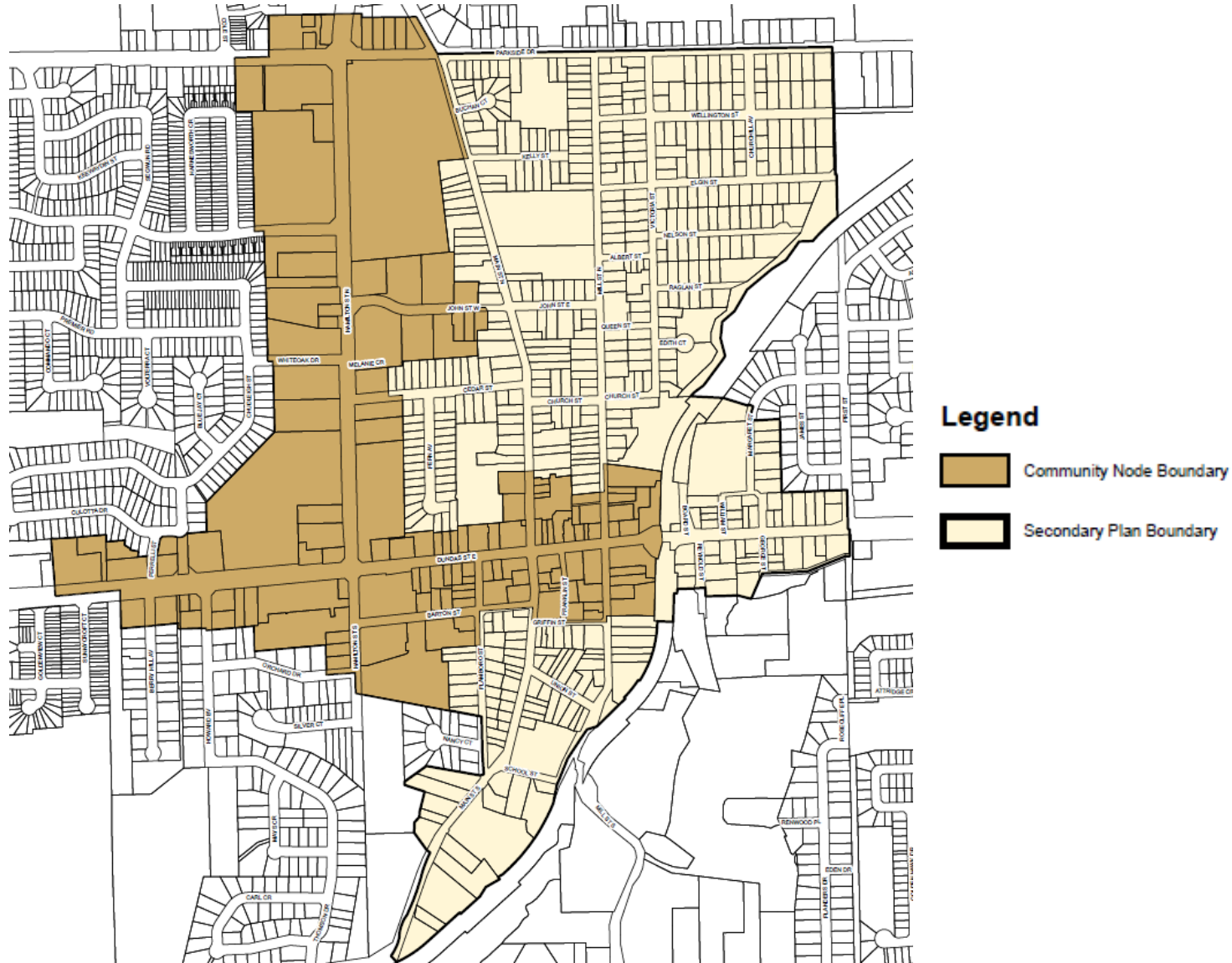


# Key Elements of Long-Term Vision

PED22001

- Planning for growth and redevelopment to 2051
- Recognizing and maintaining historic identity and small-town character of the area
- Supporting the Community Node as an important focal point
- Recognizing that the portion of the Node centred along Dundas Street, east of Hamilton Street has a special character
- Ensuring compatible and well-designed new development
- Supporting sustainability and active transportation
- Maintaining green space





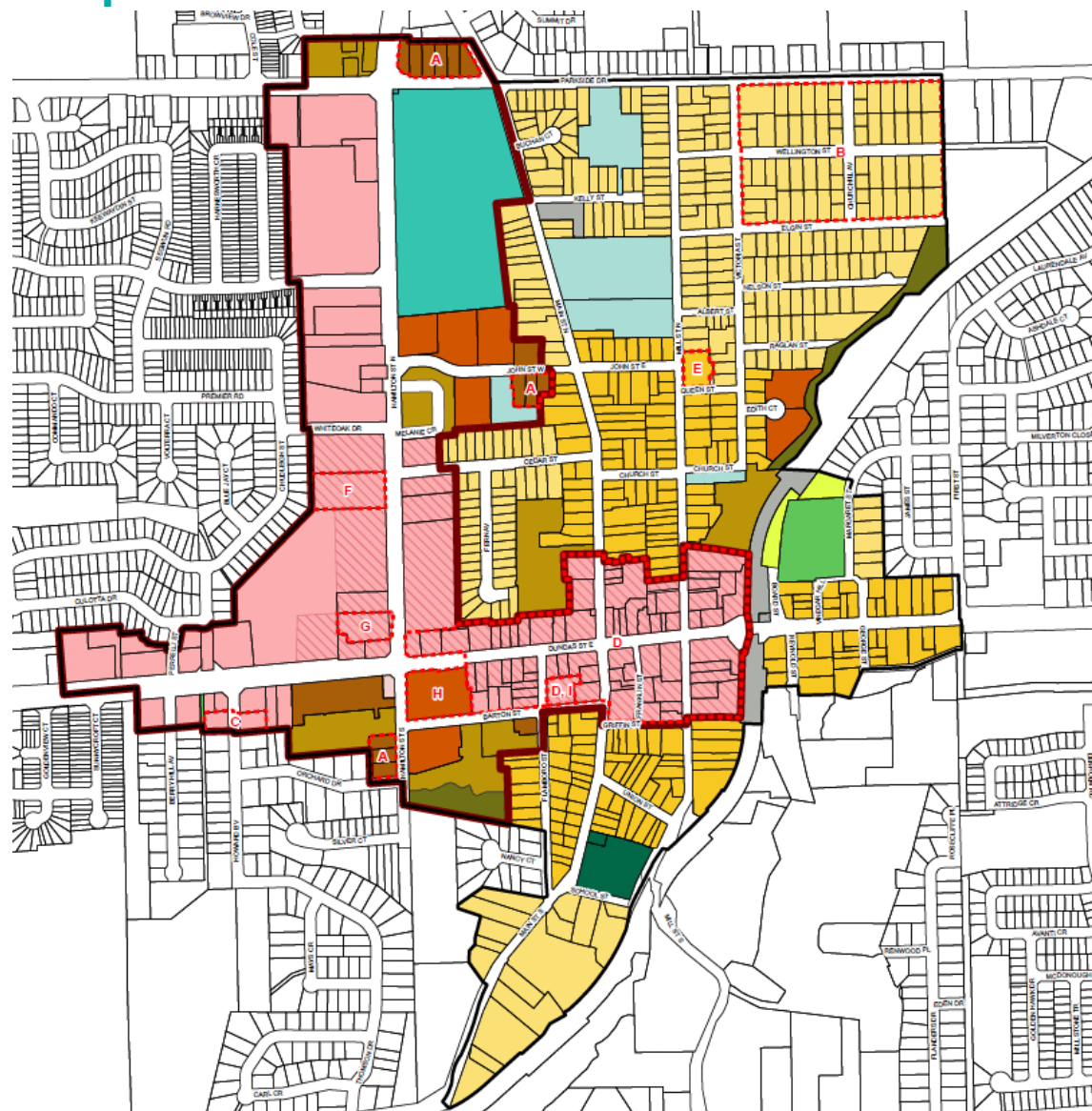
1. Support Business in the Node
2. Improve the Function of the Transportation Network
3. Conserve the Community's Heritage
4. Improve Sustainability and Resilience to Climate Change
5. Create attractive places and spaces
6. Provide a High Quality Equitable Living Environment





# Map 1 - Land Use Plan

PED22001



## Legend

### Residential Designations

- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential 2
- High Density Residential 1

### Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density

### Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space
- Parkette

### Other Designations

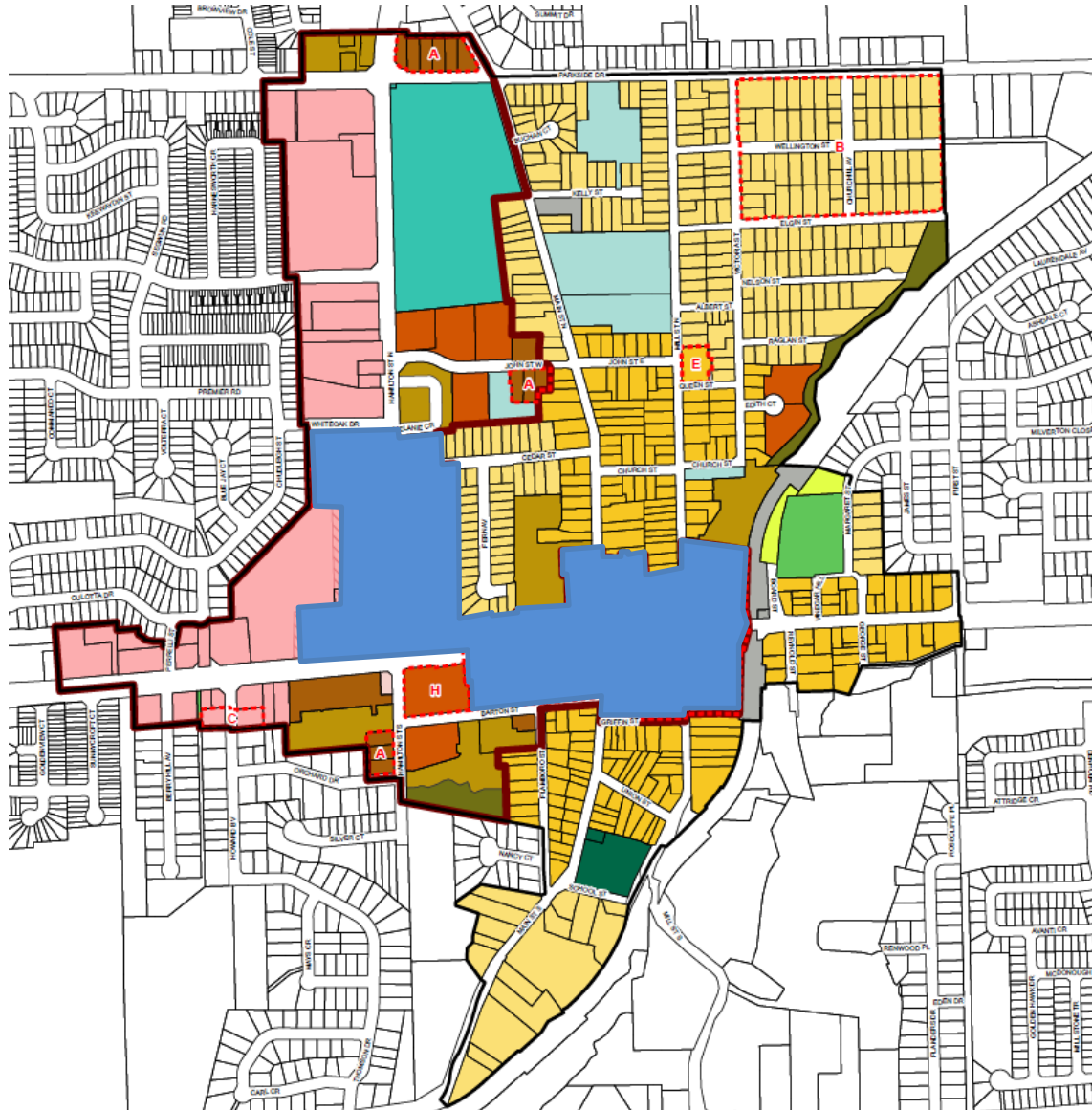
- Institutional
- Utility

### Other Features

- Pedestrian Focus
- Area or Site Specific Policy
- Community Node Boundary
- Secondary Plan Boundary

# Pedestrian Focus Street Areas

PED22001



- Pedestrian Focus Street policies to apply to historic core, a small portion of Dundas Street west of the historic core, and to Hamilton Street up to White Oak Drive (Blue)



# Land Use Designations - Low Density Residential

PED22001

Low Density Residential 1	<ul style="list-style-type: none"><li>• Within stable residential neighbourhoods</li><li>• Permits Single Detached and Duplex Dwellings</li><li>• 0 to 60 units per hectare</li><li>• Maximum 2.5 storey height</li></ul>
Low Density Residential 2	<ul style="list-style-type: none"><li>• Within stable residential neighbourhoods abutting the historic commercial core</li><li>• Permits Single Detached, Duplex Dwelling, Semi-Detached Dwelling, Triplex Dwelling</li><li>• 0 to 60 Units per hectare</li><li>• Maximum 2.5 storeys</li></ul>
Low Density Residential 3	<ul style="list-style-type: none"><li>• Existing sites within stable residential neighbourhoods</li><li>• Also permits street townhouses, block townhouses and back to back townhouses</li><li>• 20 to 60 Units per hectare</li><li>• Maximum 3 storeys</li></ul>





Medium  
Density  
Residential 2

- In the Community Node
- Multiple dwellings
- 60 to 100 units per hectare
- Maximum 3 storey height

High Density  
Residential 1

- In the Community Node and 2 Existing Sites on Edith Court
- Multiple Dwellings
- 100 to 200 units per hectare
- Maximum 8 storeys



Mixed Use Medium Density	<ul style="list-style-type: none"><li>• In the Community Node, along Hamilton Street and Dundas Street and along some intersecting streets</li><li>• Permits various commercial, institutional and recreational uses, and multiple dwellings</li><li>• Maximum height 6 storeys, up to 8 on west side of Hamilton Street</li><li>• Maximum 3 storeys in special character area east of Hamilton Street</li></ul>
Mixed Use Medium Density – Pedestrian Focus Overlay	<ul style="list-style-type: none"><li>• In the Community Node, along Hamilton Street up to White Oak Drive, and along Dundas Street and intersecting streets</li><li>• Permits same uses as Mixed Use – Medium Density. Car-oriented uses restricted</li><li>• Minimum 2 storey building height</li></ul>
Local Commercial	<ul style="list-style-type: none"><li>• Southwest corner of Hamilton Street and Dundas Street (272 Dundas Street West)</li><li>• Permits various commercial uses. Car-oriented uses restricted</li><li>• Maximum 3 storeys</li></ul>

# Parks and Open Space Designations

PED22001

Parkette	Margaret Street Parkette
Neighbourhood Park	Sealey Park
Community Park	Waterdown Memorial Park
General Open Space	Waterdown Union Cemetery
Natural Open Space	Lands abutting Grindstone Creek, woodlot on Hamilton Street South

## Other Designations

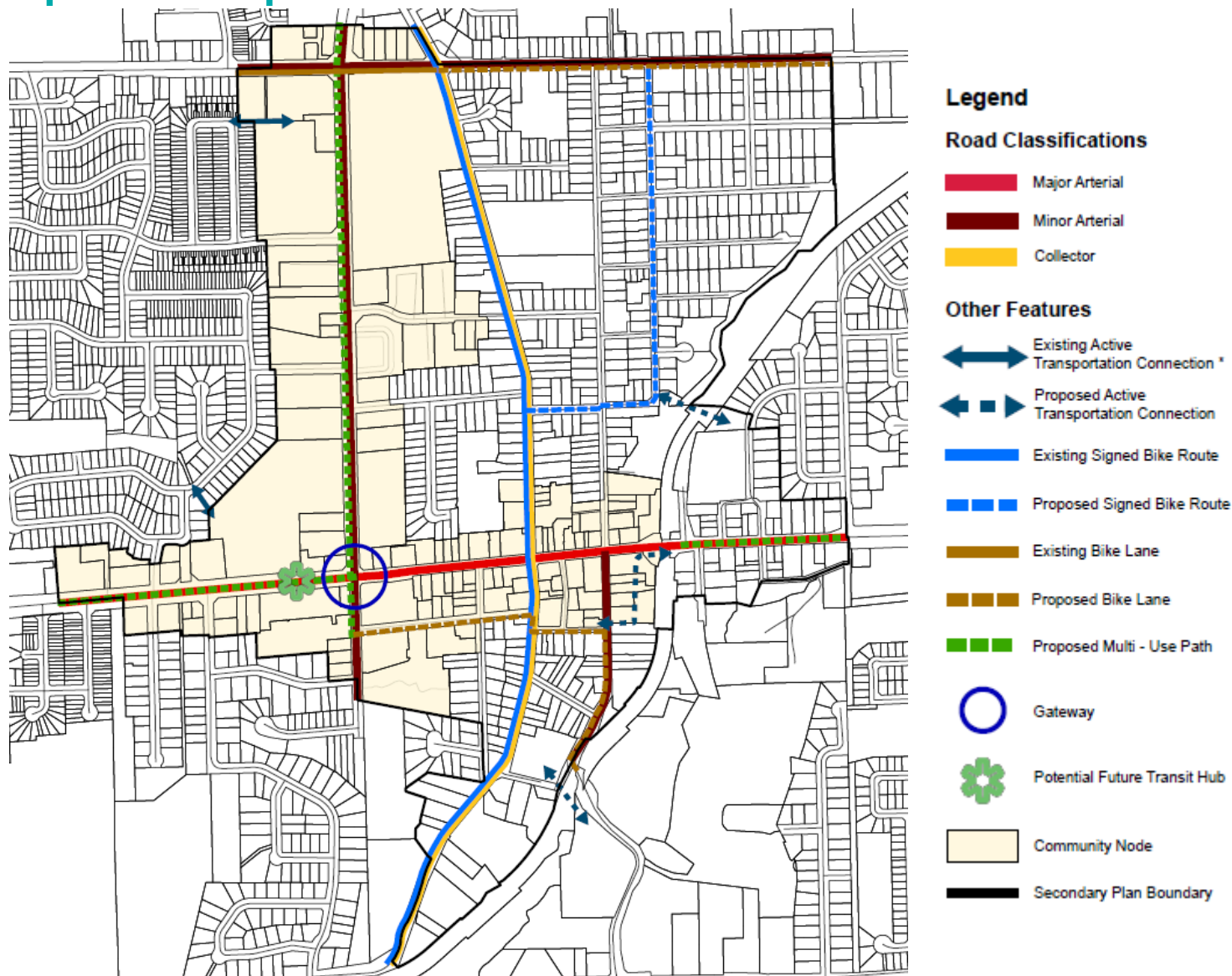
- Institutional
- Utility





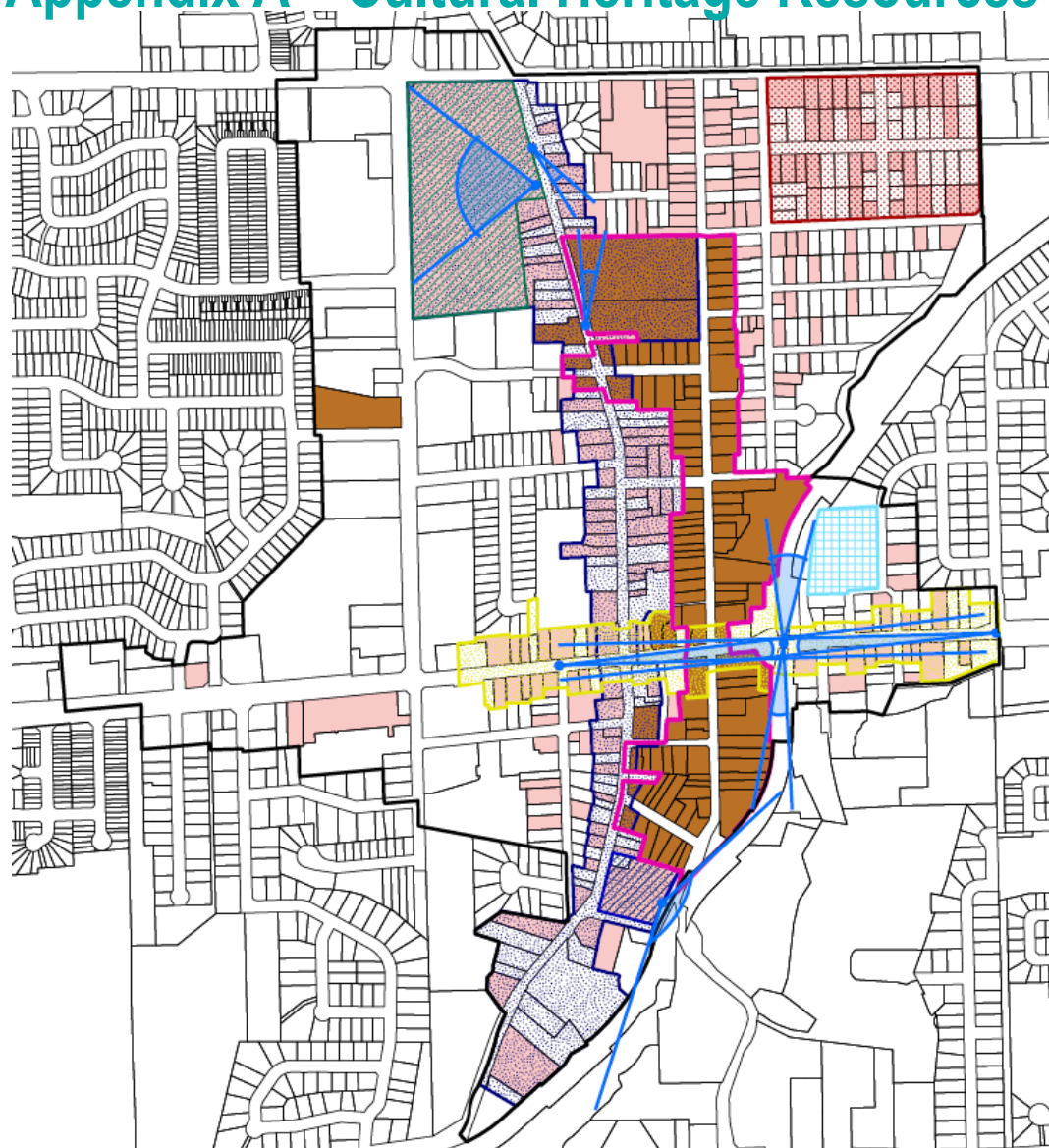
## Map 2 - Transportation and Connections

PED22001




# Appendix A – Cultural Heritage Resources

PED22001



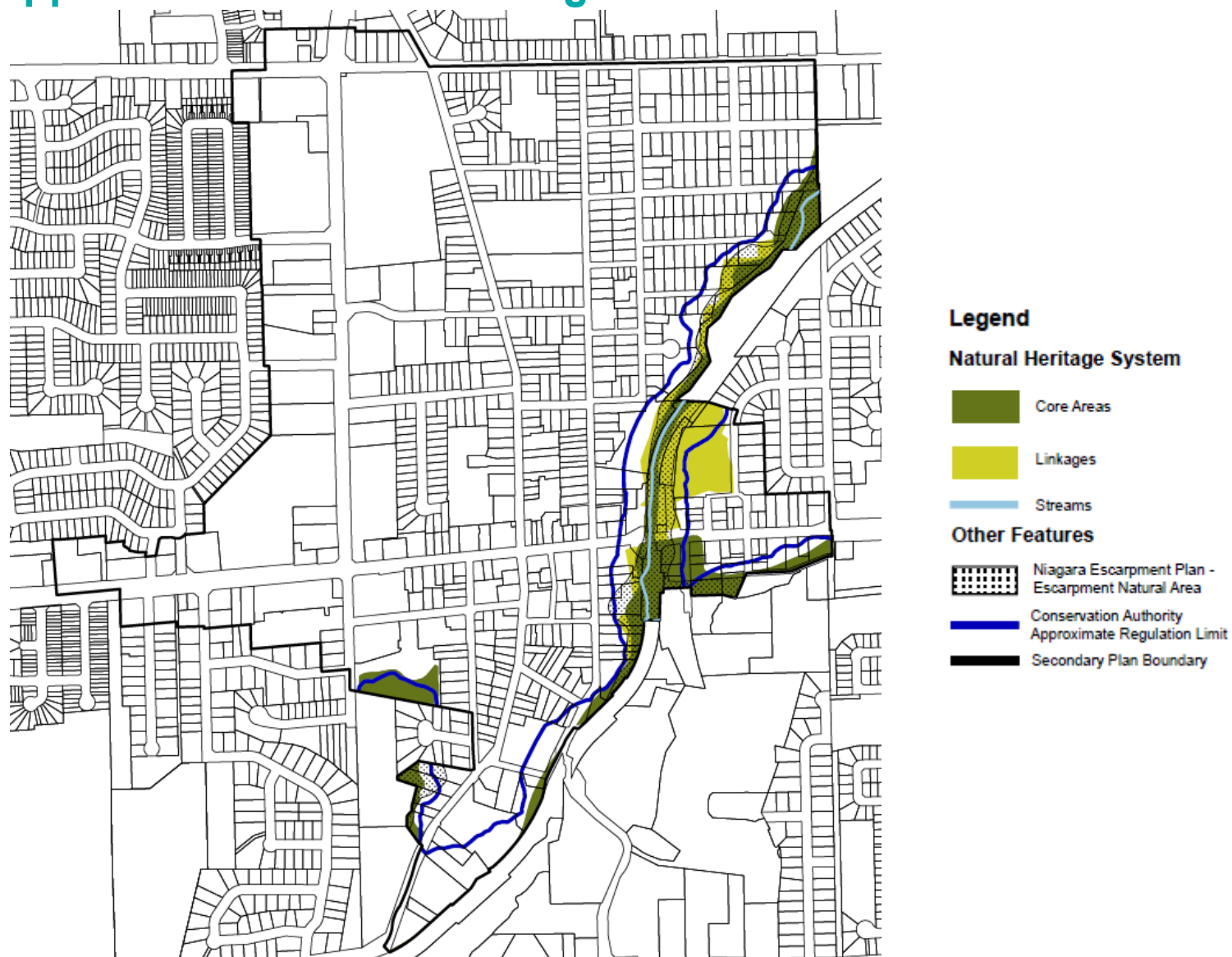
## Legend

### Cultural Heritage Landscapes

-  Waterdown Heights Subdivision
-  Waterdown Memorial Park
-  Main Street
-  Union Cemetery
-  Dundas Street
-  Sealey Park

### Other Features

-  Designated under the Ontario Heritage Act
-  Listed on the Municipal Heritage Register
-  Significant View
-  Mill Street Heritage Conservation District
-  Secondary Plan Boundary

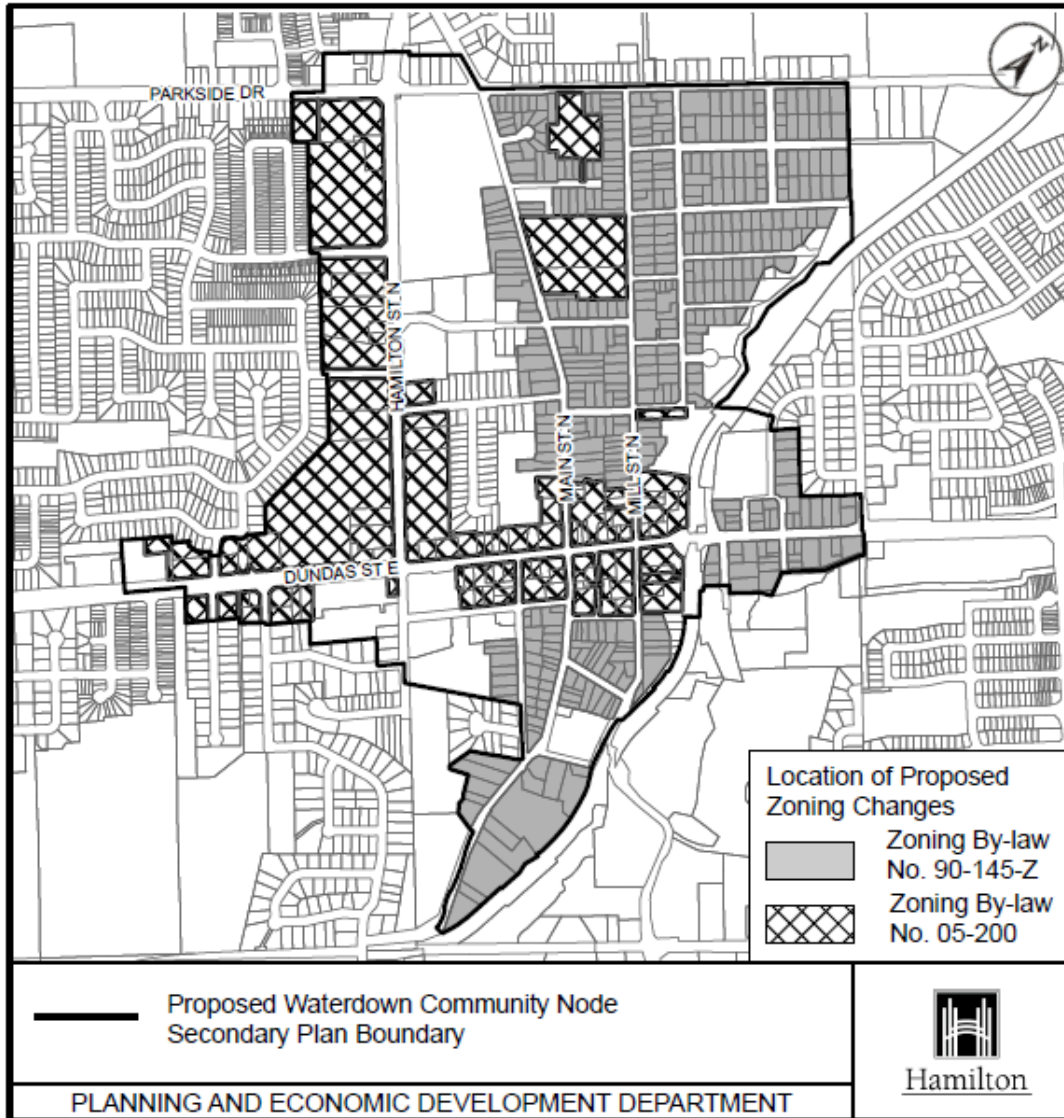




1. Ensuring that a certain level of commercial is maintained within the Node to support commercial function
2. Managing vehicle access numbers and locations, and encouraging access consolidation
3. Addressing compatibility of infill development in low density neighbourhoods and on institutional sites within neighbourhoods
4. Providing guidance for large site redevelopment
5. Providing direction for maximizing on-street parking and investigating the feasibility of a municipally operated lot

- Majority of growth directed to Node
- Current Node Density of 76 persons and jobs per hectare
- Targeted to increase to more than 100 persons and jobs per hectare by 2041 (approx. 2007 persons and 491 jobs)
- GRIDS2 estimated target of 144 persons and jobs by 2051 (approx. 3344 persons and 819 jobs)



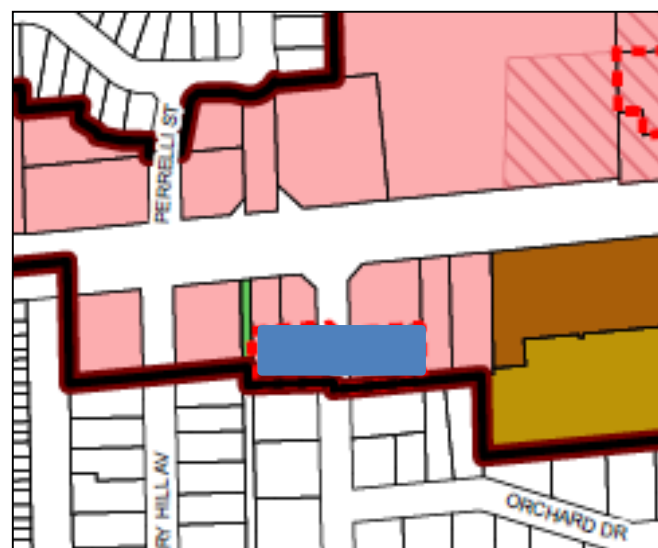
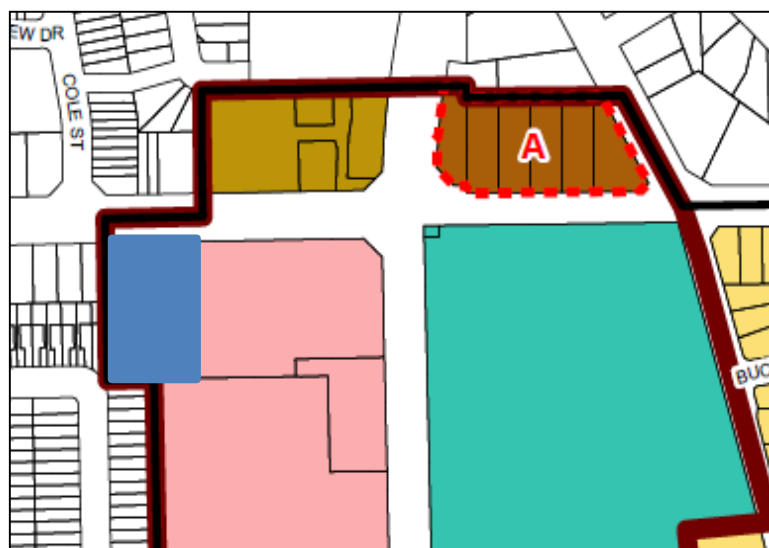


- Two Zoning By-laws exist within Secondary Plan
- Zoning Review excluded certain types of land uses



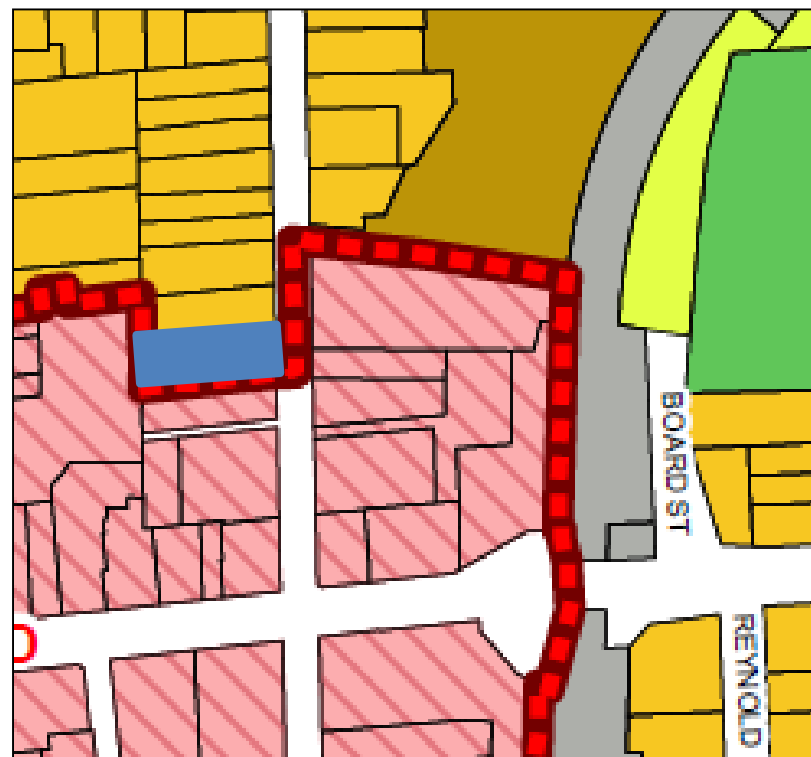
# Zoning Changes

Three properties removed from Town of Flamborough Zoning By-law and added to the Mixed Use Medium Density (C5) Zone in Zoning By-law 05-200



## Zoning Changes

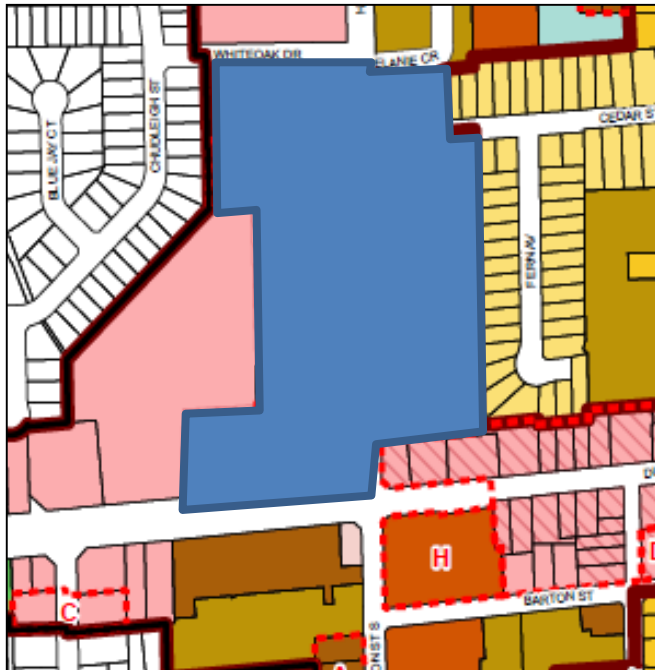
One property removed from the Mixed Use Medium Density (C5) Zone and added to the Town of Flamborough Zoning By-law



## Zoning Changes - Mixed Use Medium Density Areas

Change in zoning from a standard Mixed Use Medium Density (C5) Zone to a Mixed Use Medium Density – Pedestrian Focus (C5a) Zone

Create a new special exception for historic commercial core area





# Zoning Changes - Mixed Use Medium Density Areas

- Prohibiting car-oriented uses in pedestrian focused areas
- Ground Floor Amenity Area
- Planting Strips
- Front Yard Setbacks
- Building Stepbacks for upper storeys of Mid-rise Buildings
- Window glazing standards
- Commercial Parking Facility Standards
- Minimum commercial GFA for large plazas



## Zoning Changes - Institutional

Applies to 4 properties:

**80 Mill Street North (Knox Presbyterian Church),  
200 Main Street North (Mary Hopkins Elementary School),  
306 Parkside Drive (St. James United Church) and  
182 Main Street North (Grace Anglican Church)**

- An existing **designated** heritage building can be converted to residential as long as the building is maintained in its original form
- Maximum height of 9.0 metres (2 storeys) for any residential use (single detached, semi-detached, street townhouse)
- No flat roofs for residential uses
- No rooftop amenity areas
- 2<sup>nd</sup> floor balconies or terraces only permitted in a front or exterior side yard



## Zoning Changes – Residential

- Purpose is to allow for appropriate infill development and redevelopment
- Ensure compatibility with existing housing and reflect existing character

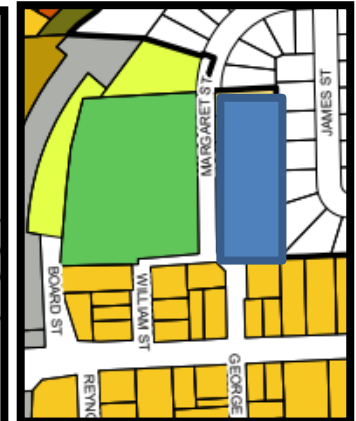
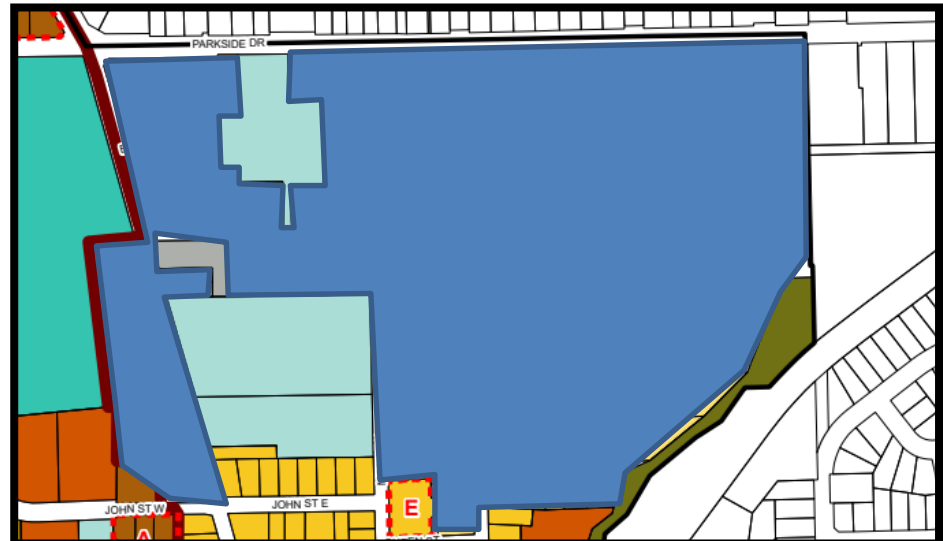




## Zoning Changes – Residential (R1) Zone

Urban Residential (Single Detached)  
“R1” Zone generally follows Low  
Density Residential 1 Designation

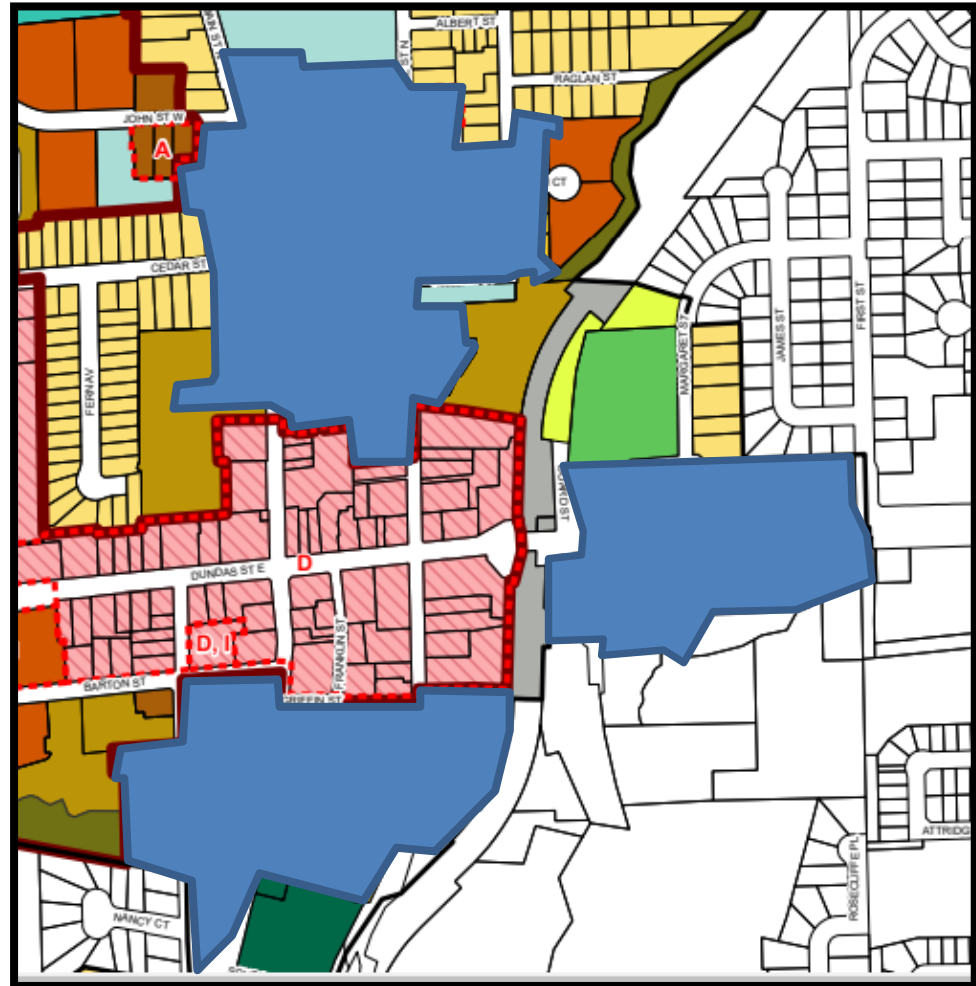
- Additional duplex use
- New Character Zoning applied through a site specific
- Retention of some other existing site specific permissions



## Zoning Changes – Core Area Residential (R5) Zone

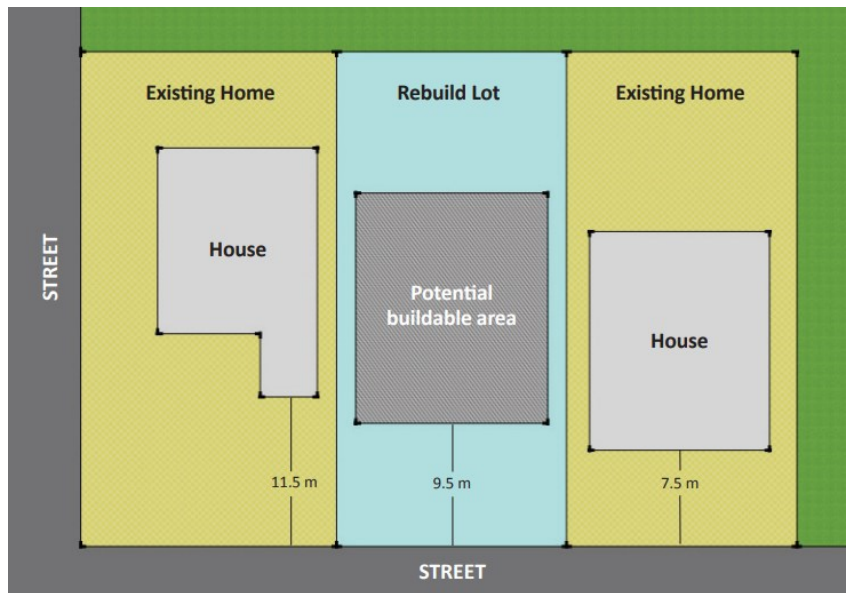
Core Residential “R5” Zone generally follows Low Density Residential 2 Designation

- Permissions for single detached, duplex, triplex and semi-detached dwellings maintained
- Removed permission to convert dwellings to medical offices
- New Character Zoning
- Retention of some existing site specific permissions

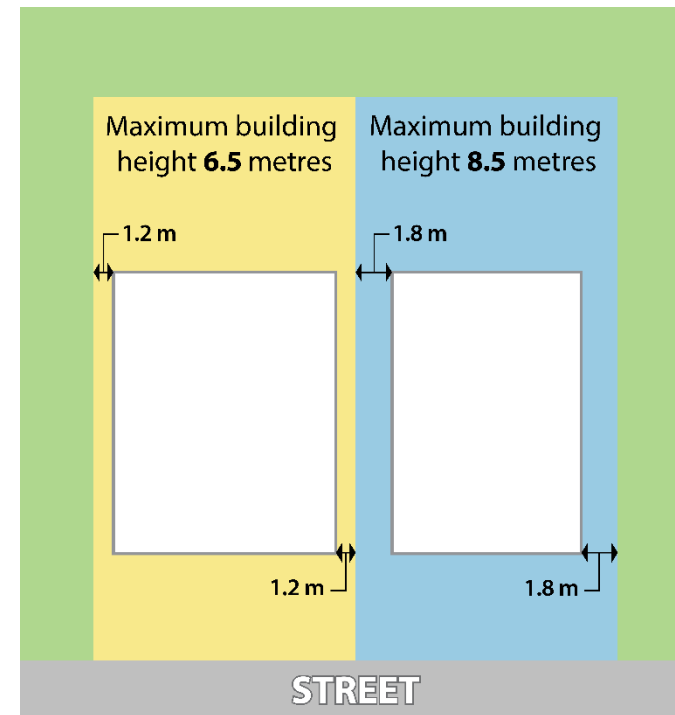


# Character Zoning Changes – R1 and R5 Residential

- Front and Side Yard Requirements
- Building Heights
- Dwelling Depth
- Lot Coverage



Varied front yard based on adjacent dwellings



Varied side yards based on building height



# Zoning Changes – Residential

## Landscaping

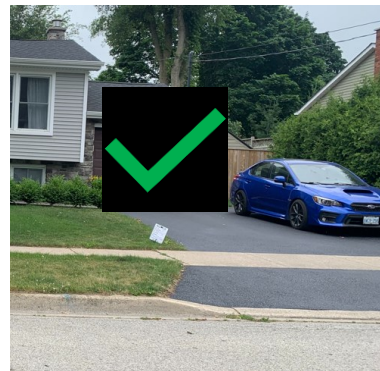
- No landscape elements, except for plantings, that are taller than 0.9m in a front or exterior side yard

## Driveways

- Maximum 6 metres wide
- 1 curb cut
- No T-shaped or U-shaped driveways

## Garages and Carports

- Setback for garage increases as width of garage increases
- Detached rear yard garages encouraged – accessory building standards amended
- Double car garages require 2 doors



# Zoning Changes – Residential

## Materials

- No Exterior Insulation Finishing Systems (EIFS)

## Balconies

- No balconies, roof top patios or terraces above the first floor

## No Flat Roofs

## Heritage Permits

- Anything approved through a heritage permit is deemed to comply with the zoning



# Statutory Notice and Commenting

PED22001

- Commenting on draft OPA in June 2021
- Commenting on draft Zoning in Sept 2021
- Statutory Notices posted in the newspaper on March 3 and March 4 and sent to required persons and agencies by mail and email March 4
- Notice followed the requirements of the Planning Act for Official Plan Amendments and Zoning By-law Amendments
- Comments:
  - Urban Solutions
  - Ruth Victor
  - MHBC

**NOTICE OF PUBLIC MEETING OF THE  
PLANNING COMMITTEE**  
Amendment to the Urban Hamilton Official Plan

The Planning Committee is holding a Public Meeting under the Planning Act to consider changes to the Urban Hamilton Official Plan to add the Waterdown Community Node Secondary Plan.

**When:** Tuesday March 22, 2022  
9:30 a.m.

**Where:** Due to COVID-19 and the closure of City Hall all Virtual Meetings can be viewed at:  
City's Website: [www.hamilton.ca/MeetingAgendas](http://www.hamilton.ca/MeetingAgendas)  
City's YouTube Channel: [www.youtube.com/insideCityofHamilton](https://www.youtube.com/insideCityofHamilton)

**Why:** The proposed Official Plan Amendment will incorporate the Waterdown Community Node Secondary Plan (policies and maps) into the Urban Hamilton Official Plan. The Amendment will establish land use designations, densities, development forms, development standards, heritage policies, transportation policies, and urban design policies for the Waterdown Community Node Secondary Plan area. This policy framework will guide development within the Secondary Plan area.

**How:** **Accessing the Proposed Amendments and Staff Report:**  
**Official Plan Amendment:** March 4, 2022 - The proposed Urban Hamilton Official Plan Amendment and information and material related to it will be available online at [www.hamilton.ca/waterdownnode](https://www.hamilton.ca/waterdownnode).  
**Staff Report:** March 11, 2022 - The staff report will be available online at [www.hamilton.ca/waterdownnode](https://www.hamilton.ca/waterdownnode).  
**Planning Committee Agenda:** March 16, 2022 - Copies of the Planning Committee agenda including the staff report and the proposed Urban Hamilton Official Plan Amendment will be available online at [www.hamilton.ca/MeetingAgendas](http://www.hamilton.ca/MeetingAgendas) or by contacting the City Clerks Office by email at [clerk@hamilton.ca](mailto:clerk@hamilton.ca).

**Public Input:**  
**To provide comments at the Public Meeting or register as a delegation:**  
The Planning Committee will consider this Amendment at a virtual Public Meeting at the above noted date and time. You may submit written comments to the Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5 or by email to [clerk@hamilton.ca](mailto:clerk@hamilton.ca). Comments must be received by noon on **Monday, March 21, 2022**. Any written comments received after the deadline will be included on the Wednesday, March 30, 2022 Council agenda.

Members of the public can participate in a statutory public meeting by submitting a pre-recorded video by noon **Friday, March 18, 2022**. The video must be no longer than 5 minutes in length and will be reviewed before the meeting to ensure it adheres to the City's procedures and protocols in presenting to Council. The video can be submitted by emailing [clerk@hamilton.ca](mailto:clerk@hamilton.ca) or dropping off a USB at the City Hall drop box located at the back of the 1<sup>st</sup> Floor of City Hall, 71 Main Street West, to the attention of the Legislative Coordinator, Planning Committee. Any videos that do not adhere to the City's procedures and protocols will not be presented at the meeting.

Members of the public are also able to provide oral comments, no longer than 5 minutes in length, regarding statutory public meeting items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. Interested members of the public **must register by noon Monday, March 21, 2022**.

To register, members of the public must submit a Request to Speak form which can be found at [www.hamilton.ca/MeetingAgendas](https://www.hamilton.ca/MeetingAgendas). Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting. The link must not be shared with others as it is unique to the registrant. All members of the public who register to participate by Webex will be contacted by City Staff to confirm details of the registration prior to the meeting and provide an overview of the public participation process.

If you need clarification or have any questions on how to participate in a statutory public meeting, please email [clerk@hamilton.ca](mailto:clerk@hamilton.ca) or phone 905.546.2424 extension 4605.

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment, you must make a written request to the Legislative Coordinator, Planning Committee, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5 or by email to [clerk@hamilton.ca](mailto:clerk@hamilton.ca).

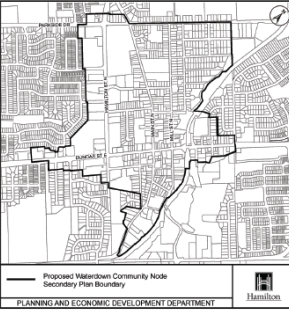
**Appeals:**  
In accordance with the provisions of the Planning Act:  
i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal (OLT).  
ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Collection of Information**  
Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the general public and will appear on the City's website unless you expressly request within your communication that City remove your personal information.


**For further information about the Waterdown Community Node Secondary Plan Study please visit [www.hamilton.ca/waterdownnode](https://www.hamilton.ca/waterdownnode) and <https://enquiries.hamilton.ca/waterdownnode>.**

**Questions?** For more information about this matter, including information about appeal rights contact Melanie Pham by email at [Melanie.Pham@hamilton.ca](mailto:Melanie.Pham@hamilton.ca) or by phone at 905.546.2424 Ext. 6685.

This notice issued March 3, 2022.



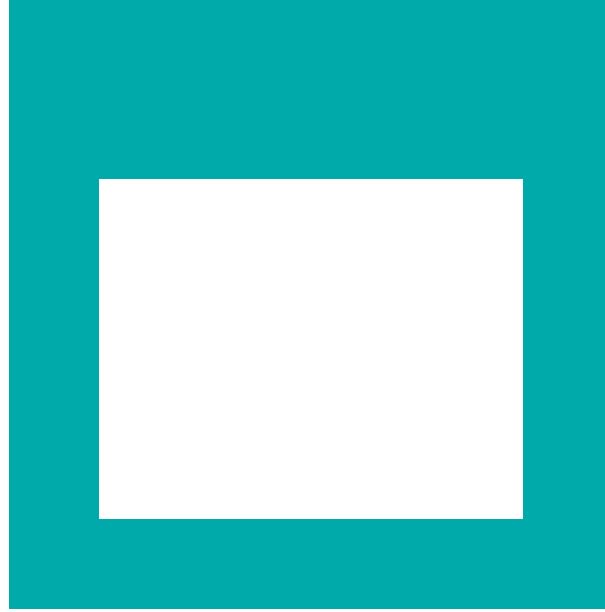
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT





## Conclusion and Next Steps

- The proposed Official Plan amendment and Zoning By-law Amendments represent good planning and are consistent with Provincial Policy and the intent of the Urban Hamilton Official Plan.
- Heritage Conservation District Study (Recommendation (d) to Report)



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE