



Waterdown Community Node Urban Design Guidelines

Planning Committee
March 22, 2022

Purpose of the Urban Design Guidelines

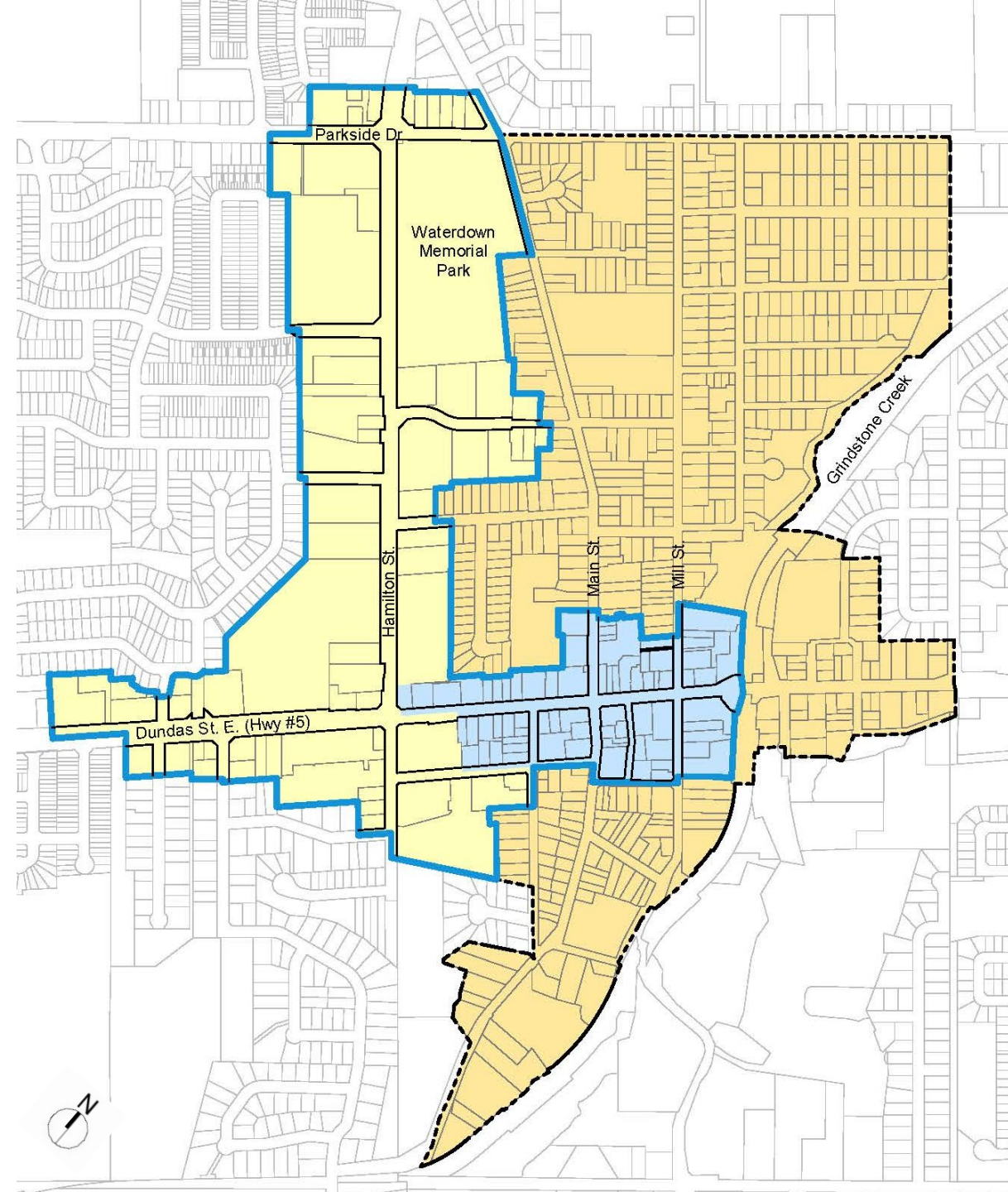
- Guides the design of new buildings, sites, and the public realm
- Will be used by City Staff to review and evaluate development proposals in Waterdown
- Key guidelines have been translated into Secondary Plan policies



The Guidelines Will:

- Apply to the Waterdown Community Node
- Establish two Character Areas within the Community Node:
 - Historic Commercial Character Area (Village Core)
 - Hamilton-Dundas Character Area
- Provide high-level guidance for residential neighbourhoods

- | | |
|-------------------------------|-------------------------------------|
| ----- Secondary Plan Boundary | Hamilton-Dundas Character Area |
| Community Node Boundary | Historic Commercial Character Area |
| | Low-Rise Residential Neighbourhoods |



Guiding Principles

1. Create a Connected Waterdown
2. Create Animated Streetscapes
3. Create More Compact & Efficient Development Through Intensification
4. Protect Neighbourhoods
5. Conserve and Enhance Natural & Cultural Heritage
6. Promote High Quality Site & Building Design



General Guidelines for the Community Node

Key Directions:

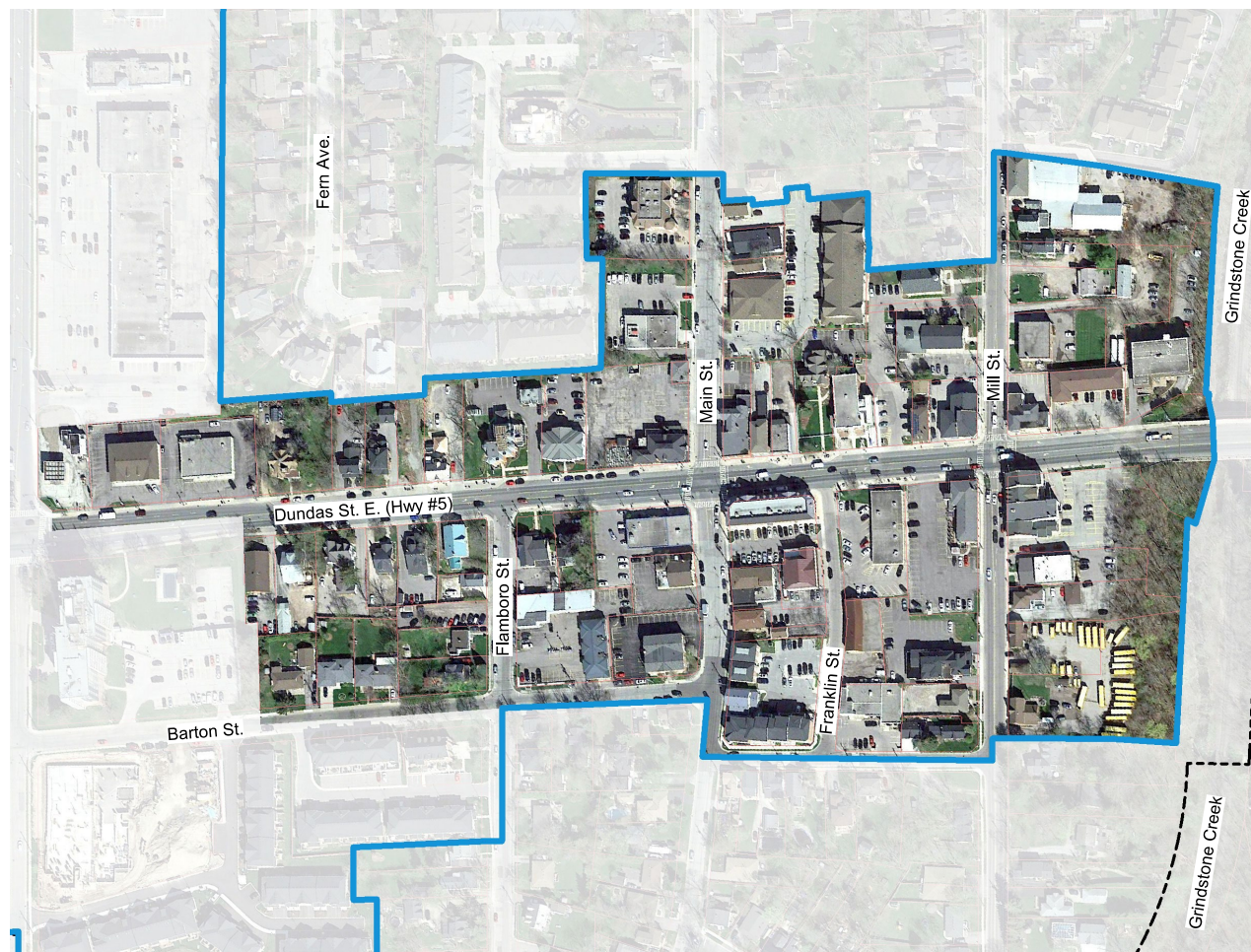
- Site Design:
 - Sustainable Site Design
 - Landscaping
 - Parking, Circulation, and Site Servicing
 - Mid-block Connections and Crossings
 - Public Realm
- Building Design:
 - General Building Design
 - Articulation, Façade Design, and Materials
 - Compatibility with Heritage Resources



Historic Commercial Character Area

Key Directions:

- Build on the existing small-scale village character with low-rise building forms
- Maintain and conserve heritage elements
- Sensitively integrate new development into the existing context
- Enhance the public realm and streetscape to prioritize walking and active transportation



- Secondary Plan Boundary
- Community Node Boundary

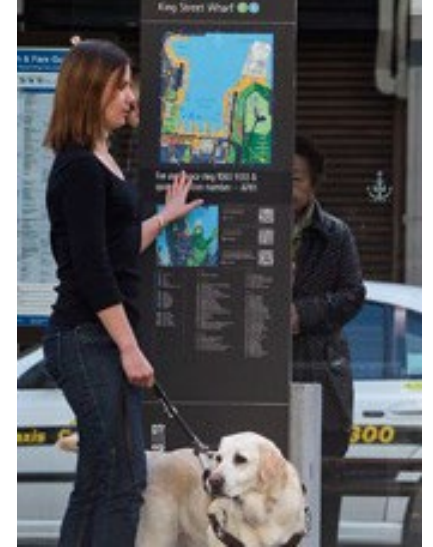
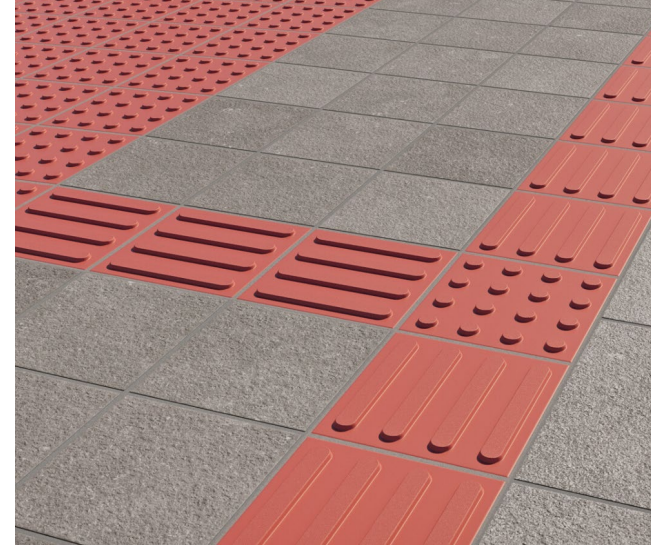


Public Realm Vision

Historic Commercial Character Area

Key Directions:

- Prioritize pedestrians and enhance pedestrian safety
- Create wide sidewalks and pedestrian clearways
- Incorporate cycling
- Universal accessibility
- Enhance the village feel
- Create a gateway to the village from the east

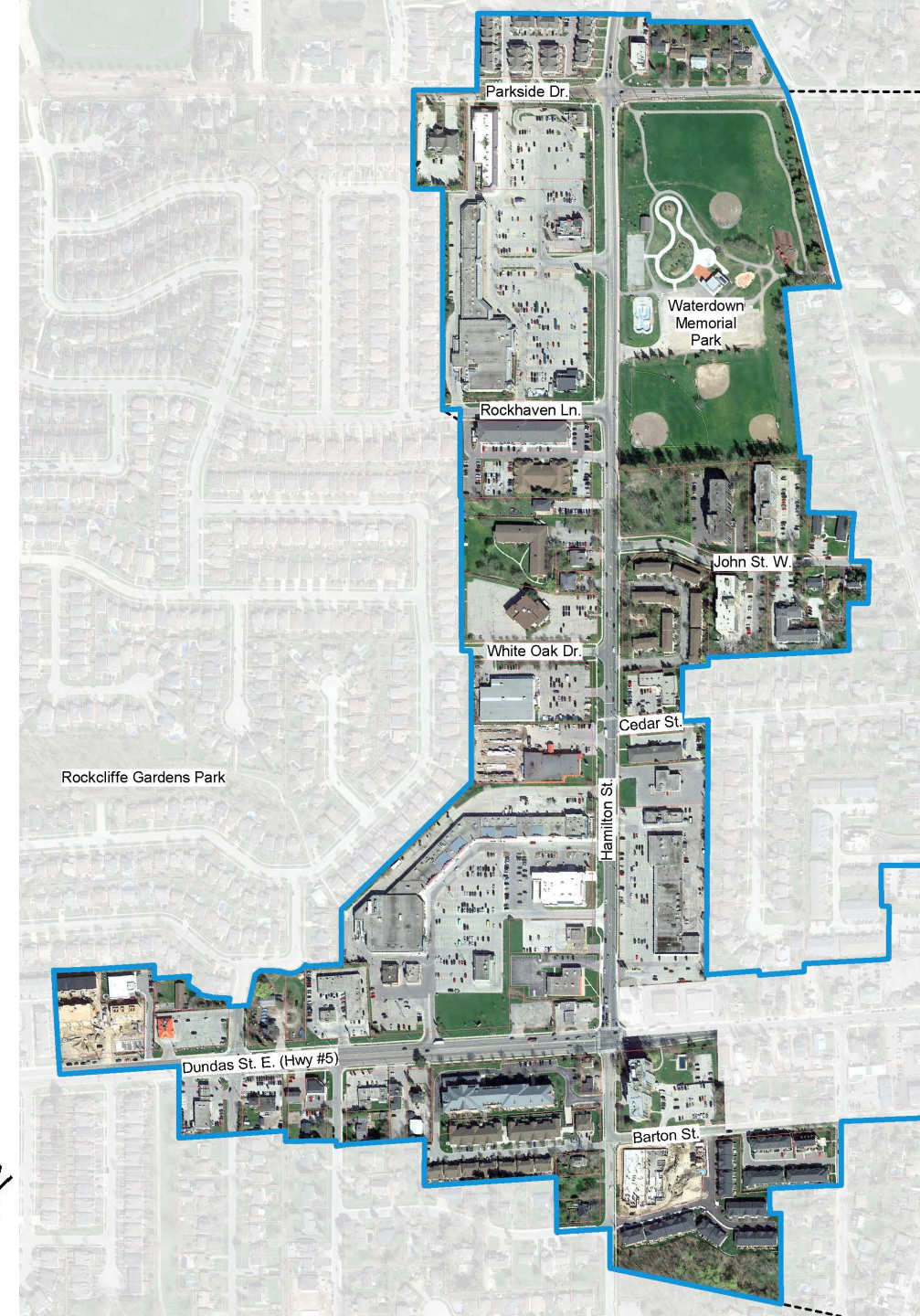


Hamilton-Dundas Character Area

Key Directions:

- Large lots provide opportunity for diverse mixed-use development
- Street-facing development will frame a network of fine-grained streets, open spaces, and mid-block connections
- Built form will unite seamlessly in its identity with the Historic Commercial Character Area

- Secondary Plan Boundary
- Community Node Boundary



Design Vision

Hamilton-Dundas Character Area

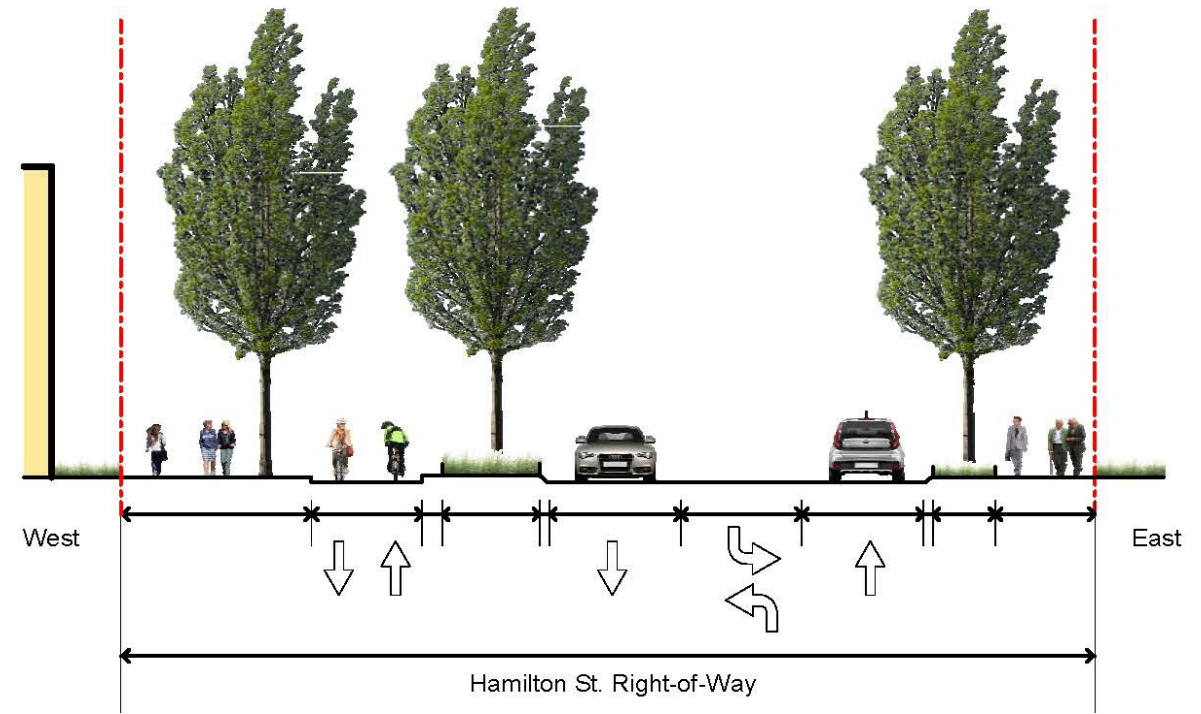


Public Realm Vision

Hamilton-Dundas Character Area

Key Directions:

- Prioritize pedestrians
- Incorporate cycling infrastructure
- Improve access to public transit



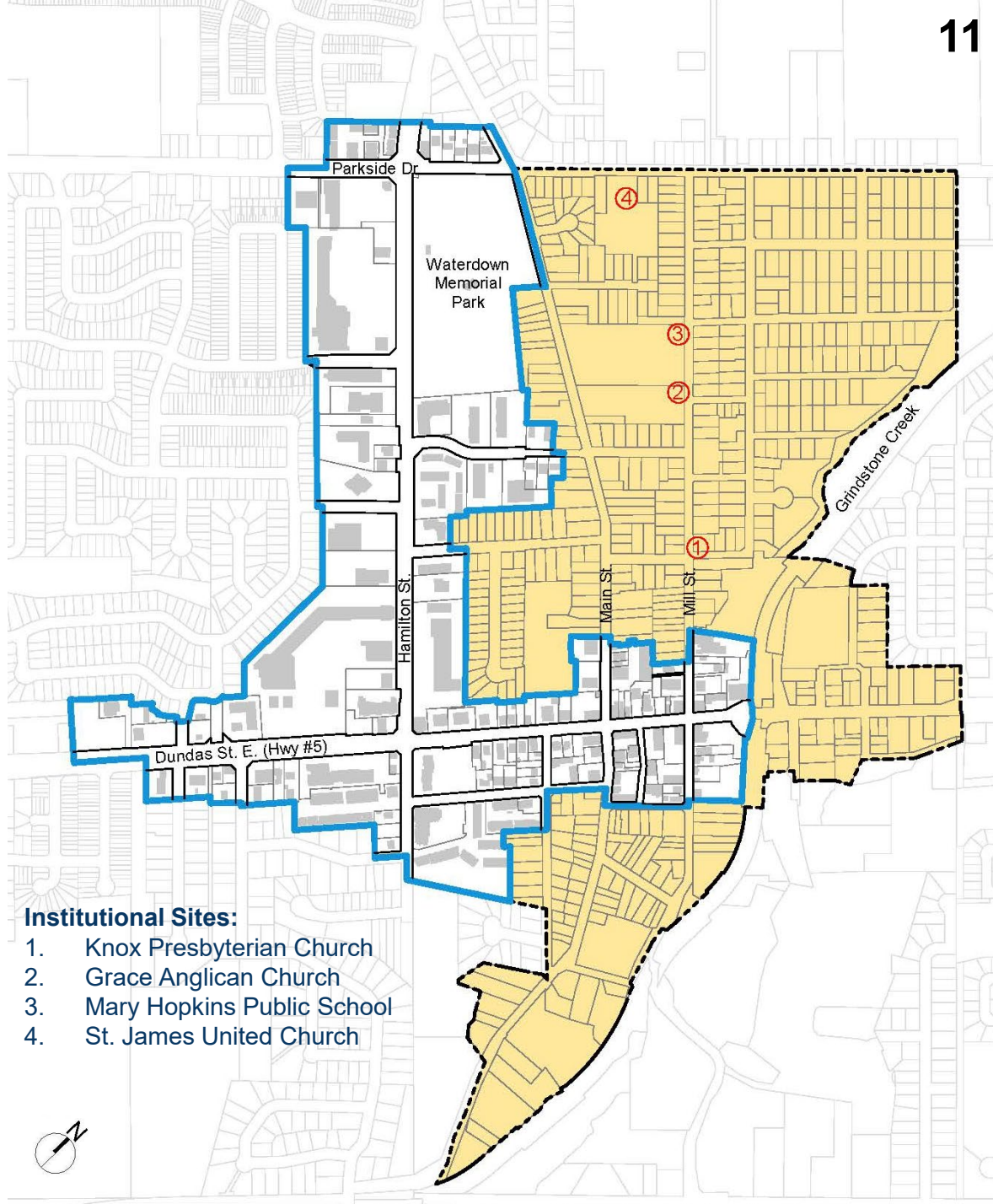
Source: Root BRT

Low-Rise Neighbourhoods

Key Directions:

- Will remain stable but not static
- Large institutional sites can provide a range of housing options for a more inclusive and diverse population
- New development should complement the neighbourhoods' prevailing low-rise form
- Development should complement and enhance the existing character

- Secondary Plan Boundary
- Community Node Boundary
- Low-Rise Residential Neighbourhoods



Institutional Sites:

1. Knox Presbyterian Church
2. Grace Anglican Church
3. Mary Hopkins Public School
4. St. James United Church

Cultural Heritage Landscapes

- Mill Street Heritage Conservation District
- Waterdown Heights Subdivision Cultural Heritage Landscape
- Dundas Street Cultural Heritage Landscape Residential Areas
- Main Street Cultural Heritage Landscape





Additional Slides

Example Lot Development

Hamilton-Dundas Character Area

- 1 All buildings oriented to street
- 2 Buildings with residential ground floors are ground-oriented
- 3 Parking is interior to the lot
- 4 Regular grid street network, appropriate block sizes and connections
- 5 Publicly-accessible green space
- 6 Direct pedestrian access to Rockcliffe Gardens Park Pathway
- 7 Transit stops conveniently located
- 8 Parking access from interior street network
- 9 Pedestrian crossing on Hamilton Street
- 10 Trees planted along all street frontages, rear yards, parking areas, open spaces



Example Lot Development

Historic Commercial Character Area

- 1 All buildings oriented to street
- 2 Parking is located at the interior of the lot where possible
- 3 Publicly-accessible green space and plaza space is provided within lots
- 4 Franklin Street becomes a pedestrian-focused shared street
- 5 Barton Street becomes the designated east-west cycling route
- 6 Buildings use setbacks to transition to heritage properties
- 7 Trees are planted along all street frontages, in rear yards, parking areas, and open spaces

