

6.2 Ainslie Wood Westdale Secondary Plan

6.2.1 Purpose of Secondary Plan

The Ainslie Wood Westdale Secondary Plan area is bounded by the former boundaries between the former City of Hamilton and former Town of Dundas on the west, Cootes Paradise on the northwest, and Highway 403 on the east and the southeast. The Ainslie Wood Westdale Secondary Plan establishes land uses, development standards and provisions regarding cultural heritage, urban design and transportation, to guide the *development and/or redevelopment* of lands located in the Ainslie Wood Westdale Secondary Plan area. Section B.6.2 and Maps B.6.2-1 - Ainslie Wood Westdale - Land Use Plan and B.6.2-2 – Ainslie Wood Westdale - Cultural Heritage Landscapes constitute the Ainslie Wood Westdale Secondary Plan.

Other non-land matters are addressed in the Community Strategy, which is outlined in a separate report. The Community Strategy is a guide plan for recommended actions by the City and other stakeholders, on matters such as student housing, by-laws and their enforcement, parking and communications.

6.2.2 Vision

The desired future state of the Ainslie Wood Westdale area, within the 20 year time frame, is a balanced stable community in which the diverse needs of all stakeholders are met. McMaster University and the surrounding community support each other by the provision of services and amenities. Residents are housed in high-quality neighbourhoods providing amenities suitable for various types of households. Tenants, including students and others, are offered a wide range of suitable housing choices and services. Development is well-designed and sustainable, considers future generations and respects the natural environment.

6.2.3 Goals

The Ainslie Wood Westdale community shall provide a variety of residential densities, commercial, mixed use, open space and other areas to meet the diverse needs of its many citizens which include homeowners, students, business people, shoppers and others. The predominantly low density residential appearance of the Ainslie Wood Westdale neighbourhoods shall be preserved and restored, with higher densities directed away from the single-detached residential areas, and towards appropriate locations such as along major roads.

6.2.4 Objectives

The objectives of the Ainslie Wood Westdale Secondary Plan are to:

- a) Provide a diversity of suitable housing choice for families, students, seniors and others.
- b) Maintain low density, single detached residential areas, in terms of both appearance and use.
- c) Ensure new infill housing and renovations are *compatible* with existing development.

- d) Encourage *development* forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major roads.
- e) Provide employment choices within the area which are *compatible* with residential uses, allowing residents the option to live and work in close proximity.
- f) Reduce conflicts between adjacent land uses by buffering and distance separation.
- g) Retain all existing open space areas and natural areas, including significant features such as Cootes Paradise.
- h) Provide commercial areas, especially along the King Street historic community core and along portions of other major roads.
- i) *Conserve cultural heritage resources*, including buildings and areas of historical and architectural significance.
- j) Enhance the design and identity of the Ainslie Wood Westdale area by the addition of design features to accentuate streetscapes and gateways.
- k) Recognize McMaster University and the McMaster University Medical Centre as major community stakeholders, which help to define community identity, and contribute educational and employment opportunities.
- l) Ensure that the transportation system provides for the needs of all citizens, encourages a compact urban form and enables the use of alternative travel modes.
- m) Ensure that municipal infrastructure, such as water, sewers, storm water management facilities and public/private utilities are provided to adequately service the residents, businesses and institutions of this area.

6.2.5 Residential Designations

The Ainslie Wood Westdale community shall remain primarily a residential area, which shall include a wide range of housing types. The community includes the Westdale historic residential neighbourhood around the Westdale oval, and various residential areas with housing of different forms and densities. The residential policies shall define the location and scale of each type of residential use, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.

6.2.5.1 The residential areas are designated Low Density Residential 2, Low Density Residential 3c, and High Density Residential 1 as indicated on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan. The following policies shall apply to each of these land use designations.

6.2.5.2 The residential policies are intended to help achieve the following objectives:

- a) Provide a wide variety of housing forms for many types of households, including households of various sizes and age groups.

- b) Encourage the maintenance of the appearance of low density housing, especially single detached homes, where possible.
- c) Encourage new infill housing and renovations to be *compatible* with surrounding residential development.
- d) Create opportunities for and direct higher densities, and mixed use commercial / residential *development*, to locate along major roads.
- e) Ensure the protection of areas identified on the basis of cultural heritage characteristics.

6.2.5.3 General Residential Policies

In addition to Section E.3.2 – Neighbourhood Designation – General Policies of Volume 1, the following general policies apply to all residential land use designations identified on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan:

- a) A range of residential designations is provided to encourage a variety of housing types, forms and sizes. Rental housing is important in providing a range of housing types.
- b) Higher residential densities are directed to major roads, namely arterial and collector roads, to new or redeveloped residential or mixed commercial/residential *developments*. Population densities should be reflective of average densities for similar higher density residential uses across the City.
- c) Changes to the existing housing stock, such as new infill construction and renovations, shall be comparable to existing housing styles on the same block and street. New construction shall be encouraged to reflect similar housing styles, massing, height, setbacks, and other elements of style as the adjacent homes on the same block and street. The City shall discourage the building-out of rooflines to convert dormers into a full storey. The City shall limit overbuilding on properties, to maintain *compatibility* within the neighbourhood.
- d) Where there is no consistent style of homes on a street or block to determine the style for infill housing, such infill or renovations shall be encouraged to be *compatible* with the various housing styles on that street or block, reflecting one style or a suitable combination, rather than being of a height or style not found in the area.
- e) Additional locations suitable for new higher density housing units, including units suitable for student housing, are identified at various locations and densities, to reduce the over-intensification of such housing in some residential areas. Housing forms which shall be encouraged for new rental housing and student units include mixed use commercial / residential on major roads, low rise apartments, medium rise apartments, and rental rooms in owner-occupied houses.
- f) Property standards measures are recognized as important in the preservation of residential character.
- g) The heritage character associated with the Ainslie Wood Westdale residential areas shall be preserved and enhanced by a number of means,

as outlined in Section B.6.2.12 – Urban Design Policies and B.6.2.13 – Cultural Heritage Policies of this Secondary Plan, including:

- i) retention of buildings and areas which have been designated or listed as having historical or architectural significance; and,
- ii) recognition of *cultural heritage landscapes*. The three *Cultural Heritage Landscapes* identified on Map B.6.2-2 - Ainslie Wood Westdale Cultural Heritage Landscapes are:
 - 1. The planned suburb of Westdale, commercial core and residential;
 - 2. The Veteran's Housing Area, a post-war housing area south of Main; and,
 - 3. The Burke Survey, an early 20th century survey.
- h) Other complementary uses to be permitted in the Residential designations, in addition to those specified for each density type, shall include *home businesses, accessory uses, home day care, small residential care facilities, and small scale local commercial and small community-based places of worship.*

6.2.5.4 Low Density Residential Designation

- a) The following policies shall apply to the lands designated Low Density Residential 2 on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan:
 - i) Notwithstanding Policy E.3.4.3 of Volume 1, permitted uses shall include single detached dwellings, semi-detached dwellings, duplexes, and street townhouses, and existing legal 3, 4, and 5-plexes. Single detached housing shall be the primary form of housing in most of these areas, especially in the interior of neighbourhoods. (OPA 142)
 - ii) Notwithstanding Policy E.3.4.4 of Volume 1, the Low Density Residential 2 densities shall generally be from 10 – 29 units per gross hectare. The area of large lots noted in Policy B.6.2.5.3 d) – General Residential Policies of Volume 2 shall have a lower density.
 - iii) Where single detached housing presently exists in the interior of the neighbourhood, the maintenance of such low density housing shall be preferable to new higher density housing forms.
 - iv) An area of large lots is recognized within the Low Density Residential 2 designation, located immediately east of McMaster University. Any future housing created through *redevelopment* in this area shall retain this density, to help preserve this area's character. The boundaries of this area are:
 - 1. For lands north of Sterling Street, this area is bounded by Mayfair Crescent, Sterling Street, Dalewood Crescent, and Oak Knoll Drive, also Mayfair Place and Oakwood Place; and,
 - 2. For lands south of Sterling Street, this area is bounded by Forsyth Street, King Street, Whitton Road and Sterling Street, also including Forsyth Place.

- b) The following policies shall apply to the lands designated Low Density Residential 3c on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan:
- i) Notwithstanding Policy E.3.4.3 of Volume 1, within the Low Density Residential 3c areas triplexes and multiple dwellings with four units or more, and townhouse developments up to five storeys in height shall be permitted. Additional height over five storeys may be considered, but shall not produce any adverse shadow or wind impacts on adjacent low density residential areas. New low density uses shall not be permitted in these areas.
 - ii) Notwithstanding Policy E.3.4.4 of Volume 1, the residential densities of the Low Density Residential 3c designation shall generally be 30– 49 units per gross hectare.
 - iii) The Low Density Residential 3c designated areas are located along major roads, specifically sections of Main Street West and King Street West. Low Density Residential 3c uses may also be considered on other *redevelopment sites* where *compatibility* with adjacent uses can be ensured, in terms of such matters as building height and massing. Such sites shall require an amendment to Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan.

6.2.5.5 High Density Residential Designation

The following policies shall apply to the lands designated High Density Residential 1 on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan:

- a) Within High Density Residential 1 designated areas *multiple dwellings* shall be permitted to a maximum height of 10 storeys, except in the case of existing buildings which may be higher. Additional height shall be permitted for new buildings, provided the height shall not produce any adverse wind impact, or adverse shadow impacts on public space and/or private outdoor amenity spaces.
- b) Notwithstanding Policy E.3.6.6 of Volume 1, the residential densities of High Density Residential 1 uses shall generally be 50 –125 units per gross hectare.
- c) High Density Residential 1 designated areas are located along major roads, specifically sections of Main Street West. High Density Residential 1 uses may also be considered on other *redevelopment sites* where *compatibility* with adjacent uses can be ensured, in terms of such matters as building height, massing, and preservation of views. Such sites shall require an amendment to Map B.6.2-1 - Ainslie Wood Westdale Land Use Plan.

Commercial Designations

6.2.6 Local Commercial Designation

Local Commercial areas designated on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan are to provide for the shopping needs of local residents, as well as provide specialty shopping areas for visitors. The primary use within Local Commercial areas shall be commercial uses. Policies for Mixed Use areas, which permit commercial and other uses, are detailed in Section B.6.2.7 – Mixed Use – Medium Density.

- 6.2.6.1 The objectives for the Local Commercial designated areas are to:
- a) provide commercial areas to serve the needs of local residents and visitors;
 - b) require the provision of appropriate amenities for commercial areas, including parking, signage, and streetscaping on public lands; and,
 - c) enhance appearance and encourage good maintenance of commercial buildings and areas.

6.2.6.2 Local Commercial Designation

In addition to Section E.3.8– Local Commercial of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan:

- a) Areas designated Local Commercial shall be located primarily along major roads, namely along portions of Main Street West as indicated on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan.
- b) Building heights of up to three storeys shall be permitted for the Local Commercial areas.
- c) Commercial areas shall front only onto the major streets, and shall have access only onto these major streets.
- d) Limited residential uses and institutional uses shall be permitted in conjunction with commercial uses in the Local Commercial areas, in the form of mixed use buildings. The retention of commercial uses on the ground floor is required.
- e) Local Commercial uses shall be enhanced by the provision of appropriate amenities, including parking, access, streetscaping measures, emphasis on design for infill and renovations, and others, as appropriate.
- f) The appearance and maintenance of commercial areas shall be considered important. Site plan control, design guidelines, and other tools shall be used to ensure appropriate design of all new and redeveloped commercial properties.
- g) Financial incentive programs to enhance the appearance of commercial areas shall be provided within the framework of existing planning legislation for areas designated as Business Improvement Areas (BIAs). The establishment of new BIA areas, or new funding programs, may be considered where these would be appropriate, and in keeping with relevant legislation.

6.2.7 Mixed Use - Medium Density Designation (OPA 69)

Mixed Use – Medium Density areas and Mixed Use – Medium Density – Pedestrian Focus areas are designated on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan to provide vibrant shopping areas for local residents and visitors.

- 6.2.7.1 The objectives for Mixed Use - Medium Density designated areas and Mixed Use – Medium Density – Pedestrian Focus designated areas are as follows:

- a) Encourage mixed uses, with residential apartments on upper floors of commercial buildings located along major roads, namely arterial and collector roads, with higher densities to support use of infrastructure.
- b) Provide commercial areas in combination with other uses to serve the needs of local residents and visitors.
- c) Support the destination shopping role of the Westdale core area along King Street, which serves the local community as well as a wider regional market.
- d) Require the retention of commercial uses on the main floor in the Westdale commercial area.
- e) Require the provision of appropriate amenities for commercial areas, including parking, signage, and streetscaping on public lands.
- f) Enhance the appearance and encourage good maintenance of commercial buildings and areas.

6.2.7.2 Mixed Use – Medium Density and Mixed Use – Medium Density – Pedestrian Focus Designation Policies

In addition to Section E.4.0 – Commercial and Mixed Use Designations of Volume 1, the following policies shall apply to the lands designated Mixed Use - Medium Density and Mixed Use – Medium Density – Pedestrian Focus on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:

- a) Residential, commercial, or institutional uses, shall be permitted either as stand alone developments or in a mixed use building.
- b) Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, for lands designated Mixed Use – Medium Density and Mixed Use – Medium Density – Pedestrian Focus and not included in Area Specific Policy E, permitted building heights shall not exceed three storeys. (OPA 65)
- c) Other permitted building forms may include low rise apartment buildings which are entirely residential, other residential uses subject to the Medium Density Residential designation policies, and low rise commercial buildings, subject to Policy B.6.2.7.2 b) – Mixed Use – Medium Density Designation. (OPA 142)
- d) Building forms shall be in keeping with the predominant character of the surrounding area with respect to materials, roofline and setbacks.
- e) The residential densities shall generally be about 30 – 49 units per gross hectare.
- f) Mixed Use – Medium Density and Mixed Use – Medium Density – Pedestrian Focus designated lands shall only front onto the major streets, and shall generally have access only onto these major streets.
- g) Provision of sufficient parking to accommodate all uses shall be required. Shared use parking should be considered where appropriate.

- h) *Development or redevelopment* of lands designated Mixed Use – Medium Density on the south side of Main Street West, opposite McMaster, for mixed uses shall be in accordance with the following criteria:
 - i) Uses such as mixed use commercial/residential, including rental residential units, and educational facilities including classrooms, offices, and amenities shall be encouraged.
 - ii) Building heights shall not exceed three storeys. Increased building heights of four to six storeys may be permitted if it can be demonstrated that the height shall not produce any adverse shadow impacts on public spaces and/or private outdoor amenity spaces. Consideration of increased heights may include consideration of comprehensive development of the entire block, including Main Street frontage and the existing residential lands to the rear, and terracing of buildings.
 - iii) Provision of satisfactory access and parking shall be required.
 - iv) Measures to ensure the safety of pedestrian traffic crossing Main Street West in this area shall be required.
 - v) Street beautification by the City of Hamilton shall be encouraged.
- i) The Westdale commercial area located on King Street West between approximately the eastern leg of Cline Avenue North and Newton Avenue is designated Mixed Use – Medium Density – Pedestrian Focus. This area shall be reinforced as the traditional heart and community focus for Ainslie Wood Westdale. A mixture of commercial and residential uses shall be encouraged. The needs of the Westdale commercial area may be addressed by means such as:
 - i) Commercial designations and zoning which supports mixed use buildings, namely ground-floor retail such as shops, office, local commercial, with apartments on upper floors.
 - ii) Prohibited uses shall include gas bars, other automotive and large scale retail uses.
 - iii) Enhancements to streetscapes and other urban design measures shall be strongly encouraged.
 - iv) Mixed use developments within the BIA area between Newton and Cline, which are adjacent to low density residential areas, shall not exceed two storeys in height.
 - v) Strategies to provide additional parking for this area, including implementation of changes through the zoning by-law, shall be considered by the City.
- j) Financial incentive programs shall continue to be provided for the Westdale commercial core area along King Street West. The addition of any new financial incentive programs shall be undertaken only with the proper approval of such programs under the Planning Act, R.S.O., 1990 c. P.13 or other applicable legislation. Funding programs shall be investigated to

enhance and upgrade the appearance of the commercial areas along arterial roads in Ainslie Wood Westdale and also for *residential intensification* projects. These may include programs similar to the façade restoration program, or other programs, to encourage property owners to upgrade or restore storefronts.

- k) City investment in the infrastructure of commercial areas, such as improvements to lighting and amenities in various areas including the Westdale commercial core area on King Street West, may be proposed through various studies. These improvements shall be used to help promote additional private investment and upkeep. Such improvements and associated costs shall require approval by Council, through the budget processes, once studies are prepared.
- l) Outdoor patios generate community concerns, with different concerns related to residential areas and the business community. The following policies shall apply to outdoor patios:
 - i) Outdoor patios shall be encouraged to locate at an acceptable distance from low density residential areas to address impacts such as music and other noise.
 - ii) Outdoor patios should be encouraged to locate within the Westdale commercial core area along King Street West provided that they are located directly in front of the establishment and along the King Street frontage.
 - iii) Other preferred locations for outdoor patios shall be in transitional areas, such as former industrial sites, or along other arterial roads where they do not back directly on residential areas.
 - iv) Visual buffering and distance separation to adjacent uses shall be required through the site plan approval process.

6.2.8 District Commercial Designation

Section E.4.7 District Commercial of Volume 1 shall apply to the lands designated District Commercial on Map B.6.2-1 – Ainslie Woods Westdale Secondary Plan – Land Use Plan. (OPA 64)

6.2.9 Employment Area – Industrial Land Designation

Employment Area designation (industrial) uses are recognized as a past important land use in the Ainslie Wood Westdale area, and to a lesser extent are still important. Employment and prestige employment uses shall continue to exist in the area for the foreseeable future, including research type uses with potential to accommodate uses related to the University's activities. Employment Area - Industrial Lands are designated on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan.

The planning objectives associated with this Employment Area designation are to:

- a) Ensure the *compatibility* of existing employment uses with the overall community.

- b) Facilitate the transition of heavy industrial sites to lighter industrial uses when these sites redevelop.
- c) Recognize the potential of Employment Areas to serve McMaster's needs, such as for research functions, with the land uses characteristic of light industrial uses.

6.2.9.1 Employment Area Designation Policies

In addition to Section E.0 – Employment Area Designations of Volume 1, the following policies shall apply to the lands designated Employment Area on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:

- a) Building heights shall not exceed five storeys.
- b) Any review of the Zoning By-law provisions for employment sites in the Glen Road/Tope Road area shall restrict the permitted uses, to permit only light industrial uses, and exclude heavy industrial and other uses which are incompatible with adjacent residential areas.
- c) Notwithstanding Policy E.5.3.2 – Permitted Uses of Volume 1, small scale institutional uses shall be considered a permitted use in the Employment Area designation.
- d) In locations where existing light employment uses do not generate extensive adverse impacts, such as noise, air pollution and traffic, and where they are located adjacent to compatible land uses such as industry, utility corridors, or major highways, the existing light employment uses shall be encouraged.
- e) In instances where existing employment uses are located directly adjacent to residential uses, the voluntary introduction of buffering measures shall be encouraged, such as landscaping and / or noise and visual barriers. For any new light employment uses, buffering measures shall be required through the site plan approval process.
- f) Where employment use owners wish to remain on their existing sites in the Ainslie Wood Westdale area, communication between the owners and local residents is encouraged, so that any adverse impacts and other concerns can be resolved.
- g) The establishment and extension of programs and funding for the rehabilitation and reuse of employment lands shall be encouraged to include lands in the Ainslie Wood Westdale area. An example would include any possible expansion of the brownfields funding program, to facilitate the rehabilitation of these lands.
- h) McMaster University shall be encouraged to consider the use of vacant or transitional employment lands in the Ainslie Wood Westdale area for educational uses, research facilities and other uses. Such *redevelopment* would be subject to any requirements for rezoning and / or submission of a site plan indicating landscaping, adequate parking and access to help ensure compatibility with surrounding uses.

6.2.10 Parks and Open Space Designations

Parks and Open Space areas are designated in many locations throughout the Ainslie Wood Westdale community.

Parks provide green space areas, which are generally landscaped, for the enjoyment of local residents and other citizens, mainly for active pursuits including sports and recreation. These lands would also allow for passive use such as walking or sitting. This designation shall include parks of a variety of sizes and functions, serving needs of the immediate neighbourhoods and wider portions of the community.

The natural open space areas include natural areas such as Cootes Paradise, the Dundas Valley, and the Niagara Escarpment lands. These shall include natural areas such as lands of environmental significance to be preserved and protected, and lands where passive recreational enjoyment such as walking or hiking can be permitted.

6.2.10.1 The objectives for Parks and Open Space uses are as follows:

- a) ensure that Parks and Open Space areas are retained and enhanced;
- b) preserve and protect Core Areas;
- c) restrict *development* from occurring on Hazard Lands; and,
- d) provide additional accessibility by means of multi-use trails on these lands.

6.2.10.2 Parks and Open Space Designations

In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space, the following policies shall apply to the lands designated Community Park, Neighbourhood Park, Parkette, General Open Space, and Natural Open Space on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:

- a) Five designations make up the parks and open space system of the Ainslie Wood Westdale community:
 - i) Community Park;
 - ii) Neighbourhood Park;
 - iii) Parkette;
 - iv) General Open Space; and,
 - v) Natural Open Space.
- b) All existing Parks and Open Space designated areas in the Ainslie Wood Westdale area shall be retained for use as parks and open space. These lands shall not be redeveloped for other uses, to ensure they are preserved for active and passive recreational uses, as well as for the enjoyment of views and vistas.
- c) Cootes Paradise, which is designated Natural Open Space and identified as a Core Area, is owned by the Royal Botanical Gardens. Cootes Paradise

shall be protected from development to ensure that this natural area can be enjoyed by residents of the City of Hamilton and others. The Master Plan prepared by the Royal Botanical Gardens shall provide further details and direction concerning the land use plan for these lands, in a manner which complements this Secondary Plan and is compatible with City policies.

- d) Walking trails shall continue to be provided and enhanced throughout Cootes Paradise and the Royal Botanical Gardens lands. These trails shall be designed to promote the enjoyment of these natural areas, and to preserve their integrity.
- e) The provision of any additional trails and multi-use pathways through the parks and natural areas shall ensure that the integrity of these areas is maintained, especially the natural areas and Core Areas.
- f) Portions of Cootes Paradise contain open water, located at the northern edge of the neighbourhood, where the shoreline cuts into the neighbourhood boundary. These open water areas shall:
 - i) be considered as part of the Cootes Paradise Core Area;
 - ii) be used primarily for non-motorized boating purposes;
 - iii) be preserved for aesthetic, ecological and scientific activities; and,
 - iv) remain covered by water and shall not be filled, reclaimed or otherwise altered.
- g) The existing C.P. (formerly TH&B) Rail corridor, which runs east-west through this area, as part of the Hamilton – Brantford Rail Trail shall continue to be extended along the rail trail corridor to the east, as portions of the former rail line become available. The Transportation policies of this Secondary Plan provide further details. This trail shall be designated as General Open Space, since it is used for passive recreational uses.
- h) The provision of additional Parks and Open Space designated areas shall be encouraged, should opportunities arise in future. Such additional parks shall be especially encouraged in the area west of the Hydro corridor, within the western portion of the Ainslie Wood Westdale community. Consideration of such additional park land shall be subject to the availability of City funds, and the overall need for parkland as identified in City policies such as the Official Plan.

6.2.11 Institutional Designation

Institutional areas are identified in the Ainslie Wood Westdale Secondary Plan to provide for the needs of citizens of the community and beyond. Institutional areas permit such uses as governmental, educational, health, religious, residential and other major institutional uses. Specific examples of uses to be permitted shall include schools, universities, colleges, hospitals and places of worship. These uses shall be provided in a manner which ensures that the needs of local citizens are met, and in a manner which is *compatible* with adjacent land uses.

6.2.11.1 The objectives for Institutional uses in the area are to:

- a) provide facilities for public use such as health, religious and government; and,
- b) address the potential reuse of institutional buildings such as schools.

6.2.11.2 Institutional Designation Policies

In addition to Sections E.3.10 – Community Facilities and Services Policies and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:

- a) Existing Institutional uses within the Ainslie Wood Westdale area include McMaster University, McMaster University Medical Centre (Hamilton Health Sciences Corporation), other schools providing for various age groups, and several places of worship.
- b) McMaster University is located immediately adjacent to, and surrounded by, the Secondary Plan area. The University and adjacent hospital shall be recognized for their key role in defining the identity of the Ainslie Wood Westdale community.
- c) In the event of school closures in this area, and if public or separate school sites are made available for *redevelopment*, reuse of these Institutional lands shall be encouraged to proceed on the basis of the following considerations:
 - i) Retention of the existing buildings and *adaptive reuse*, where appropriate, shall be preferable to the loss of existing buildings.
 - ii) Preference shall be given to the retention and provision of parks, open space, and recreational uses on school sites for use of the general public, where possible and where funds are available.
 - iii) Land use *compatibility* with residential character shall be a primary consideration, especially when such sites are located in the interior of residential areas.
- d) In the event of *adaptive reuse*, preference shall be given to uses which serve community needs, such as community centres, educational uses, day cares, adult day cares, seniors' centres, seniors' apartments, seniors' care facilities, and places of worship.
- e) Conversion of school buildings or sites to residential uses shall also be considered appropriate.
- f) Consideration shall be given to impacts on local traffic and access, availability of parking, noise, environmental impacts, and other issues relevant to these sites.
- g) The possible *redevelopment* of other Institutional uses, such as places of worship and health facilities, for other uses, shall be subject to Policy

B.6.2.11.2 c), with special attention to the *compatibility* of uses with residential character, and provision of sufficient parking. **(OPA 98)**

- h) *Development or redevelopment* of Institutional sites for residential uses shall be permitted, without the requirement for an amendment to this Secondary Plan or to the Official Plan.

6.2.12 Utility Designation

The high transmission hydro corridors in the Ainslie Wood Westdale area are designated as Utility on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan. Utility areas are reserved for the types of uses which are permitted on and *compatible* with the hydro towers and the associated open space lands. *Compatibility* between these Utilities areas and the surrounding land use areas shall be ensured.

6.2.12.1 The objectives for the Utilities lands are to:

- a) preserve the integrity of the open space areas associated with these areas; and,
- b) ensure *compatibility* between Utility areas and other areas.

6.2.12.2 Utility Policies

In addition to Sections C.3.4 – Utility Designation of Volume 1, the following policies shall apply to the lands designated Utility on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan:

- a) The hydro corridors located in the Utility designation are recognized as long-term uses. The hydro towers and lines within these corridors, which run north-south from the Escarpment to Ancaster Creek, and east-west near the base of the Escarpment, are anticipated to remain as features which dictate the use of these lands.
- b) Utility lands may be used for other utility or infrastructure functions, such as storm water management facilities and underground sewer storage/treatment facilities. Such uses shall be designed to minimize any adverse impacts on surrounding uses such as residential areas.
- c) The regulations of any affected utility agencies, as well as City policies and regulations regarding these lands, shall be adhered to in the design of all facilities and *development* on these lands.
- d) The City supports where feasible the provision of electronic communication technology involving high capacity fibre optics to enhance telecommunication services within the Secondary Plan area.
- e) All interested telecommunications providers and other utilities wishing to be located within a development area should be located within an initial common trench, whenever possible, to avoid unnecessary over digging and disruption on municipal rights-of-way.

6.2.13 Urban Design Policies

Good urban design, both in the public and private realm, is to be encouraged in the Ainslie Wood Westdale community.

6.2.13.1 The objectives for urban design in Ainslie Wood Westdale community are as follows:

- a) Built forms and landscaped areas, including residential neighbourhoods, commercial areas, arterial roads, and other areas shall be enhanced through high quality design initiatives.
- b) New *development*, including infill and additions to existing buildings, shall complement and enhance the existing character of the surrounding environment, through the use of appropriate building materials and attention to the scale, massing, colour, and special features of the existing built context.
- c) Public urban spaces, including roads, sidewalks, and open spaces, shall also be enhanced to harmonize with the existing built form and to provide community amenities.

6.2.13.2 Urban Design Policies

In addition to Section B.3.3 - Urban Design of Volume 1, the following policies shall apply to lands within the Ainslie Wood Westdale community:

- a) Streetscape Master Plans shall be prepared for King Street West and Main Street West in order to improve pedestrian safety and physical attractiveness of public spaces. Streetscape improvement strategies and key locations for entrances and enhanced design features shall be identified in the Streetscape Master Plans. Improvement recommended in the Streetscape Master Plans may include appropriate tree planting, wider sidewalks, improved lighting, and the selection of street furniture in scale and character to the local areas. The Streetscape Master Plans shall also include guidance on general building setbacks and the location and installation of the *urban braille* system, where opportunities exist.
- b) *Urban braille*, a user friendly way-finding system assisting persons with physical disabilities and other mobility challenges, shall be installed in high pedestrian traffic areas of the Ainslie Wood Westdale community. Specific locations shall be identified and may include:
 - i) King Street West between Westdale Village and the McMaster University Campus; and,
 - ii) Entrances to the McMaster University campus.
- c) To protect the integrity and residential character of *established historical neighbourhoods*, new residential *development* including infill and additions to existing buildings shall reflect the scale, form, and other building features of that specific area and street. New *development* shall reflect the existing built context by conforming to existing setback, building height, roof types and complementary construction material. These *established historical neighbourhoods* shall include, but not be limited to the following areas:
 - i) *Cultural Heritage Landscapes* identified on Map B.6.2-2 – Ainslie Wood Westdale – Cultural Heritage Landscapes; and,

- ii) The “Working Men’s Parcel” in the Westdale North residential area around Longwood Road which is characterized by 1 ½ storey detached bungalows with traditional arts and crafts design.
- d) Special design treatments may be considered for various entrance points to the Ainslie Wood Westdale community identified in the Streetscape Master Plans. These design enhancements aim to reflect the identity of the community and to welcome visitors. The types of special treatments considered may include public art, landscape elements, signs, banners, or other suitable design features. Consultations with the community, including input from the local BIA and other stakeholders, shall be part of the design process.
- e) Street trees may be planted and replaced along arterial and residential roads in the community. Trees shall be planted to improve the appearance of the streetscapes and to replace trees which are lost due to disease. The replacement of trees shall be carried out in conjunction with the overall street tree planting program for the City, depending on the priorities and budget associated with this program.
- f) Views and vistas which are important to the Ainslie Wood Westdale area, including views of the Niagara Escarpment and Cootes Paradise, shall be identified and preserved in *development* and *redevelopment*. The review process for development proposals and design briefs shall incorporate the preservation of views and vistas.
- g) The City shall work with utilities (public and private) to encourage and determine appropriate design, location, and provision of services within the public realm.
- h) The City may prepare design guidelines for the considerations of innovative methods of containing utility services on or within streetscape features, such as gateways, lighting standards and transit shelters.

6.2.14 Cultural Heritage Policies

The heritage and historical significance of the Ainslie Wood Westdale community shall be celebrated and incorporated into aspects of current development. Heritage features within this area include the Westdale subdivision, one of the first planned communities in North America, and the Westdale Oval, with its central shopping hub surrounded by residential streets extending out in a radial pattern.

6.2.14.1 The objectives for cultural heritage in the Ainslie Wood Westdale community are to:

- a) recognize the existing heritage and design features of the area, and take advantage of opportunities to further enhance these features;
- b) conserve the historic and architecturally significant buildings and areas, and reflect this heritage character in adjacent lands; and,
- c) ensure the appropriate management, conservation, mitigation or preservation of *archaeological resources*.

6.2.14.2 Cultural Heritage Policies

In addition to Section B.3.4 - Cultural Heritage Resources Policies of Volume 1, the following policies shall apply to the Ainslie Wood Westdale Secondary Plan area:

- a) Additional properties or heritage conservation districts may be designated or listed under the Ontario Heritage Act without amendment to this Plan. These areas may include areas identified on Map B.6.2-2 – Ainslie Wood Westdale - Cultural Heritage Landscapes as *Cultural Heritage Landscapes*.
- b) *Cultural heritage landscapes* shall be *conserved* and protected with the intent of retaining major characteristics through the review of planning applications. The following *Cultural Heritage Landscapes* are identified on Map B.6.2-2 – Ainslie Wood Westdale - Cultural Heritage Landscapes:
 - i) The McMaster University Historic Core;
 - ii) The Westdale Original Subdivision;
 - iii) The Burke Survey bounded by Main Street, Broadway Avenue, Emerson Street and the Escarpment; and,
 - iv) The Veteran's Housing Area, on portions of Haddon Avenue South, Gary Avenue, Dalewood Avenue and Stroud Road, which is characterized by single 1½ to 2 storey detached bungalows with side driveways and 3 – 4 metre setbacks from the sidewalk.

6.2.15 Transportation Policies

The Ainslie Wood/Westdale Neighbourhoods Transportation Master Plan (TMP) forms the basis for the transportation policies and actions for this area. These Secondary Plan policies are intended to support the recommendations of the Transportation Master Plan, to which reference should be made for complete details.

The transportation system in the Ainslie Wood Westdale community provides for various forms of travel including roads, transit, cycling and walking for people who live, work and attend school in this area. This transportation system shall continue to be maintained and enhanced for the benefit of local citizens, as well as for residents of nearby areas. The community shall also continue to provide important through links for City-wide transportation networks, such as roads, bicycle paths and transit, for people travelling to and from destinations such as the University and nearby Downtown Hamilton.

6.2.15.1 The objectives for the transportation system in this area include:

- a) provision of safe and efficient means of travel for all residents and citizens;
- b) encouragement of energy-efficient transportation, such as walking, cycling and transit, to reduce the dependency on the single-occupancy automobile; and,
- c) provision of transportation to support existing and future land uses in the community, and its vicinity.

6.2.15.2 Transportation Policies

In addition to Section C.4.0 – Integrated Transportation Network of Volume 1, the following policies shall apply to the Ainslie Wood Westdale community:

- a) Through traffic shall be directed to appropriate streets, particularly arterial and collector roads, and shall be minimized on local streets. Some of these actions shall include traffic calming measures where appropriate on several streets located east of McMaster University, including Forsyth Avenue, Arnold Street and Traymore Avenue.
- b) The bicycle network shall continue to be recognized as a vital component of the City's overall transportation system. The continuity and integrity of the bicycle network shall continue to be improved, by means such as the addition of network sections, the incorporation of bicycle facilities at major activity areas, and the promotion of public awareness.
- c) Existing multi-use paths serving pedestrians and bicycles throughout the community shall be retained, and new sections shall be developed. Additional multi-use paths may be created to suit the needs of local users. The paths which were originally proposed for Churchill Park shall not be created.
- d) Extension of the Hamilton – Brantford Rail Trail from Ewen Road East to Highway 403 and towards Downtown shall be considered a priority, and shall be facilitated by coordinated City actions. Development and fragmentation of the ownership of this right-of-way shall be discouraged, and the potential City purchase of the trail lands shall be pursued to extend the trail.
- e) The *redevelopment* opportunities of lands adjacent to the rail trail shall also be considered, and the potential for the trail to Avenue and Royal Avenue (Henkel site), which is addressed by Site Specific Policy – Area B contained in Policy B.6.2.16.3. The use of the rail trail for an access to this site when it is redeveloped in future, rather than Ward and Royal, shall be considered.
- f) The pedestrian system shall ensure the safety of pedestrians, shall provide user-friendly facilities and amenities to encourage pedestrian use, and shall address operational issues identified at specific intersections. Improvements shall be undertaken at the intersection of Sanders Boulevard and Cootes Drive, to facilitate the crossing of pedestrians in this location. Improvements shall include traffic calming, mainly in the form of pavement treatments, and management studies along Cootes Drive, north of Sanders Blvd.
- g) A comprehensive transit review shall be undertaken for the Ainslie Wood Westdale community, to address:
 - i) transit routing;
 - ii) opportunities for improving system efficiency; and,
 - iii) integration of transit services with other modes of transportation.
- h) Any implications for the Westdale Village commercial area shall be identified for these areas of study. Within the Ainslie Wood Westdale area, the Hamilton Street Railway shall be encouraged to establish a transit

terminal, which would be the subject of a separate study with input from all stakeholders.

- i) Attention shall be given to the location and design of parking areas as follows:
 - i) Any parking spaces required on-site shall be appropriately landscaped and screened to any adjacent residential areas, including mixed use.
 - ii) Required parking shall be located to the rear of buildings wherever possible.
- j) Existing parking regulations shall be maintained in Ainslie Wood Westdale in the short term, including regulations for time limit parking, permit parking, and front yard parking. An individual parking study shall be undertaken for the Westdale Village commercial area.
- k) Pedestrian safety for children at elementary schools in the area, and where possible, other schools, shall be addressed by means of a mitigation process for the identification of traffic issues at schools, the undertaking of school safety audits, and other measures.
- l) The transportation objectives contained in the McMaster Campus Master Plan are acknowledged and supported, including but not limited to:
 - i) provision of the main campus entrance at Main Street West;
 - ii) consideration of potential off-campus parking facilities to be serviced with shuttle buses, contingent on compatibility with residential and other community uses;
 - iii) expansion of on-campus parking while maintaining environmental integrity; and,
 - iv) promotion of transportation demand management, including encouraging alternative modes of transportation, provision of improved facilities, and encouraging carpooling.
- m) Unopened road allowances within the Ainslie Wood Westdale area may be either sold to adjacent property owners, or converted to a pedestrian path, as specifically defined in the Transportation Master Plan.

6.2.16 Infrastructure Policies

Municipal services, such as sewers, water, storm water systems and public/private utilities, shall be provided, maintained and upgraded as necessary to accommodate the needs of existing and future development in Ainslie Wood Westdale.

6.2.16.1 Infrastructure Policies

In addition to Section C.5.0 – Infrastructure of Volume 1, the following policies shall apply to the Ainslie Wood Westdale community:

- a) Storm water management shall be utilized in the Ainslie Wood Westdale community to address existing problems, future land use changes and road

reconstruction works and opportunities for major storm sewer/storm water management facility works. Storm water management shall include a combination of methods suitable for each type of situation, as outlined in the Stormwater Management Master Plan for Ainslie Wood Westdale, approved by City Council in October 2003. Examples may include new storm water management facilities and the diversion of existing flows to improve the system, on-site controls for new *development*, enhancement of storm sewer outfalls, review of current policies (e.g. roof-leader disconnection), and collection of cash-in-lieu funds.

- b) Recommendations and actions arising from the Ward One Combined Sewer Overflow Master Plan / Class Environmental Assessment are supported by the policies of the Ainslie Wood Westdale Secondary Plan. The locations for the two proposed combined sewer overflow tanks, near Ewen Road, and at Royal / Stroud, are implicit in the land use designations for these areas, and considered *compatible* with surrounding land use.

6.2.17 Area and Site Specific Policies

Area and Site Specific Policies are designated to address specific areas or sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in the other sections of this Secondary Plan. These areas or sites include large parcels with options for future use, and for which performance standards are especially important. (OPA 109)

Site Specific Policy – Area A

6.2.17.1 The lands owned by McMaster University, located north of Main Street West, west of Forsyth, south of Cootes Paradise, east of Cootes Drive, as well as the West Campus (west of Cootes Drive) are identified as Site Specific Policy - Area A on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan. The following policies shall apply to Site Specific Policy – Area A:

- a) McMaster University is recognized as one of the most significant land uses in the Ainslie Wood Westdale community, due to its size in area, number of students, employees and buildings. The University and its activities are acknowledged as having major impact on the community and the local economy, as well as on the students and other people whom it serves. The University has prepared its own comprehensive master plan document for land use, which shall be used to guide the direction and specifics of campus development.
- b) The objectives for Site Specific Policy – Area A are to:
 - i) recognize the comprehensive planning exercise contained in the Campus Master Plan, while acknowledging the flexibility inherent in the Campus Plan;
 - ii) ensure that the policies in the Campus Master Plan and the Secondary Plan are compatible, recognizing the inter-relation between the University and the community; and,
 - iii) provide for an appropriate transition between the University and the surrounding community, at the campus edges and for the lands directly south of the University.

c) General Policies

- i) The McMaster University Campus Master Plan is the detailed land use plan which provides a planning framework for the University's lands. This plan, which was prepared for the University, adopted by the McMaster Board of Governors in March 2002, and may be amended from time to time, shall be used in conjunction with City policy documents.
- ii) McMaster is encouraged to retain its primary campus in Ainslie Wood Westdale, and also to develop additional satellite facilities for activities which are independent in nature.
- iii) *Compatibility* of land uses and design at the edges of the University and in the adjacent portions of the community shall be ensured to help provide a smooth transition. These issues are addressed in McMaster's Campus Master Plan and shall be implemented accordingly.

Site Specific Policy – Area B

6.2.17.2 The lands at 162 Ward Avenue, at the west end of Ward Avenue and Royal Avenue, owned by Henkel Canada Corporation, are identified as Site Specific Policy – Area B on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan. The following policies shall apply to Site Specific Policy – Area B.

a) The objectives for Site Specific Policy – Area B are to:

- i) act as a land use designation, embodying the policies as defined in this section;
- ii) recognize the significant opportunity and range of *development* options which exist for this former industrial site, which is fairly large in size, and one of few vacant sites in the area; and,
- iii) identify the type, form, height and other features of *development* on this site, to ensure best fit with the surrounding community.

b) General Policies

- i) Until such time as future uses are determined through a comprehensive development plan, only a parking lot shall be permitted on this site.
- ii) A range of future uses are encouraged for the sites which are deemed to be *compatible* with the neighbourhood. Future uses may include:
 1. open space, recreation;
 2. residential uses of a form and density recognizing the significant opportunity for infill and intensification, preferably low to medium density in nature;
 3. commercial uses to support the surrounding residential area, of a community scale (not large scale retail), especially of a service nature such as offices or retail;

4. light employment (industrial) uses such as storage or warehousing; institutional uses such as schools, neighbourhood-scale places of worship, retirement homes or long term care facilities;
 5. institutional uses related to McMaster University or the Medical Centre, such as teaching facilities, or a research and development facility; and,
 6. other uses which meet the *compatibility* and performance standards outlined in these policies.
 7. Combinations of one or more of these uses shall only be permitted if they are clearly *compatible*.
- iii) The following design considerations will be addressed to ensure that the site is developed in an appropriate manner which is compatible with adjacent development:
1. Compatibility with the type, scale and form of adjoining development, which currently includes low density residential and an institutional use, namely St. Mary's High School. In this regard:
 - Building heights of up to two and a half storeys are permitted; and,
 - Building heights of up to three to four storeys may be considered, if there is sufficient distance separation from adjacent uses, along with visual barriers and landscaping.
 2. Provision of suitable roadway access;
 3. Mitigation of any adverse traffic impacts;
 4. Provision of suitable landscaping and buffering on site; and,
 5. Consideration for integration into the City's open space network, by means such as the connection with the nearby rail trail.
- iv) The following types of technical studies may be required to assess the impacts of proposed uses, when major planning approvals are required:
1. Site servicing;
 2. Stormwater management;
 3. Environmental, including decommissioning of the site to an acceptable level for the proposed use;
 4. Shadow studies, if developments are over three storeys in height;
 5. Urban Design, namely the preparation of a Design Brief; and,
 6. Other studies as may be relevant to specific proposals.

- v) Satisfactory access to the new site will be a major consideration for any new developments:
 - 1. Traffic studies will be undertaken to identify the traffic impacts of major developments; and,
 - 2. Use of a portion of the rail trail corridor to provide a new access point to Leland St. will be encouraged, in keeping with policy 6.2.14.2 e) - Transportation of Volume 2, and will be reviewed as part of the traffic studies to be required for the redevelopment of this site.

Site Specific Policy – Area C

6.2.17.3 The lands located at 20, 22, 28, 45, 58 and 60 Ewen Road, 5 Ofield Road and 20 Rifle Range Road, designated as Employment Area - Industrial Land or District Commercial, are identified as Site Specific Policy – Area C on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan. The following policies shall apply to Site Specific Policy – Area C:

- a) The objective for 45 Ewen Road is to protect employment uses from new sensitive land uses that are not compatible with employment land uses.
- b) Notwithstanding the permitted uses of Sections E.5.2.4, E.5.2.5, E.5.3.2 of Volume 1 – Industrial designations, only manufacturing, warehousing, and storage uses and accessory uses shall be permitted on the lands located at 45 Ewen Road.
- c) The permission to allow “live work units” in Section E.4.7.2a) and all of Section E.4.7.2c) of Volume 1 shall not apply to the lands located at 20, 22, 28, 58 and 60 Ewen Road, 5 Ofield Road and 20 Rifle Range Road.
- d) Subject to c) above, in addition to the permitted uses in Sections E.4.2.5, E.4.7.1, E.4.7.2 of Volume 1 – District Commercial designation, the following additional uses may be permitted for the lands located at 20, 22, 28, 58 and 60 Ewen Road, 5 Ofield Road and 20 Rifle Range Road, provided they comply with criteria in Policy 6.2.16.4:
 - i) uses existing at the date of the Urban Hamilton Official Plan comes into effect for these sites;
 - ii) open space and recreation;
 - iii) light employment uses such as storage or warehousing; and
 - iv) institutional uses related to McMaster University or the Medical Centre, such as a research and development facility.
- e) Notwithstanding Section 6.2.16.4 d), the lands shall be zoned on a site specific basis to allow for the continuation of existing employment (industrial) uses that existed on the day of the adoption of Urban Hamilton Official Plan.
- f) The following criteria shall be used in the evaluation of future rezoning applications for the lands located within Site Specific Policy Area – C:

- i) the type, form, height and other features of the new proposed land use shall be compatible with and not create a negative effect on adjacent land uses;
 - ii) the use shall not negatively impact the planned function of the area;
 - iii) the new proposed land use is permitted within the existing land use designation;
 - iv) a Record of Site Condition has been completed and filed with the City and the Province for the proposed use;
 - v) the use must have regard for Provincial guidelines; and
 - vi) it must be demonstrated that the proposed development will be compatible with existing uses.
- g) Should manufacturing, warehousing, and storage uses and accessory uses cease at 45 Ewen Road, the lands identified in Site Specific Policy – Area C may be re-designated to Mixed Use - Medium Density designation without the need to undertake a Municipally Initiated Comprehensive Review for employment lands.

Site Specific Policy – Area D

6.2.17.4 Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, for the lands designated Mixed Use – Medium Density, located at 17 Ewen Road, and identified as Site Specific Policy – Area D on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan, the following policies shall apply:

- a) the maximum height of any proposed building or structure shall be limited to 10 storeys;
- b) the maximum residential densities shall range from 300 to 375 units per gross hectare;
- c) as long as manufacturing, warehousing, storage and accessory uses continue to operate at 45 Ewen Road, any use on the lands shall:
 - i) not contain any outdoor amenity areas as defined by Ministry of the Environment Guideline NPC-300; and
 - ii) any multiple dwelling shall be designed as student accommodation.
- d) The following criteria shall be used in the evaluation of future applications under the Planning Act, R.S.O., 1990 c. P.13 for the lands located within Site Specific Policy Area - D:
 - i) The development will be compatible with and not create a negative effect on the industrial uses at 45 Ewen Road; and
 - ii) The development will have regard for Ministry of the Environment Guideline NPC 300.
- e) Site Specific Policy Area D is hereby identified as a Class 4 Area pursuant to Ministry of the Environment Guideline NPC 300. (OPA 98)(OPA 109)

Area Specific Policy – Area E (OPA 65)(OPA 98)(OPA 142)(OPA 168)

6.2.17.5 The following policies shall apply to the lands located on Main Street between Hollywood Avenue and Highway 403, designated Mixed Use – Medium Density and Local Commercial, and identified as Area Specific Policy – Area E on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:

- a) In addition to Section E.4.6.6 and notwithstanding Sections E.3.8.2 a), and E.4.6.5 a) of Volume 1, the following uses shall be prohibited:
 - i) drive through facilities;
 - ii) gas bars and car washes; and,
 - iii) vehicular service stations.
- b) Applications to amend this Plan and/or the City's Zoning By-law to permit a drive-through facility within Area Specific Policy – Area E shall require demonstration that the proposed drive-through facility:
 - i) cannot be located in other potential locations in the Mixed Use – Medium Density designation which are not part of the *pedestrian focus street* or Area Specific Policy – Area E;
 - ii) shall not change the existing and planned streetscape character;
 - iii) maintains the pedestrian environment;
 - iv) shall not compromise the safe, efficient and comfortable movement of pedestrians;
 - v) shall not preclude the planned function and design intent for the LRT Corridor, including:
 - 1) a comfortable, active and visually stimulating walking and shopping environment;
 - 2) a streetscape with buildings and storefronts oriented to the street; and,
 - 3) the operation of the LRT and the associated traffic movements.
 - vi) shall not have an adverse impact on surrounding residential neighbourhoods including potential noise and traffic impacts; and,
 - vii) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, the Access and Circulation policies of Section B.3.3.9 of Volume 1, and policy B.6.2.12 of Volume 2.

6.2.17.6 In addition to Policy B.6.2.17.5, the following policies shall apply to the lands located on Main Street between Hollywood Avenue and Highway 403, designated Mixed Use – Medium Density, and identified as Area Specific Policy – Area E on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan: (OPA 142)

- a) In addition to Section E.4.0 – Commercial and Mixed Use Designations of Volume 1, and notwithstanding B.6.2.7.2 of Volume 2, the following policies shall apply:
 - i) building forms shall be in keeping with the predominant character of the surrounding area with respect to materials, roofline and setbacks;
 - ii) provisions of sufficient parking to accommodate all uses shall be required. Shared parking should be considered where appropriate; and,

- iii) development or redevelopment of lands for mixed uses shall be in accordance with the following criteria:
 - 1) provision of satisfactory access and parking shall be required; and,
 - 2) measures to ensure the safety of pedestrian traffic crossing Main Street West shall be required.
- b) Notwithstanding Policy E.4.6.7 of Volume 1, for the lands known municipally as 1107 Main Street West, designated Mixed Use – Medium Density, shown as Area Specific Policy - Area E-1 on Map – B.6.2-1 Ainslie Wood Westdale Secondary Plan Land Use Plan, a maximum building height of 15 storeys shall be permitted. (OPA 168)

Site Specific Policy – Area F (OPA 48)(OPA98)

6.2.17.7 For the lands designated as “Low Density Residential 2”, located at 102 Ainslie Ave, and identified as Site Specific Policy – Area F on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan, in addition to single and semi-detached dwellings, a triplex shall also be a permitted use.

Site Specific Policy – Area G (OPA 71)(OPA 98)

6.2.17.8 The following policies shall apply to the lands identified as Site Specific Policy – Area G on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

- a) Notwithstanding Policy B.6.2.5.5 b), the maximum residential density shall be 285 units per gross hectare and the maximum number of permitted units shall be 124.
- b) Notwithstanding Policy B.6.2.5.5 a), a maximum height of 5 storeys shall be permitted.

Site Specific Policy – Area H (OPA 113)(OPA 166)

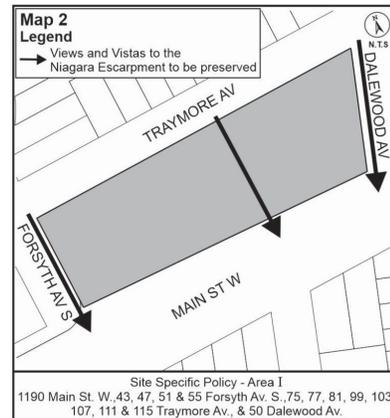
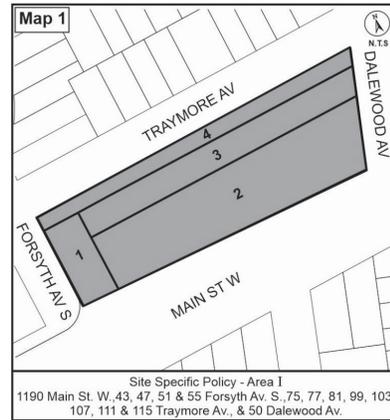
6.2.17.9 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply:

- a) Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.6.2.5.5 b) of Volume 2, the maximum residential density for the entire site shall be 250 units per hectare; and,
- b) Notwithstanding Policy B.6.2.5.5 a) of Volume 2, the maximum building height for the High Density Residential designation shall be 18 storeys.

Site Specific Policy – Area I (OPA 127)

6.2.17.10 The following policies shall also apply to the lands located at 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue North, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue, and 50 Dalewood Avenue, designated “Mixed Use – Medium Density” and identified as Site Specific Policy – Area I on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

- a) In addition to Section E.4.6.6 and notwithstanding Section E.4.6.5 a) of Volume 1, the following uses shall be prohibited:
 - i) drive through facilities;
 - ii) gas bars and car washes; and
 - iii) vehicular service stations.
- b) *Development and/or redevelopment* shall be in accordance with the City's Transit Oriented Development Guidelines;
- c) Should development and/or redevelopment of the lands occur in phases, any undeveloped lands shall be retained as open space/parks and not be used for surface parking;
- d) Notwithstanding Policy B.6.2.7.2 b) and Policies E.4.6.7, E.4.6.8 and E.3.5.8 of Volume 1, and shown on Map 1, building heights shall be restricted as follows:
 - i) for Area 1 the maximum height shall be 15 storeys;
 - ii) for Area 2 the maximum height shall be 10 storeys;
 - iii) for Area 3 the maximum height shall be 8 storeys; and,
 - iv) for Area 4 the maximum height shall be 2 storeys.
- e) Views and vistas to the Niagara Escarpment identified on Map 2 for Site Specific Policy – Area I shall be preserved, in accordance with Policy B.6.2.13.2 f).



Site Specific Policy – Area J (OPA 146)

B.6.2.17.11 The following policies shall apply to the lands identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:

- a) Notwithstanding Policy B.6.2.7.2 b) of Volume 2 and Policy E.4.6.8 of Volume 1, a maximum height of six storeys shall be permitted.
- b) Notwithstanding Policy B.6.2.7.2 e) of Volume 2 the maximum residential density shall be 380 units per gross hectare.

Site Specific Policy – Area K (OPA 162)(OPA 166)

B.6.2.17.12 The following policies shall apply to the lands located at 1630 Main Street West and 69 Sanders Boulevard, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area K on Map B.6.2.1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 385 units per gross hectare; and,
- b) Notwithstanding Policy B.6.2.7.2 h) ii), the maximum height of any multiple dwelling shall be limited to nine storeys.