

6.6 Strathcona Secondary Plan (OPA 11)

The Strathcona Secondary Plan area is located west of downtown Hamilton and is bounded by Highway 403 to the west, Queen Street North to the east, York Boulevard to the north and Main Street West to the south. The Strathcona neighbourhood is a strategic entryway into the City with access points from Highway 403 at Main Street West, King Street West and York Boulevard and is characterized by its historic buildings and stable residential neighbourhood.

The Strathcona Secondary Plan establishes land uses and development standards that guide the *development* of lands located within the Strathcona Secondary Plan area. Section B.6.6 and Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan, Appendix A – Strathcona Secondary Plan: Views and Vistas and Appendix B – Strathcona Secondary Plan: Cultural Heritage Resources, form the Strathcona Secondary Plan.

6.6.1 Vision

Strathcona is a vibrant, diverse, green and livable neighbourhood that values its strong sense of community and historical character, promotes complementary redevelopment and cultivates a healthy, welcoming neighbourhood for all.

6.6.2 Principles

Six planning principles have been developed and represent the foundation of the Strathcona Secondary Plan. The principles provide guidance for accommodating *development*, promoting compatible intensification, preserving the neighbourhood's heritage and open space features and, promoting opportunities for active transportation.

6.6.2.1 Historic

The Strathcona Neighbourhood is an historic neighbourhood, comprised of unique buildings and natural features, including the Iroquois Ridge and views to the Harbour, landmark cultural assets such as Victoria Park, and the Scottish Rite as well as numerous recognizable places of worship that define the neighbourhood's unique sense of place.

6.6.2.2 Vibrant

The Strathcona Neighbourhood is a prospering, dynamic, engaged and proud community, made up of a mix of housing, uses, services and amenities for all ages, incomes, household types and cultures. It is a neighbourhood of choice for people to live, work, play and visit, providing opportunities for new investment and community engagement.

6.6.2.3 Green

The Strathcona Neighbourhood is a green neighbourhood, comprised of valuable open spaces and parks with views, vistas and connections towards the Niagara Escarpment and Hamilton Harbour. The neighbourhood promotes the conservation and protection of its shared resources and green infrastructure while promoting innovative and active transportation options, the efficient use of land and environmentally sustainable design.

6.6.2.4 Livable

The Strathcona Neighbourhood is a safe, attractive and green community for all ages that promotes well designed, human-scaled development where people are prioritized over vehicles. The neighbourhood embraces new employment opportunities, housing types and a diverse range of services and amenities to meet the needs of present and future generations, which promotes living opportunities for all ages.

6.6.2.5 Urban

The Strathcona Neighbourhood is a downtown neighbourhood with a distinctive, compact built form, which contributes to its strong sense of place and identity. Its unique main streets create opportunities for new development and designs that support a pedestrian-focused streetscape and accommodate enhanced connections within and throughout the community.

6.6.2.6 Connected

The Strathcona Neighbourhood connects people and places in a safe, seamless, comfortable way, utilizing traditional and innovative transportation modes. The neighbourhood promotes connections to its heritage, natural environment and public places, making it a healthy and balanced community.

6.6.3 Objectives

The following objectives shall apply to *development* within the Strathcona Secondary Plan area:

Strengthen Existing Neighbourhood

- a) Promote *development* that fosters a healthy, safe, efficient, connected and visually pleasing urban environment;
- b) Promote and protect the heritage character of the neighbourhood;
- c) Encourage and foster a healthy balance of housing, employment, community services and recreation opportunities that are connected, accessible and people-oriented; and,
- d) Encourage *development* to reflect the historic character and cultural heritage of the Strathcona Neighbourhood through high quality urban design.

Urban Design

- a) Encourage design that promotes pedestrian walkability and physical activity, social interaction and enhanced public gathering spaces;
- b) Encourage innovative building and site development which contributes to the physical environment of the community and enhances the desirability of Strathcona as a place to live, work and play;
- c) Integrate views and vistas of historic landscapes, buildings and natural features, where possible, through design;

- d) Promote the expansion of the Urban Braille network along Main Street West, King Street West, Dundurn Street South, Queen Street North/South and York Boulevard; and,
- e) Promote design variety within streetscapes.

Active Transportation, Transit and Transportation Linkages

- a) Enhance the neighbourhood's primary corridors as places for all users, including pedestrians, cyclists, transit riders and drivers;
- b) Support the public transit system and future proposed Rapid Transit Corridor and decrease the reliance on the private automobile;
- c) Enhance and support a safe, attractive and efficient active transportation network; and,
- d) Encourage an integrated transportation network throughout the neighbourhood and to ensure the Strathcona Secondary Plan area remains well connected through various modes of transportation, linkages and trails.

Land Use

- a) Support and strengthen the neighbourhood node along Dundurn Street South, extending just south of Main Street West and just north of King Street West;
- b) Protect and enhance stable residential areas;
- c) Support the provision and maintenance of a mix of housing types and tenures that meets the housing needs of residents throughout their life cycles and provides opportunities for residents to remain within the community;
- d) Enhance and promote King Street West as a pedestrian-oriented commercial corridor that provides a community and cultural focus for the neighbourhood;
- e) Promote flexibility and *development* potential along Main Street West by permitting a limited range of commercial uses, promoting adaptive reuse of existing buildings and retention of historic character;
- f) Promote residential intensification along major and minor arterials throughout the neighbourhood; and,
- g) Ensure compatibility between areas of different land use or development intensity.

Municipal Services and Utilities

- a) Provide adequate services, public facilities and infrastructure to support *development*.

Natural Open Space and Parks

- a) Provide an integrated system of parks and open spaces to serve a wide range of active and passive recreational needs;

- b) Protect and preserve the existing trees and other important natural features within the neighbourhood, while undertaking new plantings where appropriate;
- c) Preserve and enhance public open spaces that are accessible and innovative;
- d) Promote community health through a connected system of multi-use trails, parks and open spaces that are accessible to all residents;
- e) Recognize Victoria Park as the symbolic heart of the community and foster its evolution and role as an informal gathering space and focal point for the neighbourhood; and,
- f) Ensure natural heritage features are protected and enhanced.

6.6.4 General Policies

6.6.4.1 The Strathcona Secondary Plan has been developed to guide *development* within the Secondary Plan area. The following policies direct land uses and other matters common to all parts of the Strathcona Neighbourhood.

- a) For the purposes of this Plan, the term *development* shall also include the term *redevelopment*.
- b) Community gardens shall be permitted in all land use designations, except on lands designated Natural Open Space.
- c) When considering an application for *development*, the following matters shall be evaluated:
 - i) *Compatibility* with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other nuisance effects;
 - ii) The consideration of transition in height to adjacent and existing residential development; and,
 - iii) The height, massing, scale and arrangement of the buildings and structures are *compatible* with adjacent development and are sympathetic to the character and heritage of the neighbourhood.
- d) All *development* shall be subject to the policies of Section 6.6.10, Urban Design of this Plan.
- e) *Development* shall respect and reflect the existing heritage character of the Strathcona Neighbourhood, and shall be in accordance with the policies of Section 6.6.11, Cultural Heritage Resources of this Plan.
- f) The *development* of new *sensitive land uses* in the vicinity of lands designated Utility should include measures to mitigate noise and vibration associated with the utility, in accordance with all applicable provincial and municipal guidelines and standards, and shall be subject to Policy B.3.6.3 – Noise, Vibration and other Emissions of Volume 1.

- g) Proponents of new *sensitive land uses* in the vicinity of lands designated Business Park shall be responsible for addressing and implementing the necessary mitigation measures, to the satisfaction of the City, and in accordance with all applicable provincial and municipal guidelines and standards.

6.6.5 Residential Designations

The Strathcona Secondary Plan area is characterized by a large stable residential neighbourhood with a strong heritage character and includes a mix of housing types, densities and housing forms. The residential policies shall define the location and scale of each type of residential use, and shall help ensure that a variety of residential housing types are provided to meet the needs of area residents.

- 6.6.5.1 The residential areas within the Strathcona Secondary Plan are designated Low Density Residential 3, Medium Density Residential 2 and High Density Residential, as identified on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, and are subject to the policies of Section 6.6.5.

6.6.5.2 General Residential Policies

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

- a) Residential *development* and infill *development* shall reflect and enhance the character of the residential areas through implementation of an architectural style that is sympathetic and complementary to the existing residential areas. Further direction regarding design for *development* is provided in Section 6.6.10, Urban Design Policies.
- b) A broad range and mix of housing types shall be encouraged within residential designations.
- c) *Development* within the Strathcona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes.
- d) Direct vehicle access to new individual dwelling units from arterial roads shall be discouraged and alternative forms of access, such as use of shared or common access points and rear lane arrangements shall be encouraged.
- e) Common element and condominium roads should be connected to the public *active transportation* network via sidewalks.
- f) Reverse frontage lotting patterns shall not be permitted, except where existing on the date of approval of this Secondary Plan.
- g) All *development* proposals shall consider and, wherever possible, address *compatibility* with adjacent uses in accordance with the Residential Intensification policies of Section B.2.4.2 of Volume 1.

- h) The existing character of established Neighbourhoods designated areas shall be maintained. *Residential intensification* within these areas shall enhance and be *compatible* with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification of Volume 1 and other applicable policies of this Plan.
- i) When considering an application for *residential intensification*, the following shall be evaluated:
 - i) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations; and,
 - ii) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form.

6.6.5.3 Low Density Residential 3 Designation

In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) All forms of townhouse dwellings shall also be permitted.
- b) Notwithstanding Policy E.3.4.4 of Volume 1, the *net residential density* range for Low Density Residential 3 areas shall be between 20 – 60 units per net hectare.
- c) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum building height shall be 2.5 storeys.
- d) *Infill development* shall be sympathetic and complementary to the existing character and *cultural heritage attributes* of the neighbourhood, including setbacks, built form, building mass and height, including materials that are *compatible* with the existing adjacent residential forms.

6.6.5.4 Medium Density Residential 2 Designation

In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 2 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.5.2 of Volume 1, Medium Density Residential 2 areas shall permit single-detached, semi-detached, duplex, street townhouse dwellings and *multiple dwellings*.
- b) Policy E.3.5.4 of Volume 1 shall not apply.
- c) The minimum building height shall be 2 storeys and the maximum building height shall be 6 storeys.
- d) *New development* shall be sympathetic and complementary to the existing character and cultural heritage features of the neighbourhood, including setbacks, built form and, building mass, height and materials. The

arrangement of buildings and structures on a site shall be *compatible* with the existing adjacent residential forms.

- e) As part of a *multiple dwelling*, excluding a triplex and townhouses, amenity space for occupants of the *multiple dwelling* shall be provided.

6.6.5.5 High Density Residential Designation

In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.6.6 a) of Volume 1, the *net residential density* range for High Density Residential areas shall be greater than 100 units per net hectare and not greater than 300 units per net hectare.
- b) The minimum building height shall be 2 storeys and the maximum building height shall be 10 storeys. Additional height may be permitted, subject to the following criteria:
 - i) The *development* shall have frontage on a Major Arterial or Minor Arterial road where possible in order to minimize the impact on areas designated Low Density Residential 3;
 - ii) The completion of required studies, which shall include, but not be limited to: Sun/Shadow Study, Visual Impact Study and Wind Study;
 - iii) Submission of an Urban Design Brief that addresses design issues, including *compatibility* with lower density residential built forms, such as stepping the building back; and,
 - iv) Demonstration that the height, massing, setback and parking areas are *compatible* with adjacent residential development.
- c) Where a High Density *development* abuts an area designated Low Density Residential 3, consideration shall be given to:
 - i) The relationship of the proposed building(s) with the height, massing, and scale of the adjacent low density residential use(s);
 - ii) Promoting a transition in height to the adjacent low density residential use(s); and,
 - iii) *Compatibility* with the adjacent low density residential use(s) with respect to shadowing, overlook, noise, lighting and parking.
- d) As part of a *multiple dwelling*, excluding a triplex and townhouses, amenity space for occupants of the *multiple dwelling* shall be provided.

6.6.6 Commercial and Mixed Use Designations

The commercial and mixed use designations of the Strathcona Secondary Plan area are primarily focused along the neighbourhood's main streets, including: Main Street West, King Street West, Queen Street, York Boulevard and portions of Dundurn Street. These lands are intended to meet the daily and weekly retail

needs of the Strathcona community. Residential and institutional uses are also encouraged in Commercial areas. Commercial areas will not only be a place to focus retail needs, but are intended to be a focus of the community where Strathcona residents can meet and engage in community activities.

A neighbourhood node is identified along Dundurn Street South, between Main Street West and King Street West. The neighbourhood node functions as a gateway into the neighbourhood and the City. It is planned as the focal area for intensification, *development* and to provide both the daily and weekly commercial needs of the neighbourhood and adjacent neighbourhoods. It is characterized by its important transportation connections and will be a focal point for public *transit* linkages and the promotion of *active transportation* options.

6.6.6.1 Mixed Use – Medium Density Designation

In addition to Section E.4.0 – Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all Commercial and Mixed Use Designations, as identified on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan:

- a) Existing commercial areas shall evolve over time into compact, mixed-use pedestrian-oriented places where people can live, work, shop, learn and play.
- b) Notwithstanding Policies E.4.3.4 (f) and E.4.6.7 of Volume 1, the minimum building height shall be 2 storeys and the maximum building height shall be 6 storeys.
- c) Notwithstanding Policy E.4.6.8 of Volume 1, additional height up to a maximum of 10 storeys may be permitted without amendment to this Plan, provided the applicant demonstrates:
 - i) That potential impacts have been mitigated on adjacent lands designated Low Density Residential 3;
 - ii) Buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 3 designation and Medium Density Residential 2 designation. The Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,
 - iii) Buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary.
- d) Commercial and mixed use *development* shall maintain and enhance the character of the neighbourhood through an architectural style that is sympathetic and complementary to the existing character and heritage of the neighbourhood.
- e) The City shall promote and encourage shared access points along Arterial roads.
- f) Adequate internal traffic circulation, parking, loading and maneuvering facilities and facilities for *active transportation* shall be accommodated on-site.

- g) Landscaping shall form an integral part of all *developments* and shall provide buffering between adjacent residential or *sensitive land uses* and commercial, mixed-use, and parking areas.
- h) *Development* of properties with frontage on a Major Arterial, Minor Arterial or Collector road shall provide pedestrian amenities on site.
- i) Commercial areas are encouraged to be developed in a co-ordinated and comprehensive manner.
- j) New *development* shall balance the needs for improved pedestrian access, opportunities for active forms of transportation and accommodation of public transportation, including *rapid transit*, with existing automobile use and access.
- k) *Housing with supports*, including residential care facilities, shall be permitted on lands designated Mixed Use – Medium Density.
- l) Mixed Use – Medium Density areas shall function as vibrant people places with increased day and night activity through the introduction of residential *development*.
- m) Private and public parking areas shall be subject to the following:
 - i) The parking area should be buffered from the street through the use of building placement or enhanced landscaping; and,
 - ii) The location of parking areas shall not negatively affect the pedestrian environment or access to buildings.
- n) Live-work units shall be encouraged along the south side of Main Street West, in accordance with the policies of 6.6.15.2 d) – Area Specific Policy – Area B of this Plan.
- o) As part of a mixed use building containing both residential and commercial uses, amenity space shall be provided exclusively for the residential component and shall be functionally separated from public areas associated with the commercial component. This requirement shall not apply to live-work units.

Pedestrian Focus Street

- p) A portion of King Street West through the Secondary Plan area is identified as Mixed Use – Medium Density Pedestrian Focus Street on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan. This area shall be a focus for retail activity and encourage enhanced pedestrian oriented design. (OPA 69)
- q) *Development* shall cater to the pedestrian by creating a comfortable, active and visually stimulating walking environment, facilitated through the development of complete streets, buildings oriented to the public sidewalk, and outdoor cafes, and characterized by a high level of streetscape design and activity.
- r) *Development* shall support the *rapid transit* corridor along King Street West.

- s) In addition to Policy E.4.3.4 b) of Volume 1, the maximum building setback shall be 2 metres, except where a visibility triangle is required.

6.6.6.2 Strathcona Neighbourhood Node: Mixed Use – Medium Density

In addition to the policies of Section 6.6.6 – Commercial and Mixed Use Designations of this Plan, for the area identified as the Neighbourhood Node, located on both sides along Dundurn Street South extending just south of Main Street West and just north of King Street West, shown on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) It is intended that the Neighbourhood Node shall function as a focus area for pedestrian connectivity and *development*, promoting *mixed use development*, including commercial and residential uses and employment opportunities to meet the needs of the neighbourhood. The area shall create a unique gateway into the community and the City.
- b) The Neighbourhood Node shall be connected to the *active transportation* network and be a focal point for connecting to the City's public transportation network.
- c) The development of mixed use buildings shall be encouraged.
- d) In addition to Policy E.4.6.6 a) of Volume 1, gas bars and car washes shall be prohibited within the Neighbourhood Node.
- e) Notwithstanding Policy E.4.6.5 a) of Volume 1, applications to amend this Plan and/or the City's Zoning By-law to permit a drive-through facility within the Neighbourhood Node shall only be permitted in accordance with the following:
 - i) The proposed drive-through facility cannot be located in other potential locations in the Mixed Use – Medium Density designation which are not part of the Neighbourhood Node;
 - ii) The proposed drive-through facility complies with the requirements of Policies E.4.3.4 of Volume 1, including demonstration that the proposed drive-through facility:
 - 1) Does not change the existing and planned streetscape character;
 - 2) Maintains the pedestrian environment; and,
 - 3) Does not compromise the safe, efficient and comfortable movement of pedestrians.
 - iii) The proposed drive-through facility shall not preclude the planned function and design intent for the Neighbourhood Node, 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.
- iv) The proposed drive-through facility shall not have an adverse impact on surrounding residential neighbourhoods, including potential noise and traffic impacts; and,
- v) The proposed drive-through facility shall address the design principles of Section B.3.3.2 of Volume 1, the built form policies of Section B.3.3.3 of Volume 1, and the Access and Circulation policies of Section B.3.3.9 of Volume 1.
- f) Notwithstanding Policy 6.6.6.1 b) of this Plan, for *development* on the west side of Dundurn Street South, between Main Street West and King Street West, the minimum building height shall be 2 storeys, and the maximum building height shall be 12 storeys.
- g) The City may permit an increase in building height above the permitted height established in 6.6.6.2 f) above, provided that the upper stories are stepped back or terraced, and shall address the following:
 - i) Sun shadow impacts on public sidewalks or public spaces;
 - ii) Wind impacts on public sidewalks;
 - iii) Impacts on streetscapes and views of streetscapes, landmark structures or cultural heritage buildings from the public sidewalks;
 - iv) Proponents shall be required to submit a sun/shadow analysis, wind impact analysis and any other study as may be required by the City, including a visual impact analysis, as part of the complete application requirements for *development* that exceeds the maximum building height.
- h) Within the Neighbourhood Node, *intensification* shall be encouraged. Guidance for promoting appropriate *development* and built form is provided in the supporting Urban Design Guidelines.
- i) The Neighbourhood Node shall have a strong pedestrian focus and enhanced *active transportation* opportunities.
- j) Automobile access will continue to be important to the Neighbourhood Node, but it shall be balanced with the need to improve pedestrian and *transit* access, and provide opportunities for *active transportation*.
- k) Required parking shall be encouraged to be located underground or accommodated in parking structures, where possible. Alternatively, surface parking lots shall be directed to the rear yard or interior side yard of commercial buildings.
- l) Reductions in parking requirements shall be considered to encourage a broader range of uses and densities that support *rapid transit*.

6.6.7 Parks and Open Space Designations

The parks and open space areas of the Strathcona Secondary Plan contribute to the character of the neighbourhood and are an essential component to the day to day life of residents by providing green space opportunities to meet both active and passive recreational needs. Victoria Park is integral to the neighbourhood and provides gathering space for activities that enhance the sense of community.

6.6.7.1 Parks and Open Space Designations

In addition to Section B.3.5.3 – Parkland Policies of Volume 1, the following policies shall apply to lands designated Neighbourhood Park, Community Park, General Open Space and Natural Open Space on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan:

- a) The Strathcona Secondary Plan includes the following Parks and Open Space designations:
 - i) Parkette;
 - ii) Neighbourhood Park;
 - iii) Community Park;
 - iv) General Open Space; and,
 - v) Natural Open Space.
- b) The policies of Section B.3.5.3 – Parkland Policies of Volume 1 shall apply to the Open Space designations identified in Policy 6.6.7.1 a) above.
- c) All existing Parks and Open Space areas in the Strathcona Secondary Plan area shall be retained for use as parks and open space and shall not be redeveloped for other uses. They shall be used and maintained for active and passive recreation uses and conservation management. Important natural features and views and vistas shall be preserved and maintained.
- a) Where future opportunities exist, the provision of additional Neighbourhood Park land shall be encouraged.
- e) The pedestrian trail and bicycle network identified through the Hamilton Cycling Master Plan and the Hamilton Recreational Trails Master Plan shall be implemented throughout the Secondary Plan Area to connect people and places both within the neighbourhood and to adjacent neighbourhoods, subject to the following:
 - i) Walking trails shall be promoted, as shown on Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan and be subject to the policies of Section 6.6.12 – Transportation and Linkages;
 - ii) Cycling connections shall be promoted, as shown on Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan and be subject to the policies of Section 6.6.12 – Transportation and Linkages; and,

- iii) Pedestrian trails and bicycle lanes shall generally be provided on public street rights-of-way, sidewalks and public open space lands.
- iv) Where possible, partnerships between the City and private land owners shall be encouraged to facilitate the extension of existing pedestrian trails and bicycle lanes and the addition of new pedestrian trails and bicycle lanes.
- f) The provision of any additional trails and multi-use pathways on lands designated as Parks and Open Space shall ensure that the integrity of the open space area is maintained.

6.6.7.2 General Open Space

In addition to Section B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, the following policies shall apply to lands designated General Open Space on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan:

- a) Development of a pedestrian trail shall be encouraged in the vicinity of the Cathedral of Christ the King, to provide a pedestrian link from the Strathcona Neighbourhood to Kay Drage Park, as identified through the Strathcona Transportation Master Plan.

6.6.7.3 Natural Open Space

In addition to Section B.3.5.3 – Parkland Policies and Section C.3.3 – Open Space Designations of Volume 1, for lands designated Natural Open Space on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the natural features and *ecological functions* shall be protected and enhanced within the neighbourhood.

6.6.8 Institutional Designation

Institutional uses such as schools, places of worship, retirement home and long term care facilities provide opportunities for enhancing the quality of life for residents and are permitted within the Strathcona Secondary Plan area in order to meet the needs of residents both within the Strathcona Neighbourhood as well as the greater community.

6.6.8.1 Institutional Designation

In addition to Section E.3.10 – Community Facilities/Services and Section E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to lands designated Institutional on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan:

- a) Where an existing institutional use ceases operation or a new use is proposed on lands designated Institutional, retention of the existing building(s) and adaptive reuse, where appropriate, shall be encouraged.

6.6.9 Utility Designation

- 6.6.9.1 In addition to Section C.3.4 – Utility Designation, Policy B.3.3.6 – Urban Services and Utilities and Policy B.3.6.3 – Noise, Vibration and other Emissions of Volume 1,

the following policies shall apply to lands designated Utility on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan:

- a) Where feasible, urban services, utilities and overhead wires should be buried underground as part of future planned road reconstruction, streetscape installation projects or *development*;
- b) Utilities shall be planned for and installed on a co-ordinated and integrated basis in order to be more efficient, cost effective and to minimize disruption.

6.6.10 Urban Design

The neighbourhood is characterized by its open spaces, views and vistas, strong history and its connection to other downtown neighbourhoods. The intent of the Urban Design policies is to create and enhance this neighbourhood character by promoting human-scaled design, improving the pedestrian experience, fostering connections between the built form and the neighbourhood's character, and encouraging sustainable design. Public art is also vital to fostering a strong sense of community and enhancing neighbourhood pride.

6.6.10.1 Urban Design Policies

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

- a) *Development* within the Secondary Plan area shall be sympathetic to and reflect the historic character of the existing built form of the neighbourhood.
- b) Design requirements recommended through the Strathcona Secondary Plan Urban Design Guidelines shall apply to commercial and mixed-use areas, institutional uses and *multiple dwelling* developments. The Guidelines shall not apply to single detached, semi-detached and duplex dwellings.
- c) An Urban Design Brief may be required as part of a complete application requirement in order to demonstrate how the proposal meets the policies of this Secondary Plan, and to demonstrate consistency with the Strathcona Secondary Plan Urban Design Guidelines, where applicable.
- d) *Development* shall contribute to the development of complete streets along the neighbourhood's primary corridors, including Main Street West, King Street West, York Boulevard, Queen Street North/South and portions of Dundurn Street North/South, extending just north of King Street West and just south of Main Street West.
- e) *Development* proposals shall demonstrate *compatibility* with the City-Wide Corridor Planning Principles and Design Guidelines.
- f) *Development* shall be encouraged to incorporate *active transportation* features into the design of new sites. Opportunities to connect to and enhance the existing *active transportation* features of the neighbourhood shall be encouraged.
- g) In order to mitigate the impact of new mixed use development on adjacent lands designated Low Density Residential 3, *development* shall use landscaping, fencing and trees, setbacks, massing, scale and other built form

considerations, or a combination thereof, to minimize the impact and to buffer the adjacent low density residential uses from the new *development*.

- h) Within the Secondary Plan area, King Street West shall be planned as the primary commercial corridor. *Development* along this corridor shall promote a high quality of design, be *transit supportive*, promote pedestrian activity and create public spaces that are accessible. *Development* shall address the following:
 - i) A relationship between the building and the street, so that the *development* contributes positively to the overall built form in the neighbourhood;
 - ii) Where retail uses are proposed, primary access shall be at the street level, with doors and windows opening onto King Street West;
 - iii) Buildings shall be encouraged to be built at the street line;
 - iv) Surface parking shall not be permitted between the building and the street;
 - v) The incorporation of public art installations as an integral part of urban design shall be encouraged; and,
 - vi) Public transportation, cycling infrastructure and pedestrian amenities shall be integrated with existing and new *development*.
- i) *Development* at the intersection of Main Street West and Dundurn Street South shall be designed as a gateway, to promote a sense of arrival into the neighbourhood and portray the community image and identity through: design of the built form, building orientation, unique landscaping, signage and, installation of public art, or any combination thereof, consistent with the direction provided through the Strathcona Secondary Plan Urban Design Guidelines.
- j) The installation of public art in public locations, shall be in accordance with the Public Art Master Plan.
- k) Existing significant views and vistas contribute to the unique identity, sense of place and character of the Strathcona Neighbourhood and are shown on Appendix A – Strathcona Secondary Plan: Views and Vistas. These views and vistas shall be maintained and enhanced, where possible.
- l) In addition to the above policies, *development* along Main Street West, King Street West, York Boulevard, Queen Street and portions of Dundurn Street, extending just south of Main Street West to just north of King Street West, including the Neighbourhood Node, shall be consistent with the Strathcona Secondary Plan Urban Design Guidelines.

6.6.11 Cultural Heritage Resources

The Strathcona Secondary Plan area has a rich history and has contributed to the development of the City of Hamilton. The heritage resources that represent the neighbourhood's history should be identified and *conserved*, where possible, to ensure that the distinctive character remains. The Cultural Heritage policies are

intended to protect the integrity of the neighbourhood's heritage resources and to promote *development* that complements the community's character and fosters an improved sense of place.

6.6.11.1 Cultural Heritage Resource Policies

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

- a) The Strathcona Neighbourhood is an *established historical neighbourhood* and as such, the following policies shall apply:
 - i) The City shall protect *established historical neighbourhoods*, as identified in the cultural heritage landscape inventory, this secondary plan and other City initiatives, by ensuring that new construction and *development* are sympathetic and complementary to existing *cultural heritage attributes* of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.
 - ii) *Intensification* through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided.
- b) Within the Strathcona Secondary Plan area, the City shall encourage:
 - i) The conservation of individual *cultural heritage properties* and areas of cultural heritage value, including streetscape features, traditional circulation patterns and important views and vistas; and,
 - ii) New *development* that respects and reflects the design of surrounding heritage buildings.
- c) New *development* on lands containing heritage buildings or *adjacent* to heritage buildings shall be encouraged to:
 - i) Maintain a consistent street orientation;
 - ii) Provide reduced building setbacks from the street where possible, except where a reduced building setback may have a negative impact on the adjacent heritage building, in which case a similar building setback shall be promoted;
 - iii) Ensure building heights reflect the existing built form, wherever possible or encourage built forms that are stepped back at upper levels to reflect established cornice lines of *adjacent* buildings or other horizontal architectural forms or features; and,
 - iv) Reflect the character, massing and materials of surrounding buildings.

- d) The City shall encourage the use of contemporary architectural styles, built forms and materials which respect the heritage context.
- e) Where alterations are proposed to *built heritage resources* within the Strathcona Secondary Plan area, the following principles shall be followed:
 - i) Maintain the basic relations of the horizontal divisions of the building;
 - ii) Maintain the original façade components and materials wherever possible;
 - iii) Replicate the original parts and materials wherever possible; and,
 - iv) Remove elements that are not part of, or hide, the original design.

6.6.11.2 Archaeology Policies

- a) The policies of Section B.3.4.4 – Archaeology Policies of Volume 1 shall apply.

6.6.11.3 Built Heritage Resource Policies

- a) The policies of Section B.3.4.5 – Built Heritage Resource Policies of Volume 1 shall apply.

6.6.11.4 Cultural Heritage Landscapes

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

- a) A *cultural heritage landscape* is a defined geographical area characterized by human settlement activities that have resulted in changes and modifications to the environment, which is now considered to be of heritage value or interest. The Strathcona Neighbourhood has seven *cultural heritage landscapes*, as identified on Appendix B Strathcona Secondary Plan: Heritage Features and are known as:
 - i) Hamilton Cemetery;
 - ii) MacNab's Survey;
 - iii) Cathedral of Christ the King;
 - iv) Mills' Survey;
 - v) Arnold's Survey;
 - vi) Victoria Park; and,
 - vii) New-Beasley.
- b) The City of Hamilton recognizes that Main Street West, King Street West and York Boulevard are identified as areas for change and intensification. New *development* should respect and reflect the existing *cultural heritage landscape* and be *compatible* with surrounding *development*. A *scoped cultural heritage impact assessment* may be required as part of a new

development on lands designated High Density Residential or Mixed Use – Medium Density within *cultural heritage landscape* areas 2 – MacNab's Survey, 4 – Mill's Survey and 5 – Arnold's Survey as identified in Policy 6.6.11.4 a). The *scoped cultural heritage impact assessment* shall include the following:

- i) identification and evaluation of all potentially affected *cultural heritage resource(s)*, including detailed site(s) history and a *cultural heritage resource* inventory containing textual and graphic documentation;
- ii) a description of the proposed *development* or *site alteration* and alternative forms of the *development* or *site alteration*;
- iii) a description of all *cultural heritage resource(s)* to be affected by the development and its alternative forms; and,
- iv) include photo documentation of the building.

Where a *scoped cultural heritage impact assessment* is required, the assessment shall be completed to the satisfaction of the City as part of a Complete Application under the Planning Act, R.S.O., 1990 c. P.13 for *development*.

- c) Where an Official Plan Amendment proposes to redesignate lands to High Density Residential or Mixed Use – Medium Density within *cultural heritage landscape* areas 2 – MacNab's Survey, 4 – Mill's Survey and 5 – Arnold's Survey, as identified in Policy 6.6.11.4 a), a *scoped cultural heritage impact assessment* may be required, consistent with Policy 6.6.11.4 b) above.
- d) As part of the City-wide inventory of *cultural heritage landscapes*, the extent of the *cultural heritage landscapes* identified in Policy 6.6.11.4 a), shall be confirmed.
- e) In addition to Policies B.3.4.6.3 to B.3.4.6.5 of Volume 1, the City may investigate the feasibility of designating properties as heritage conservation districts subject to consultation with residents and the municipal heritage committee, in accordance with the Ontario Heritage Act, and as may be determined by City work plan priorities.

6.6.12 Transportation and Linkages

The Strathcona Transportation Management Plan (STMP) forms the basis for the transportation policies. The policies of this Plan are intended to support the recommendations of the Strathcona Transportation Management Plan and other transportation master plans prepared for the overall City and adjacent neighbourhoods. The transportation system within the Secondary Plan area is intended to accommodate all users and modes of transportation, with a priority placed on developing complete streets through the promotion of *active transportation*, improving pedestrian connections, enhancing public transportation and balancing the needs of automobile and truck users with those of *active transportation* modes.

6.6.12.1 Transportation Policies

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

- a) The integrated transportation network for the Strathcona Secondary Plan area shall consist of public roads, public laneways, pedestrian sidewalks, multi-use pathways, cycling routes, public *transit* routes, the planned accommodation of *higher order transit* along King Street West, truck routes and railway lines. The *transportation system* is detailed on Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan.
- b) All transportation improvements shall be in accordance with the recommendations of relevant plans, including but not limited to:
 - i) Strathcona Transportation Management Plan;
 - ii) Hamilton Transportation Master Plan;
 - iii) Hamilton's Cycling Master Plan;
 - iv) City-wide Truck Route Master Plan;
 - v) Pedestrian Mobility Master Plan;
 - vi) Hamilton Recreational Trails Master Plan; and,
 - vii) City of Hamilton Rapid Transit Initiative.

6.6.12.2 General Transportation Policies

- 6.6.12.2.1 Development of the transportation system in the Strathcona Secondary Plan area shall proceed on the basis of the recommendations of the Strathcona Transportation Management Plan, as may be amended.
- 6.6.12.2.2 Roads within the Strathcona Secondary Plan area shall be classified as Arterial, Collector or Local Roads, subject to the following:
 - a) Arterial and Collector roads are identified on Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan; and,
 - b) Roads shown on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, which are not classified as Arterial or Collector on Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan, shall be considered Local roads.
- 6.6.12.2.3 Roads classified as Arterial, Collector and Local shall be developed in accordance with Section C.4.5 – Roads Network of Volume 1.
- 6.6.12.2.4 All intersections should be designed to support safe pedestrian crossing. Major intersections should support pedestrian crossings by providing safe crossing points and connections to public walkways.

- 6.6.12.2.5 Boulevard tree planting should be closely spaced in the vicinity of intersections in order to support pedestrians.
- 6.6.12.2.6 Where warranted, and in accordance with the Strathcona Transportation Management Plan, pedestrian crossings shall be enhanced in order to facilitate the movement of pedestrians throughout the Secondary Plan area.
- 6.6.12.2.7 *Development* along Major Arterial roads and Minor Arterial roads within the Strathcona Secondary Plan area shall have regard to the Council adopted Transit Oriented Development Guidelines and City Wide Corridor Planning Principles and Design Guidelines.
- 6.6.12.2.8 The City shall expand the *urban braille* network along Main Street West, King Street West and a portion of Dundurn Street, between Main Street West and King Street West, through the Secondary Plan area. Consideration shall also be given to incorporating *urban braille* along York Boulevard and Queen Street in order to enhance the accessible sidewalk network and connect to the *urban braille* network in downtown Hamilton.
- 6.6.12.2.9 Where it has been determined through an environmental assessment, area master plan, secondary planning study, or development planning approval process, the City may decide to reduce or waive certain functional requirements, including requiring a reduced right-of-way width, provided it does not affect the safe operation of the roadway.
- 6.6.12.2.10 Where a reduced right-of-way width is established, the City may require the dedication of an easement for the installation and maintenance of municipal infrastructure.
- 6.6.12.2.11 In addition to Policy C.4.5.6 – Right-of-Way Dedications of Volume 1, Dundurn Street South, between Main Street West and King Street West shall have an ultimate right-of-way width of 30.5 metres. Any required land for the dedication shall be taken from the western side of the road. (OPA 142)

New Transportation Corridors

- 6.6.12.2.12 The City shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities to meet current and projected needs and not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

6.6.12.3 Active Transportation Network

- 6.6.12.3.1 *Active transportation*, including walkability, shall be promoted throughout the Secondary Plan area. Where possible, pedestrian amenities and connections shall be enhanced.
- 6.6.12.3.2 Secondary trails, cycling facilities and pedestrian pathways shall be encouraged to promote connections to prominent destinations, such as parks, open spaces, institutional uses and commercial areas.
- 6.6.12.3.3 Where feasible, off-street pedestrian linkages should be expanded to increase the *active transportation* network. Completion or connection of the proposed trails and cycling routes, shown on Map B.6.6-2 Strathcona Secondary Plan:

Transportation Classification Plan, shall be achieved through land dedications and easements, in order to connect existing pathways to future planned routes.

- 6.6.12.3.4 When *development* occurs, pedestrian amenities shall be required in order to promote a vibrant streetscape and encourage *active transportation* and a continuous street presence. Pedestrian amenities shall include, but not be limited to: street furniture, wayfinding signs, paved walkways and street trees.
- 6.6.12.3.5 An Urban Design Brief, may be required as part of a Complete Application in order to demonstrate how pedestrian amenities will be accommodated.
- 6.6.12.3.6 In addition to the recommendations of the Strathcona Transportation Management Plan and any other applicable Master Plans identified in Policy 6.6.12.1 b) above, additional linkages and connections shall be encouraged within the Secondary Plan area, as detailed on Map B.6.6-2 Strathcona Secondary Plan: Transportation Classification Plan.

6.6.12.4 Public Transit Network

- 6.6.12.4.1 In order to support public *transit*, *intensification* shall be directed towards major and minor arterials, in accordance with the policies of Section 6.6.6 – Commercial and Mixed Use Designations and Section 6.6.5.5 – High Density Residential Designation.
- 6.6.12.4.2 *Development* along public *transit* routes shall also incorporate a high quality design, promote pedestrian connectivity along the street and incorporate access to public *transit* and public *transit* infrastructure, where feasible.
- 6.6.12.4.3 The intersection of King Street West and Dundurn Street shall be a primary node for public *transit*.
- 6.6.12.4.4 Where feasible, public *transit* stops should be designed to maximize *transit* use and access.

Rapid Transit

- 6.6.12.4.5 A *Rapid Transit* Corridor is proposed along King Street West through the Strathcona Secondary Plan area.
- 6.6.12.4.6 In order to promote a high quality pedestrian realm adjacent to the *Rapid Transit* Corridor, a 2.5 metre wide sidewalk shall be encouraged on both sides of the corridor.
- 6.6.12.4.7 Any lands required for the *Rapid Transit* Corridor shall be dedicated to the City, to the satisfaction of the City.

6.6.13 Infrastructure Policies

Municipal services, such as sewers, water, stormwater systems and public/private utilities shall be provided, maintained and upgraded, as may be required, to accommodate the needs of existing and future *development* in the Strathcona Secondary Plan area, in accordance with Section C.5.0 – Infrastructure of Volume 1, and the following:

- 6.6.13.1 Innovative servicing technologies to improve stormwater management, including but not limited to green roofs and grey water recycling, in accordance with City By-laws and provincial regulations, shall be encouraged in building design and development, where feasible.
- 6.6.13.2 The City shall monitor the capacity and reassess the need to manage stormwater runoff, as may be required.
- 6.6.13.3 Infrastructure related works within the Strathcona Secondary Plan area shall have regard for the heritage character of the neighbourhood by maintaining heritage features and landscapes, where feasible.

6.6.14 Natural Heritage System

6.6.14.1 General Natural Heritage System Policies

- 6.6.14.1.1 The Natural Heritage System shown on Schedule B - Natural Heritage System of Volume 1, comprised of privately-owned land is not available for use by the general public nor shall there be any intent or obligation by the City to purchase such lands.
- 6.6.14.1.2 The boundaries of *Core Areas* and *Linkages*, shown on Schedule B - Natural Heritage System of Volume 1, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, *watershed* studies or other appropriate studies accepted by the City without an amendment to this Plan. Major changes to boundaries, the removal or addition of *Core Areas* and *Linkages* identified on Schedule B - Natural Heritage System and Schedule B-1-8 – Detailed Natural Heritage Features of Volume 1, shall require amendment to the Official Plan.

6.6.14.2 Natural Heritage System - Core Areas

It is the intent of this policy to preserve and enhance *Core Areas* and to ensure that any *development* or *site alteration* within or *adjacent* to them shall not negatively impact their natural features or their *ecological functions*.

- 6.6.14.2.1 In accordance with the policies of this Plan, Schedule B – Natural Heritage System of Volume 1, identifies *Core Areas* to include *key natural heritage features* and *key hydrological features*. *Core Areas* of the City's Natural Heritage System also include other locally and provincially significant natural areas. Schedule B – Natural Heritage System of Volume 1 shall be amended when new *Core Areas* are identified.
- 6.6.14.2.2 *Core Areas* include *key natural heritage features*, *key hydrological features* and provincially significant and *local natural areas* that are more specifically identified by Schedule B-1-8 – Detailed Natural Heritage Features of Volume 1. *Core Areas* are the most important components in terms of biodiversity, productivity, and ecological and hydrological functions.
- 6.6.14.2.3 The natural features and *ecological functions* of *Core Areas* shall be protected and where possible and deemed feasible to the satisfaction of the City enhanced. To accomplish this protection and enhancement, vegetation removal and encroachment into *Core Areas* shall generally not be permitted, and appropriate *vegetation protection zones* shall be applied to all *Core Areas*.

6.6.14.3 Core Areas - Outside the Greenbelt Plan Area

6.6.14.3.1 Permitted uses within *Core Areas* as identified on Schedule B – Natural Heritage System of Volume 1 are established through the designations and policies of Chapter E – Urban Systems and Designations of Volume 1 and the policies of this Plan. Boundaries of *Core Areas* and associated *vegetation protection zones* may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in *Core Areas* shall include:

- a) forest, fish and wildlife management;
- b) conservation, and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
- c) *existing uses*, in accordance with Section F.1.12 - Existing, Non-Complying and Non-Conforming Uses of Volume 1, and according to the requirements in Section 6.6.14.5 – Environmental Impact Statements;
- d) *passive recreation uses* and small scale *structures* for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the *negative impacts* on these features should be minimized; and,
- e) infrastructure projects, in accordance with Section C.5.0 – Infrastructure of Volume 1.

6.6.14.3.2 *New development* and *site alteration* shall not be permitted within provincially significant wetlands or significant coastal wetlands.

6.6.14.3.3 *New development* and *site alteration* shall not be permitted within *significant woodlands*, *significant valleylands*, *significant wildlife habitat* and *significant areas of natural and scientific interest* unless it has been demonstrated that there shall be no *negative impacts* on the natural features or on their *ecological functions*.

6.6.14.3.4 *New development* and *site alteration* shall not be permitted on *adjacent lands* to the natural heritage features and areas identified in Policies 6.6.14.3.2 and 6.6.14.3.3 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there shall be no *negative impacts* on the natural features or on their *ecological functions*.

6.6.14.3.5 *New development* or *site alteration* subject to Policies 6.6.14.3.3 and 6.6.14.3.4 requires, prior to approval, the submission and approval of an Environmental Impact Statement which demonstrates to the satisfaction of the City that:

- a) There shall be no negative impacts on the *Core Areas* natural features or their *ecological functions*.
- b) *Connectivity* between *Core Areas* shall be maintained, or where possible and deemed feasible to the satisfaction of the City, enhanced for the movement of surface and ground water, plants and wildlife across the landscape.

c) The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or *site alteration* wherever possible and deemed feasible to the satisfaction of the City.

6.6.14.3.6 An Environmental Impact Statement shall propose a *vegetation protection zone* which:

a) has sufficient width to protect the *Core Area* and its *ecological functions* from impacts of the proposed land use or *site alteration* occurring during and after construction, and where possible and deemed feasible to the satisfaction of the City, restores or enhances the *Core Area* and/or its *ecological functions*; and,

b) is established to achieve, and be maintained as *natural self-sustaining vegetation*.

6.6.14.3.7 Where *vegetation protection zone* widths have not been specified by watershed and sub-watershed plans, secondary, Environmental assessments and other studies, the following *vegetation protection zone* widths shall be evaluated and addressed by Environmental Impact Statements. Other agencies, such as Conservation Authorities, may have different *vegetation protection zone* requirements.

a) *Woodlands* – 10-metre *vegetation protection zone*, measured from the edge (drip line) of the woodland;

b) *Significant woodlands* – 15-metre *vegetation protection zone*, measured from the edge (drip line) of the *significant woodland*;

c) *Significant Valleylands* – As required by the relevant Conservation Authority; and,

d) *Significant Habitat of Threatened or Endangered Species and Significant Wildlife Habitat*: the minimum *vegetation protection zone* shall be determined through Environmental Impact Statements, dependent on the sensitivity of the feature.

6.6.14.3.8 *Vegetation protection zone* widths greater or less than those specified in Policy 6.6.14.3.7 a) to d) above may be required if ecological features and functions warrant it, as determined through an approved Environmental Impact Statement. Widths shall be determined on a site-specific basis, by considering factors such as the sensitivity of the habitat, the potential impacts of the proposed land use, the intended function of the *vegetation protection zone*, and the physiography of the site.

6.6.14.3.9 Permitted uses within a *vegetation protection zone* shall be dependent on the sensitivity of the feature, and determined through approved studies. Generally, permitted uses within a *vegetation protection zone* shall be limited to low impact uses, such as vegetation restoration, resource management, and open space. Permitted uses within the *vegetation protection zone* shall be the same uses as those within the *Core Area* in Policy 6.6.14.3.1 and the *vegetation protection zone* should remain in or be returned to a natural state.

6.6.14.3.10 All plantings within *vegetation protection zones* shall use only non-invasive plant species native to Hamilton. The City may require that applicants for *development*

or *site alteration*, as part of an Environmental Impact Statement, develop a restoration or management plan for the *vegetation protection zone*.

6.6.14.4 Linkages

Linkages are natural areas within the landscape that ecologically connect *Core Areas*. Connections between natural areas provide opportunities for plant and animal movement, hydrological and nutrient cycling, and maintain ecological health and integrity of the overall Natural Heritage System. The City recognizes the importance of *Linkages* shown on Schedule B – Natural Heritage System of Volume 1 in reducing the adverse impacts of habitat fragmentation on natural areas. Habitat fragmentation results in loss of species diversity and reduced ecosystem health and resilience. It is the intent of this policy that *Linkages* be protected, restored, and enhanced to sustain the Natural Heritage System wherever possible.

- 6.6.14.4.1 The City shall encourage the connection of *Core Areas* within the municipality and adjacent to its municipal boundaries through the identification of *Linkages* in Environmental Impact Statements, Secondary Plans, watershed plans, and other studies.
- 6.6.14.4.2 On its own properties, including road rights-of-way, utilities, major infrastructure facilities, and storm water management ponds the City shall enhance *Linkages* by restoring natural habitat, where appropriate. The City shall support the naturalization of vegetation in inactive sections of parks and open space areas, where appropriate.
- 6.6.14.4.3 The City shall require the incorporation of *Linkages* into a design of new *development* requiring approval by this Plan to retain and enhance the cultural, aesthetic, and environmental qualities of the landscape, wherever possible and deemed feasible to the satisfaction of the City.
- 6.6.14.4.4 Since *linkages* are best enhanced and protected through larger-scale planning processes, Secondary Plans shall identify and evaluate *Linkages* in greater detail, including *Linkages* currently identified in Schedule B – Natural Heritage System of Volume 1 and those that may be newly identified through the planning process. *Linkages* shall be mapped in Secondary Plans and policies for their protection and enhancement included.
- 6.6.14.4.5 Where new *development* or *site alteration* is proposed within a *Linkage* in the Natural Heritage System as identified in Schedule B – Natural Heritage System of Volume 1, the applicant shall prepare a *Linkage Assessment*. On sites where an Environmental Impact Statement (EIS) is being prepared, the *Linkage Assessment* can be included as part of the EIS report. Any required *Linkage Assessment* shall be completed in accordance with Policy F.3.2.1.11 - *Linkage Assessments* of Volume 1.
- 6.6.14.4.6 *Linkage Assessments* shall include the following information:
 - a) identify and assess the *Linkage* including its vegetative, wildlife, and/or landscape features or functions;
 - b) assess the potential impacts on the viability and integrity of the *Linkage* as a result of the development proposal; and,

c) make recommendations on how to protect, enhance or mitigate impacts on the *Linkage(s)* and its functions through planning, design and construction practices.

6.6.14.4.7 In addition to the *Linkages* identified on Schedule B – Natural Heritage System of Volume 1, there may be *Hedgerows* that are worthy of protection, especially where:

- a) they are composed of mature, healthy trees and generally provide a wide, unbroken linkage between *Core Areas*;
- b) there is evidence that wildlife regularly use them as movement corridors or habitat;
- c) they contain tree species which are threatened, endangered, special concern, provincially or locally rare; or,
- d) groupings of trees which are greater than 100 years old.

6.6.14.5 Environmental Impact Statements (EIS)

6.6.14.5.1 Any required Environmental Impact Statement shall be completed in accordance with Section F.3.2.1 - Environmental Impact Statements of Volume 1, Policies 6.6.14.5.2 to 6.6.14.5.5, including Table 1 of this Plan, and comply with all provisions of Section 6.6.14.3– *Core Areas – Outside of Greenbelt Plan Area*.

6.6.14.5.2 When a *development* proposal has the potential to negatively impact a *Core Area's* natural features or their *ecological functions*, the proponent shall be required to prepare an EIS to the satisfaction of the City in consultation with the relevant Conservation Authority. An EIS inventories and describes the existing *Core Areas* and *ecological functions* of the site in the context of the surrounding landscape. An EIS also assesses the potential *negative impacts* that proposed *development* may have on *Core Areas* and *Linkages* and provides recommendations on natural area boundaries, mitigation measures, and design measures to accommodate or enhance existing natural features and functions.

6.6.14.5.3 An EIS shall be required for *development* and *site alteration* proposed within or *adjacent* to a *Core Area*. *Adjacent lands* for features are defined in Table 1 below. The distances for *adjacent lands* provided in Table 1 are guidelines only and the City may require an EIS for development proposed outside of the *adjacent* area if it is anticipated that impacts may be far-reaching.

**Table 1: Adjacent Land Distances to Trigger an Environmental Impact Statement
(for lands outside the Greenbelt Plan area)**

Natural Heritage Feature	Boundary Definition	Extent of Adjacent Lands (outside of Greenbelt)
<i>Significant Woodlands</i>	Defined by City of Hamilton	50 metres, measured from the dripline
<i>Significant Wildlife Habitat</i>	As defined by the Province and City of Hamilton.	50 metres
<i>Environmentally Significant Areas (ESAs)</i>	As defined by the City of Hamilton	50 metres

6.6.14.5.4 The EIS may be scoped to reflect the type of *development* being proposed and the sensitivity and special characteristics of the natural area. The applicant's ecological consultant shall prepare a Terms of Reference for the EIS, which outlines the proposed scope of the EIS study. The EIS Terms of Reference shall be completed to the satisfaction of the City, in consultation with the relevant Conservation Authority.

6.6.14.5.5 The EIS must be submitted as part of a complete *development* application to ensure that environmental impacts are considered early in the design process when there is the greatest opportunity to design in harmony with the natural environment. In no case shall an EIS be a condition of approval granted under the Planning Act, R.S.O., 1990 c. P.13 and the completion of an EIS does not guarantee that the *development* application will be approved.

6.6.14.6 Tree and Woodland Protection

6.6.14.6.1 The City recognizes the importance of trees and *woodlands* to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests, including *significant woodlands*, wooded areas, *hedgerows*, and tree cover within urban and rural settlement areas.

6.6.14.6.2 Opportunities for tree planting on City-owned lands (such as lands designated Open Space and inactive portions of parks) shall be identified and implemented in co-operation with government agencies and local interest groups. In restoration efforts, the City shall plant only native species, preferably those of local origin.

6.6.14.6.3 Where the City is undertaking infrastructure work, existing *woodland* resources shall be protected and preserved, where feasible. If it is necessary for infrastructure works to destroy any trees, excluding trees that are listed as *threatened or endangered species*, the City shall endeavour to compensate by re-planting on site and/or planting trees elsewhere.

6.6.15 Area Specific Policies

Area Specific Policy – Area A

6.6.15.1 Notwithstanding Policy E.4.6.5– Permitted Uses of Volume 1, for the lands located on the north side of Main Street West, between Pearl Street South and Ray Street South and on the south side of Main Street West, east of Locke Street South to just west of Queen Street South, designated Mixed Use – Medium Density, shown as Area A on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following shall apply:

- a) Only the following uses shall be permitted:
 - i) small scale offices, medical office, personal services, financial establishments, live-work units, artists studios;
 - ii) institutional uses;
 - iii) arts and cultural uses;
 - iv) hotel;
 - v) *multiple dwellings*; and,
 - vi) *accessory uses*.
- b) In addition to the uses identified in a) above, a retail establishment and a restaurant shall also be permitted only within an existing building.
- c) Where a *multiple dwelling* is proposed, local commercial uses may also be permitted on the ground floor, subject to the provisions of Section E.3.8 – Local Commercial of Volume 1.
- d) Where live-work units are proposed, the following policies shall also apply:
 - i) Within live-work units only small-scale retail, small-scale offices, restaurants and home business uses shall be permitted;
 - ii) Live-work units shall have commercial uses at grade, and have entrances accessible directly from a Major Arterial Road;
 - iii) Residential access and commercial parking areas shall be separate, to avoid conflict of shared uses; and,
 - iv) Residential amenity space may be accommodated through the provision of balconies or decks.

Area Specific Policy – Area B

6.6.15.2 Notwithstanding Policy 4.6.5 – Permitted Uses of Volume 1, for the lands located on the north side of Main Street West, between New Street and Pearl Street South and on the south side of Main Street West, east of Dundurn Street South to the properties east of Locke Street South, designated Mixed Use – Medium Density, shown as area B on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following shall apply:

- a) Only the following uses shall be permitted:
 - i) small scale offices, medical office, personal services, financial establishments, live-work units, artists studios;
 - ii) institutional uses;
 - iii) arts and cultural uses;
 - iv) hotel;
 - v) *multiple dwellings*; and,
 - vi) *accessory uses*.
- b) Where a *multiple dwelling* is proposed, local commercial uses may also be permitted on the ground floor, subject to the provisions of Section E.3.8 – Local Commercial of Volume 1.
- c) Any proposed *development* on lands identified as Site Specific Policy B shall be in accordance with the relevant policies of this Plan.
- d) Where live-work units are proposed, the following policies shall also apply:
 - i) Within live-work units only small-scale retail, small-scale offices, restaurants and home business uses shall be permitted;
 - ii) Live-work units shall have commercial uses at grade, and have entrances accessible directly from a Major Arterial Road;
 - iii) Residential access and commercial parking areas shall be separate, to avoid conflict of shared uses; and,
 - iv) Residential amenity space may be accommodated through the provision of balconies or decks.
- e) In addition to the uses permitted in Policy 6.6.15.2 a) – Area Specific Policy – Area B, for the property located at 443 Main Street West, designated Mixed Use – Medium Density, on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, a drive-through facility in conjunction with a restaurant within the building existing at the date of the final approval and coming into effect of the Sections of this Official Plan shall be permitted.

Area Specific Policy – Area C

6.6.15.3 Notwithstanding the maximum building height identified in Policy 6.6.5.5 b) – High Density Residential Designation and 6.6.6.1 b) – Mixed Use – Medium Density Designation of this Plan, shown as Areas C-1 to C-6 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following shall apply: (OPA 149)(OPA 177)

- a) For the lands know municipally as 1 Lamoreaux Street, 5 Lamoreaux Street, 9 Lamoreaux Street, 15 Lamoreaux Street, 47 Strathcona Avenue North, 36 Margaret Street and 36 Ray Street South, designated High Density Residential,

shown as Area Specific Policy C-1 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 3 storeys.

- b) For the lands known municipally as: 250 – 252 Main Street West, 260 – 264 Main Street West, 54 Queen Street South, 36 Queen Street South, 34 Queen Street South, 131-133 George Street, 137 George Street, 257-259 Main Street West, and 255 Main Street West, designated Mixed Use – Medium Density, shown as Area Specific Policy C-2 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 4 storeys.
- c) For the lands known municipally as 37 Strathcona Avenue North, designated High Density Residential, shown as Area Specific Policy C-3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 5 storeys.
- d) For the lands known municipally as 179 George Street and 180 George Street, designated High Density Residential, shown as Area Specific Policy C-4 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 8 storeys.
- e) For the lands known municipally as 354 King Street West (to be assigned as 7 Queen Street North once constructed), designated Mixed-Use – Medium Density, shown as Area Specific Policy – Area C-5 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 12 storeys. (OPA 149)
- f) For the lands known municipally as 354 King Street West, designated Mixed-Use – Medium Density, shown as Area Specific Policy – Area L, C-6 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the maximum building height shall be 25 storeys. (OPA 177)

Site Specific Policy – Area D

6.6.15.4 For lands shown as Site Specific Policy Area D, on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, designated Institutional, and known municipally as 69 Pearl Street North, Policy E.6.2.5 b) of Volume 1 shall not apply.

Site Specific Policy – Area E

6.6.15.5 Notwithstanding Policy 6.6.6.2 d) – Strathcona Neighbourhood Node: Mixed Use – Medium Density, a gas bar shall also be permitted on the property located at 648 King Street West, designated Mixed Use – Medium Density, shown as Area E on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan.

Site Specific Policy – Area F

6.6.15.6 In addition to Policy E.3.6.2 – High Density Residential of Volume 1, for the property located at 398 King Street West, designated High Density Residential, shown as Area F on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, a wellness centre and two emergency shelters shall also be permitted.

Site Specific Policy – Area G

6.6.15.7 For the property located at 16 Strathcona Avenue South, designated Low Density Residential 3, shown as Area G on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following shall apply:

- a) In addition to Policy E.3.4.3 – Low Density Residential of Volume 1 and Policy 6.6.5.3 a) of this Plan and notwithstanding policy E.3.4.4 of Volume 1 and Policy 6.6.5.3 b) of this Plan, a multiple dwelling containing a maximum of five dwelling units shall also be permitted; and,
- b) Notwithstanding Policy E.3.4.5 of Volume 1 and Policy 6.6.5.3 c) of this Plan, the maximum building height shall be four storeys.

Site Specific Policy – Area H

6.6.15.8 Notwithstanding the uses permitted in Section E.4.6.5 b) – Mixed Use – Medium Density Designation of Volume 1, for the property located at 50 Dundurn Street South, designated Mixed Use – Medium Density, shown as Area H on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, a drive-through facility within the building existing at the date of the final approval and coming in to effect of the Sections of this Official Plan shall be permitted.

Site Specific Policy – Area I

6.6.15.9 For the lands located at 41, 45, 47, 49, 55 and 59 Head Street, 22 and 24 Dundurn Street North, and 620, 622 and 624 King Street West, shown as Area I on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, and identified in part as Pedestrian ~~Predominant-Focus~~ Street and Neighbourhood Node, the following policies shall apply:

- a) Notwithstanding the uses permitted in Policy E.4.6.5 b) – Mixed Use – Medium Density Designation of Volume 1, one drive-through facility shall be permitted, provided the following conditions are met:
 - i. It is established in conjunction with a restaurant use; and,
 - ii. The development of the restaurant with a drive-through facility shall occur simultaneously and together with the development of a mixed use building, as part of one comprehensive development.
- b) The mixed use building shall be subject to the following:
 - i. The mixed use building shall contain commercial and residential uses.
 - ii. Notwithstanding the uses permitted in Section E.4.6.5, only residential uses are permitted along the frontage facing Head Street.
 - iii. Notwithstanding Policy E.4.3.4 d), on the ground floor of the mixed use building, commercial uses shall front onto King Street West and residential uses shall front onto Head Street.
 - iv. Notwithstanding Sections E.4.6.7, E.4.6.8 and E.4.6.10, residential units facing Head Street shall have a maximum height of 3 storeys and shall have the appearance of semi-detached dwellings.

- v. Notwithstanding Policy B.6.6.6.1 s), the maximum 2 metre setback shall not apply to the mixed use building.
 - vi. Notwithstanding Policies E.4.3.4 b) and B.6.6.10 h) iv), surface parking, driveways, and lanes may be permitted between the mixed use building and the street.
 - vii. The design of the mixed use building shall include consideration of transitions in height and grading to adjacent and existing residential development to ensure compatibility with adjacent land uses.
 - viii. Following the construction of the mixed use building and the restaurant with a drive through facility on the subject lands, the residential units that front onto Head Street may be severed.
- c) Access to non-residential uses shall not be permitted from Head Street.
 - d) Notwithstanding Policy E.4.3.4 a), a minimum of 45% of the block face fronting on King Street West shall be developed with buildings.
 - e) Notwithstanding Policy B.6.6.6.1 b), for development other than the 3 storey residential uses facing Head Street identified in Policy B.6.6.15.9 b) iv), the minimum building height shall be 1 storey and the maximum building height shall be 6 storeys.
 - f) Prior to any increase in height for the mixed use building above 2 stories, other than the 3 storey residential uses facing Head Street identified in Policy B.6.6.15.9 b) iv), the applicant shall be required to demonstrate that the potential impacts have been mitigated on adjacent lands designated Low Density Residential 3.
 - g) Notwithstanding Policies B.6.6.15.9 a) through f) above, any *major redevelopment* of the site shall be in accordance with the policies of the Secondary Plan, subject to the following:
 - i. Notwithstanding Sections E.4.6.5, E.4.6.7 and E.4.6.8, only single detached or semi-detached dwelling units shall be permitted facing Head Street, to a maximum height of 3 storeys.
 - ii. Notwithstanding the uses permitted in Policy E.4.6.5 b) – Mixed Use – Medium Density Designation of Volume 1, one drive-through facility in conjunction with a restaurant shall be permitted.

Site Specific Policy – Area J

6.6.15.10 For the lands located at 148, 152 and 154 George Street, designated Low Density Residential 3, shown as Area J on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) In addition to the uses permitted in Policy E.3.4.3 – Low Density Designation of Volume 1, and Policy B.6.6.5.3(a), the following uses shall also be permitted:
 - i. institutional uses, educational establishments, and cultural facilities
 - ii. hotel, including an accessory restaurant
 - iii. artist's studios

- iv. multiple dwelling
 - v. live-work units
 - vi. professional and medical offices and personal services, which shall only be located within a building existing on the date of approval of this plan or on the ground floor of a building, and may include an accessory restaurant.
 - vii. Uses accessory to (i) through (vi) above
 - viii. parking lot accessory to uses contained within the block bounded by King Street West, Queen Street South, George Street, and Ray Street South. In this regard, the City may require an offsite parking agreement.
- b) Notwithstanding Policy E.3.4.4 of Volume 1, and Policy B.6.6.5.3b), the *net residential density* shall not exceed 100 units per net hectare.
- c) Notwithstanding Policy E.3.4.5 of Volume 1, and Policy B.6.6.5.3c), the maximum building height shall be 5 storeys, subject to the following:
- i. Any height above 2.5 storeys shall be stepped back a minimum of 3 metres from the building face along George Street and Ray Street South, to create a transition in height from the neighbourhood to the south and west. In this regard, the Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights.
 - ii. Any buildings with a total height greater than 2.5 storeys shall provide a landscaped area between the building and the property boundary fronting George Street and Ray Street South which is sympathetic and complimentary to the existing character of the neighbourhood.
- d) Permitted uses may be located in single or mixed use buildings, except as set out in policy B.6.6.15.10a)vi) for professional and medical offices and personal services.
- e) For any *development* which includes a multiple dwelling or non-residential uses, as part of a single use or mixed use *development*, the following shall apply:
- i. Development shall maintain and enhance the character of the neighbourhood through an architectural style that is sympathetic and complementary to the existing character and heritage of the neighbourhood.
 - ii. Adequate internal traffic circulation, parking, loading and maneuvering facilities and facilities for active transportation shall be accommodated on-site.
 - iii. Landscaping shall form an integral part of all development and shall provide buffering between adjacent residential or sensitive land uses and commercial, mixed-use, and parking areas.
 - iv. Parking areas shall be subject to the following:
 - a) All parking areas shall be buffered from the street through the use of building placement or enhanced landscaping; and,
 - b) The location of parking areas shall not negatively affect the pedestrian environment or access to buildings.
 - v. As part of a mixed use building containing both residential and non-residential uses, amenity space shall be provided exclusively for the

residential component and shall be functionally separated from public areas associated with the non-residential component. This requirement shall not apply to live-work units.

- f) Parking areas shall be subject to enhanced design standards to minimize the impact of the parking area on the interior of the neighbourhood. Design standards may include features such as decorative fencing, low walls, covered structures, or other innovative design features, in addition to enhanced landscaping.
- g) All development shall be compatible with and may be integrated with adjacent lands designated as Mixed – Use Medium Density.
- h) Development shall respect and maintain the low density residential character of George Street through the use of setbacks, massing, and scale. Facades facing George Street shall maintain a residential character through the use of design features, building materials, and other appropriate design measures.
- i) In addition to Policy B.6.6.11.4b), for uses permitted under Policy B.6.6.15.10a), a scoped *cultural heritage impact assessment* may be required prior to development.

Site Specific Policy – Area K

6.6.15.11 For the lands located at 331, 337 and 339 York Boulevard, and 96, 100 and 120 Ray Street North, designated Mixed Use – Medium Density and Low Density Residential 3, shown as Area K on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.4.6.8 of Volume 1 and Policy 6.6.6.1 c), for the lands located at 331 and 337-339 York Boulevard, 120 Ray Street North and the easterly portion of 100 Ray Street North, designated Mixed Use – Medium Density, additional height up to a maximum of 12 storeys may be permitted without amendment to this Plan, provided the applicant demonstrates:
 - i. That potential impacts have been mitigated on adjacent lands designated Low Density Residential 3;
 - ii. That buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 3 designation. The Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,
 - iii. That buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary.
- b) For the lands located at 96 Ray Street and the westerly portion of 100 Ray Street, designated Low Density Residential 3, the following policies shall apply:
 - i. Notwithstanding Policy 6.6.5.3 c), a maximum building height of 3 storeys shall be permitted. For any building adjacent to Ray Street North with a height of 3 storeys, the third storey shall require a minimum 3 metre step-back from the building face along Ray Street North.

- ii. Notwithstanding policy E.3.4.4 of Volume 1 and Policy 6.6.5.3 b) a maximum of 16 dwelling units shall be permitted if the lands are developed comprehensively and in conjunction with the lands in the Mixed Use – Medium Density Designation.
- iii. If the lands are not developed comprehensively with and in conjunction with the lands in the Mixed Use – Medium Density Designation, Policy 6.6.5.3 b) shall apply.
- iv. Access to the Mixed Use – Medium Density designated lands shall be permitted through the lands designated Low Density Residential 3.

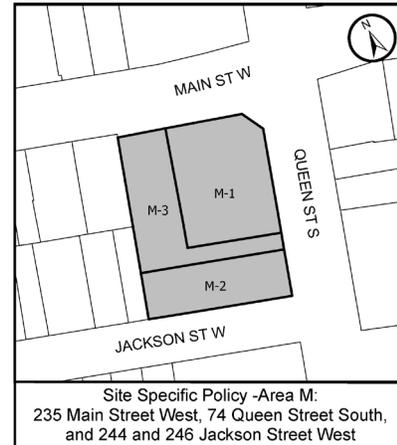
Area Specific Policy – Area L (OPA 65)(OPA 98)

6.6.15.12 The following policies shall apply to certain lands located on King Street between Pearl Street and Queen Street, designated Mixed Use – Medium Density and identified as Area Specific Policy – Area L on Map B.6.6-1 – Strathcona – Land Use Plan:

- a) In addition to Section E.4.6.6 and notwithstanding Sections 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 L 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 predominant focus street* or Area Specific Policy – Area L;
 - 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 of 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.6.6.10 of Volume 2.

Site Specific Policy – Area M (OPA 139)



6.6.15.13 Notwithstanding Policy E.4.6.7 and E.4.6.8 of Volume 1, and Policy B.6.6.6.1 b) of Volume 2, for the lands located at 235 Main Street West, 74 Queen Street South, and 244 and 246 Jackson Street West, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area M, the following building heights shall apply:

- i. for Area M-1 the maximum building height shall be 23 storeys;
- ii. for Area M-2 the maximum building height shall be 3 storeys; and,
- iii. for Area M-3 the maximum building height shall be 6 storeys.

Site Specific Policy – Area N (OPA 147)

6.6.15.14 For the lands located at 196 George Street, designated Medium Density Residential 2 and identified as Site Specific Policy – Area N on Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.5.7 of Volume 1, the *net residential density* for a 12 unit *multiple dwelling* shall be greater than 60 units per hectare and not greater than 113 units per hectare.
- b) Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.6.6.5.4 c) of Volume 2, the minimum building height shall be 2 storeys and the maximum building height shall be 2.5 storeys for a 12 unit *multiple dwelling*.

Site Specific Policy – Area O (OPA 224)

6.6.15.15 For the lands identified as Site Specific Policy – Area O on Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan, designated High Density Residential, and known as 200 Market Street, the following policies shall apply:

- a) Notwithstanding Policy B.6.6.5.5 a), the maximum permitted net residential density shall be 1,262 units per net hectare; and,
- b) Notwithstanding Policy B.6.6.5.5 b) and Policy E.3.6.7 of Volume 1, a maximum height of 31 storeys may be permitted provided that the building height does not exceed the height of the top of the Niagara Escarpment nearest to the development site, and provided that compliance with criteria i) through iv) of Policy B.6.6.5.5 b) is demonstrated through submission of the required studies as part of the Site Plan approval

application, to the satisfaction of the Chief Planner of the City of Hamilton, or their designate.

6.6.16 Glossary

In addition to Chapter G – Glossary of Volume 1, the following definitions shall also apply:

Core Areas: means key natural heritage features, key hydrologic features, and local natural areas.

Development (Urban): means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, R.S.O., 1990 c. P.13 but does not include:

- a) activities that create or maintain infrastructure used by a public body and authorized under an environment assessment process; or,
- b) works subject to the Drainage Act. (PPS, 2005, amended)

Environmentally Significant Areas (ESAs): means locally significant areas that meet any one of the following criteria:

- a) the area is a good representative of a biotic community characteristic of the natural landscapes of the City and not adequately represented in existing protected areas or the area is a good representative of pre-settlement biotic community;
- b) there are biotic communities that are rare in the City, Province, or Canada;
- c) the area is a large natural area (20 hectares or more in size); it may be sufficiently large to provide habitat for species requiring large habitat areas;
- d) there is habitat for species considered significant in the City, Province, or Canada;
- e) the site fulfills a significant hydrological function (groundwater recharge or discharge, ground or surface water quality, or flood attenuation);
- f) the site contains a regionally significant earth science Area of Natural and Scientific Interest (ANSI);
- g) there is a high diversity of native species or biotic communities;
- h) the area provides *essential* habitat for the continuation of species; for example, significant areas of species concentrations, areas *essential* for certain stage of the life cycle, source areas for species;
- i) there are significant seasonal concentrations of wildlife;
- j) the area acts as a link between natural areas or functions as a corridor for wildlife;
- k) the area is in good natural condition, with few non-native species, particularly invasive non-natives; or,

- l) the area contains significant *fish habitat*.

Key Hydrologic Features: these features mean:

- a) Permanent and *intermittent streams*;
- b) *Lakes* (and their *littoral zones*);
- c) *Seepage areas and springs*; and,
- d) *Wetlands*.

Key Natural Heritage Features: means the following:

- a) *Significant habitat of endangered and threatened species*;
- b) *Fish habitat*;
- c) *Wetlands*;
- d) *Life Science Areas of Natural and Scientific Interest (ANSIs)*;
- e) *Significant valleylands*;
- f) *Significant wildlife habitat*;
- g) *Sand barrens, savannahs, and tallgrass prairies*; and
- h) *Alvars*.

Linkages: means natural areas within the landscape that ecologically connect *Core Areas*. They are avenues along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life cycle requirements, and species can be replenished from other natural areas. Conserving linkages also protects and enhances *Core Areas*.

Major redevelopment: for the purposes of Site Specific Policy – Area I, means either:

- i. The complete removal of the commercial portion of the mixed use building and replacement with a new building; or
- ii. the removal of the majority of the commercial portion of the mixed use building and replacement with a new building or addition; or
- iii. a substantial addition to the mixed use building that will occupy or otherwise cover a substantial portion of the parking area with new built form.

“Major Redevelopment” does not include any improvements necessary to the mixed use building to maintain its purpose and function.

Significant Wildlife Habitat: means wildlife habitat areas which are ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. Significant Wildlife Habitat will be identified based on criteria established by the Province. (PPS, 2005)

Significant Woodland: means an area which is ecologically important in terms of:

- a) Features such as species composition, age of trees, stand history;
- b) Functionally important due to its contribution to the broader landscape because of its location, size, or due to the amount of forest cover in the planning area; and
- c) Economically important due to site quality, species composition or past management history. (PPS, 2005)

The presence of European Buckhorn, Common Lilac, and Staghorn Sumac shall

be irrelevant to the determination of whether a woodland is a significant woodland.

In the City of Hamilton, significant woodlands must meet two or more of the following criteria:

Criterion	Description												
Size	<table border="1" data-bbox="810 449 1252 718"> <thead> <tr> <th data-bbox="810 449 1045 548">Forest Cover (by planning unit)</th> <th data-bbox="1045 449 1252 548">Minimum patch size for significance</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 548 1045 583">< 5 %</td> <td data-bbox="1045 548 1252 583">1 ha.</td> </tr> <tr> <td data-bbox="810 583 1045 619">5-10 %</td> <td data-bbox="1045 583 1252 619">2 ha.</td> </tr> <tr> <td data-bbox="810 619 1045 655">11-15 %</td> <td data-bbox="1045 619 1252 655">4 ha.</td> </tr> <tr> <td data-bbox="810 655 1045 690">16-20 %</td> <td data-bbox="1045 655 1252 690">10 ha.</td> </tr> <tr> <td data-bbox="810 690 1045 718">21-30 %</td> <td data-bbox="1045 690 1252 718">15 ha.</td> </tr> </tbody> </table> <p data-bbox="740 751 1336 814">Woodlands shall meet a minimum average width of 40 metres.</p>	Forest Cover (by planning unit)	Minimum patch size for significance	< 5 %	1 ha.	5-10 %	2 ha.	11-15 %	4 ha.	16-20 %	10 ha.	21-30 %	15 ha.
Forest Cover (by planning unit)	Minimum patch size for significance												
< 5 %	1 ha.												
5-10 %	2 ha.												
11-15 %	4 ha.												
16-20 %	10 ha.												
21-30 %	15 ha.												
Interior Forest	Woodlands that contain interior forest habitat. Interior forest habitat is defined as 100 metres from edge.												
Proximity/Connectivity	Woodlands that are located within 50 metres of a significant natural area (defined as wetlands 0.5 hectares or greater in size, ESAs, PSWs, and Life Science ANSIs).												
Proximity to Water	Woodlands where any portion is within 30 metres of any hydrological feature, including all streams, headwater areas, wetlands, and lakes.												
Age	Woodlands with 10 or more native trees/hectare greater than 100 years old.												
Rare Species	Any woodland containing threatened, endangered, special concern, provincially or locally rare species.												

Wildlife Habitat: means areas where plants, animals, and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (PPS, 2005)