

ADDENDUM TO: PARK PLACE VILLAGE (PHASE 2) URBAN DESIGN BRIEF

For Proposed “TOWN CENTRE” Development WATERDOWN, CITY OF HAMILTON



Prepared for:



**Parkside Hills Inc.
(Country Green Homes Inc.)**

**TOWN CENTRE
Proposed Development
609 and 615 Hamilton St. N.,
3 Nisbet Blvd. and
129-137 Truedell Dr.
City of Hamilton**

**Local Planning Appeal Tribunal
Case No: PL171131**

Prepared by:

**John G
WILLIAMS
ARCHITECT**

**January 28, 2019
Ref. No.: S-2269**

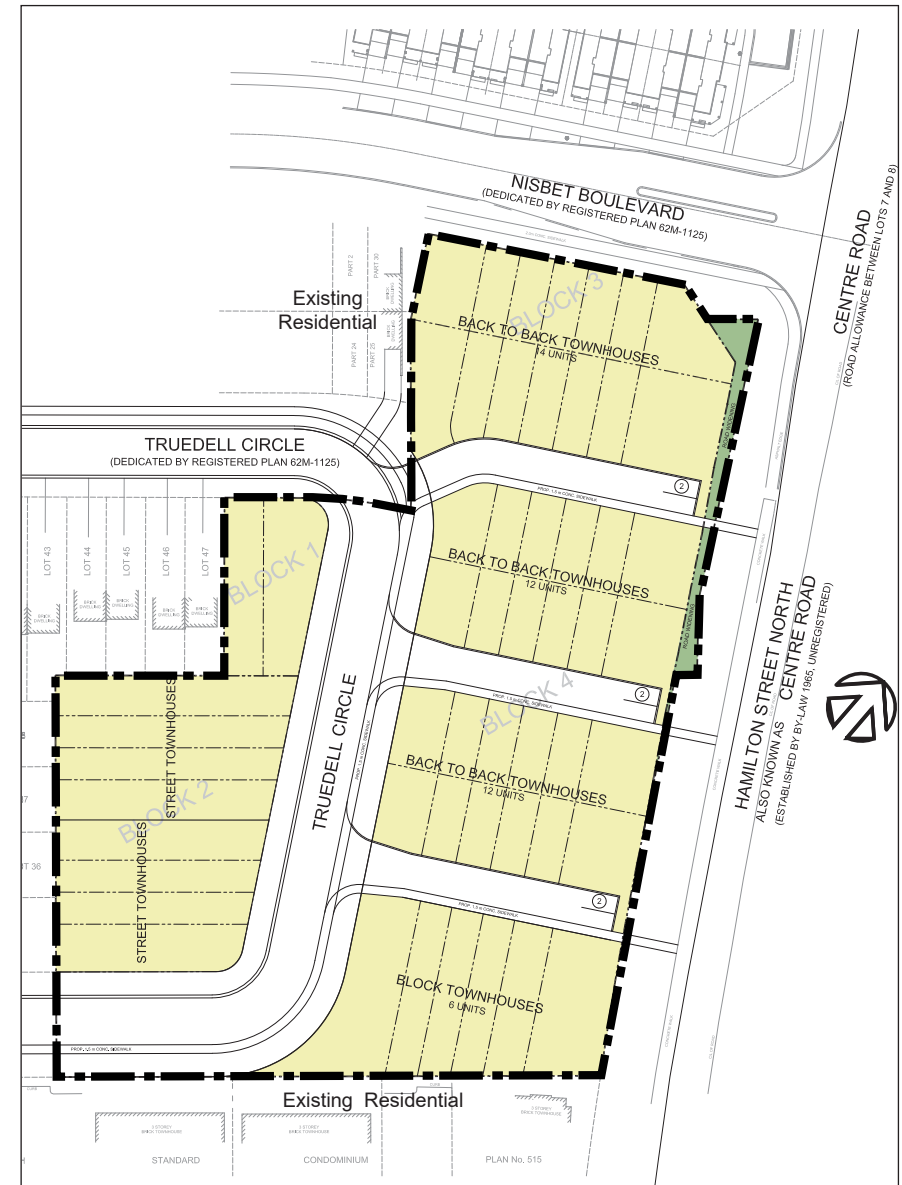
1.0 PURPOSE OF ADDENDUM

This Addendum to the Park Place Village (Phase 2) Urban Design Brief (prepared by John G. Williams Limited, Architect and dated June 9, 2015) has been prepared on behalf of Parkside Hills Inc. (Countrygreen Homes Inc.) for the proposed "Town Centre" development. The subject lands are known municipally as 609 and 615 Hamilton Street North, 3 Nisbet Boulevard and 129-137 Truedell Drive, in the village of Waterdown within the City of Hamilton. The Park Place Village (Phase 2) Urban Design Brief ("UDB") was approved by the City of Hamilton on August 26, 2015. The purpose of the Addendum is to provide an update of the approved UDB specific to the proposed "Town Centre" development.

2.0 PROPOSED DEVELOPMENT

The proposed development within "Town Centre" includes:

- An extension of the two existing stub roads of Truedell Circle to create a connected public road 'P-Loop' with a right-of-way width of 18.3m.
- An existing 1.5m wide sidewalk will be extended within the Truedell Circle right-of-way to create a continuous pedestrian loop on the outside portion of Truedell Circle.
- 3 private condominium roads with widths of 6.0m, flaring to 7.5m at the throat, are proposed. These private roads run east off Truedell Circle to allow vehicular access to the condominium blocks. The private roads will not intersect with Hamilton Street North and have short road lengths ranging from approximately 49 metres to 54 metres measured curb to curb. 1.5m wide sidewalks are proposed on the south side of each private road. These sidewalks connect with the public sidewalk on Truedell Circle.
- A road widening is provided along the west side of Hamilton Street North.
- Residential uses include:
 - 2 semi-detached units. These will be freehold dwellings accessed from Truedell Circle and are located adjacent to existing semi-



Proposed Development : "Town Centre"

detached dwellings.

- 38 back-to-back townhouse units in the eastern portion of the site with flankages onto Hamilton Street North and Truedell Circle. 7 units will front onto the existing Nisbet Boulevard and 7 units will front onto the proposed private road. These units are adjacent to existing back-to-back townhouse dwellings which front onto both Nisbet Boulevard and Truedell Circle. Further south are 24 units proposed to front onto 3 private stub roads. Block sizes for back-to-back townhouses range from 12 to 14 units.
- 6 front-loaded block townhouse units in a single block fronting onto a private road in the southern portion of the site with flankages onto Hamilton Street North and Truedell Circle.
- 8 front-loaded freehold townhouse units, within 2 blocks of 4 units each, fronting onto the future extension of Truedell Circle.
- The back-to-back townhouses fronting onto Nisbet Boulevard will mirror the similar built form typology that exists on the north side of Nisbet Boulevard. Also, this similar built form exists immediately to the west of the proposed back-to-back townhouses on the south side of Nisbet Boulevard.
- The extension of Truedell Circle represents a logical and efficient completion of this public road, allowing for convenient pedestrian, cyclist and vehicular connectivity. This will also allow temporary turning circles to be removed freeing up a single detached corner lot (adjacent to existing lot 36) to be developed. The new dwelling on this lot should be designed and sited in accordance with design criteria found within the UDB.
- The 3 sidewalks running east-west adjacent to the proposed private roads will be extended east to connect with the future extension of the public sidewalk within the Hamilton Street North right-of-way. This will improve connectivity and permeability for pedestrians and cyclists in support of active transportation.
- Freehold dwellings proposed on the west side of the Truedell Circle extension (1 pair of semi-detached dwellings and 2 blocks (4 units each) of street townhouses) represent compatibility of built form and lotting pattern with the existing dwellings in the vicinity.

3.0 ADDENDUM ITEMS

ADDENDUM ITEM #1 :

Update Section 1.2 - Site Location and Community Context (page 2), Context Plan (page 2) and Community Context Images (page 3).

1.2 Site Location and Community Context

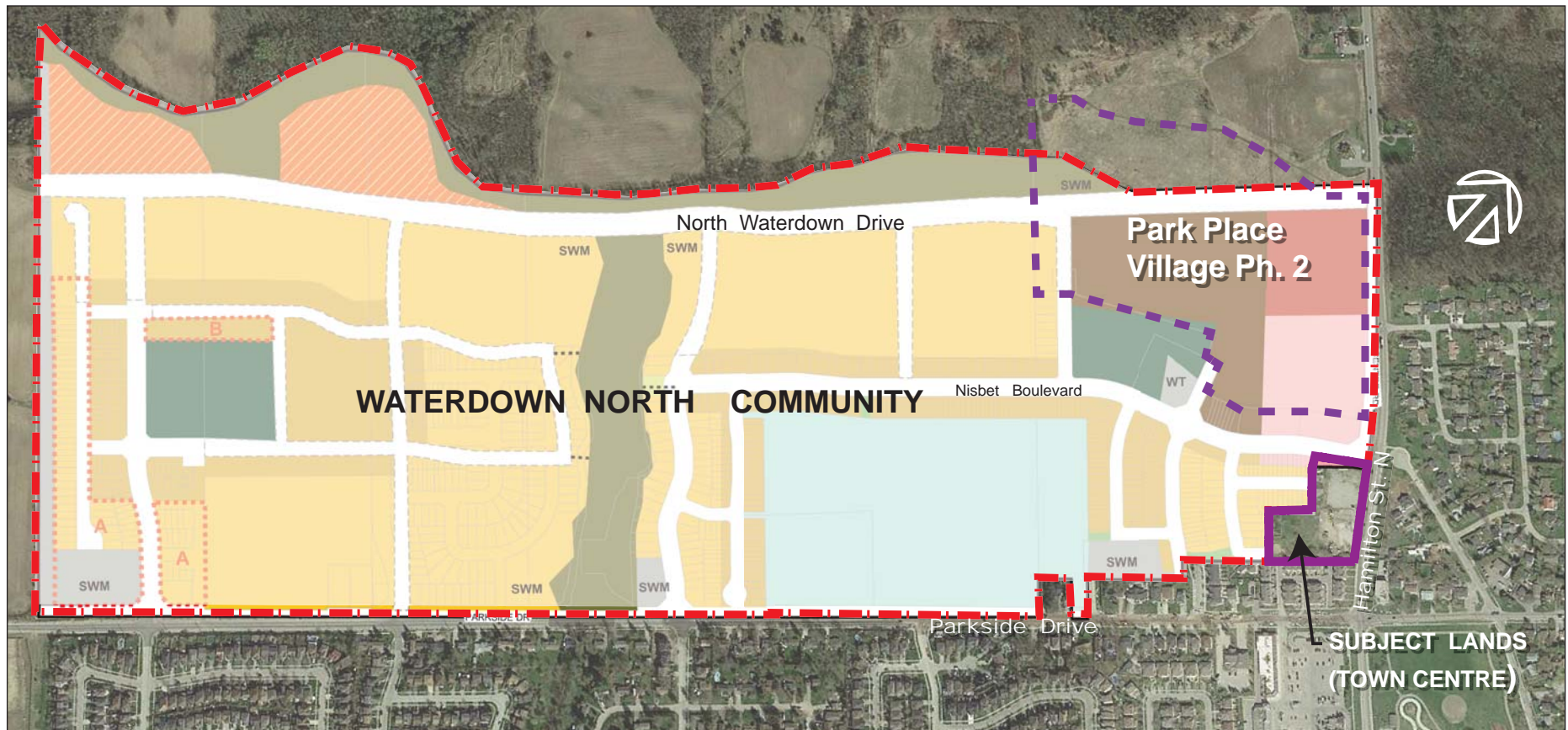
- The subject lands comprise an irregular shaped area of approximately 1.15 hectares located on the west side of Hamilton Street North, generally situated south of Nisbet Boulevard and north of Parkside Drive in the Village of Waterdown, within the City of Hamilton.
- Hamilton Street North is identified as an Arterial Road and Nisbet Boulevard is identified as a Major Collector Road within the Waterdown North Secondary Plan (Road Classification Plan Map B.4.2-2).
- 609 & 615 Hamilton Street North are the sites of two former gasoline service stations. 3 Nisbet Boulevard and 129-137 Truedell Circle are remnant parcels from the Parkside Hills Subdivision, with 129-137 Truedell Circle presently being used for a temporary turning circle.
- Existing built form and land uses in the vicinity of the subject lands include:
 - Recently constructed residential uses including: 2-storey single detached dwellings and 2-storey semi-detached dwellings to the west, 3-storey back-to-back townhouses to the west and north, and 3-storey block condominium townhouses to the south. All of these dwellings are less than 10 years old.
 - On the east side of Hamilton Street are existing 1- and 2-storey single detached dwellings on large lots backlotted onto Hamilton Street North / Centre Road.
 - At the northeast corner of Parkside Drive and Hamilton Street North is a recently constructed 2-storey youth centre building.
 - Further south of the site are a variety of commercial uses, including a major grocery store, restaurants, convenience commercial, daycare, medical services and personal services within a large plaza at the southwest corner of Parkside Drive and Hamilton

Street North.

- Waterdown Memorial Park is also located to the south of subject lands at the southeast corner of Parkside Drive and Hamilton Street North.
- A fire hall is located on the south side of Parkside Drive, west of the commercial plaza.
- Further west is the Waterdown District High School and the Allan A. Greenleaf Elementary School as well as a municipal water tower.
- Further north is a potential future mixed-use block at the southwest intersection of future Waterdown North Drive and Centre Road

(Hamilton Street North).

- The Waterdown North Community is comprehensively planned and has largely been built out over the past approximately 8 years, with a range of primarily low-rise residential built form, a centrally located institutional campus and open space uses.
- Site topography of the subject lands is generally flat with gentle downward slopes from north to south. Site vegetation has been evaluated and a tree protection plan established. There are currently no buildings on-site.



Location of “Town Centre” Development in Context to the Waterdown North Community

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 FOR PROPOSED "TOWN CENTRE" DEVELOPMENT, WATERDOWN**



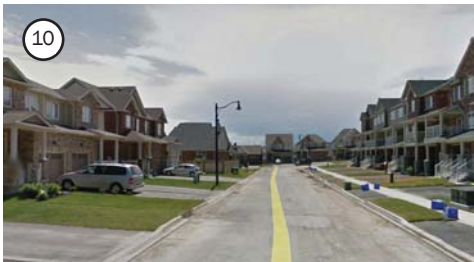
View of Subject Lands from Hamilton St. N. and Nisbet Blvd.



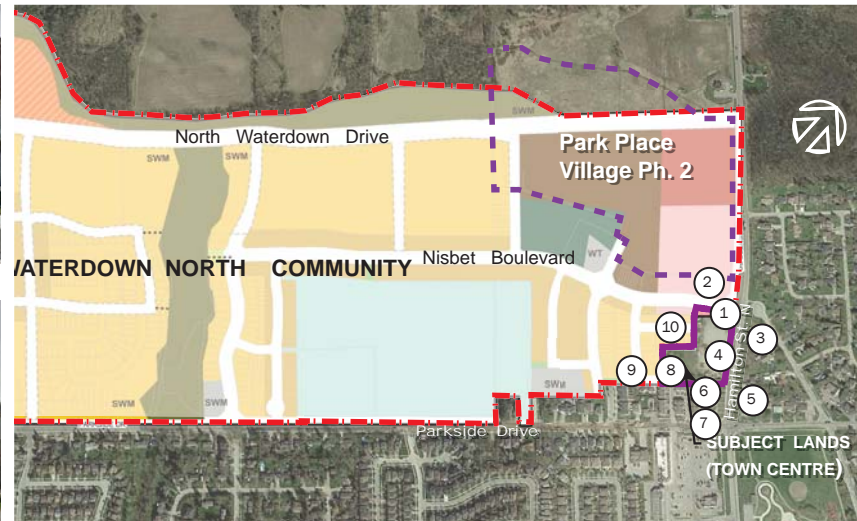
Existing Back to Back Townhouses on North Side of Nisbet Blvd.



Existing Homes on the East Side of Hamilton St. N.



Existing Houses on Truedell Circle



Community Context Images (Existing Built Form In Proximity To The Subject Lands)



View of the Site from Hamilton St. N.



Existing Houses on Truedell Circle



View of the Northeast Corner of Parkside Dr. and Hamilton St. N.



View of the Site from Truedell Circle



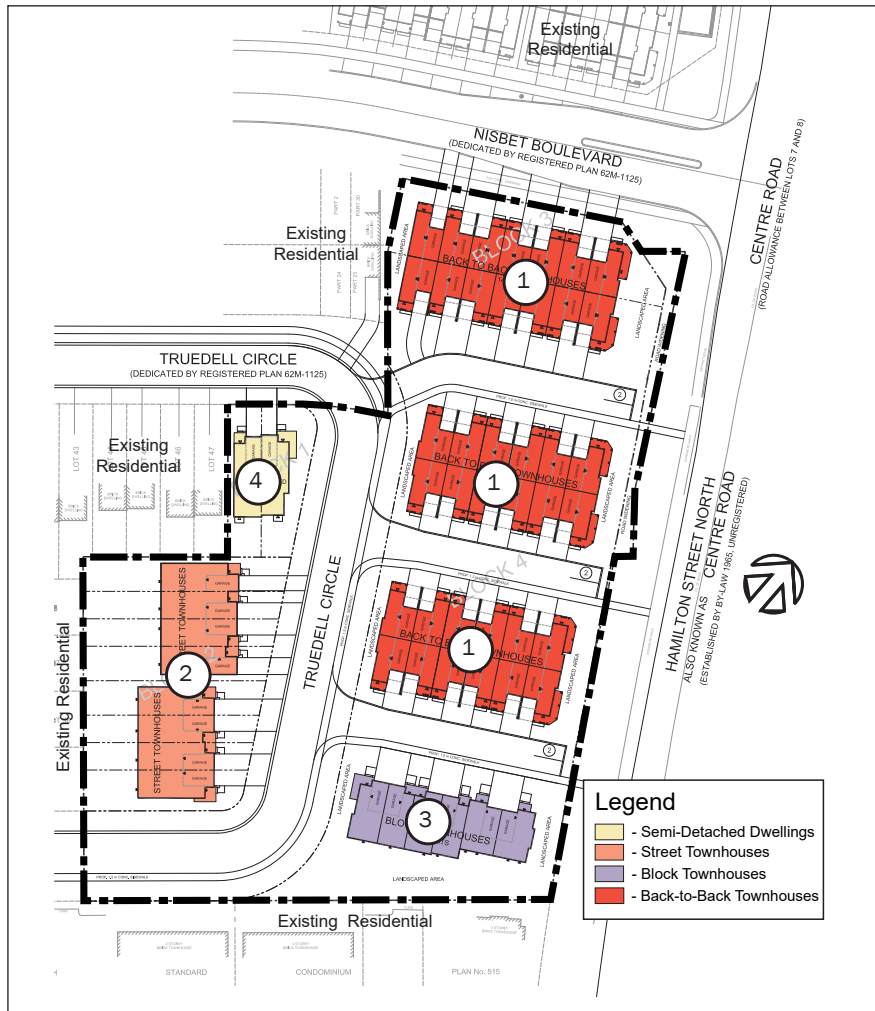
View of the Northwest Corner of Parkside Dr. and Hamilton St. N.



View of Existing Townhouses South of the Site

ADDENDUM ITEM #2 :

Update Section 1.3 - Update Conceptual Design Vision diagram (page 5).



Conceptual Design Vision For “Town Centre”



Back-to-Back Townhouses



Street Townhouses



Block Townhouses



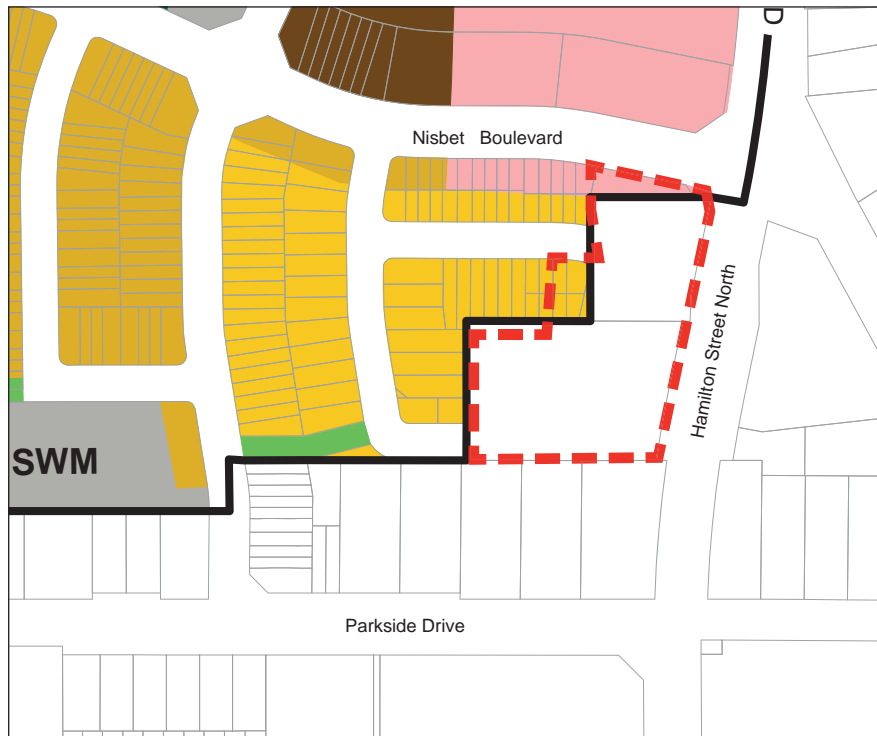
Semi-Detached Dwellings

ADDENDUM ITEM #3 :

Update Section 1.4 - Planning Context and diagrams (page 6).

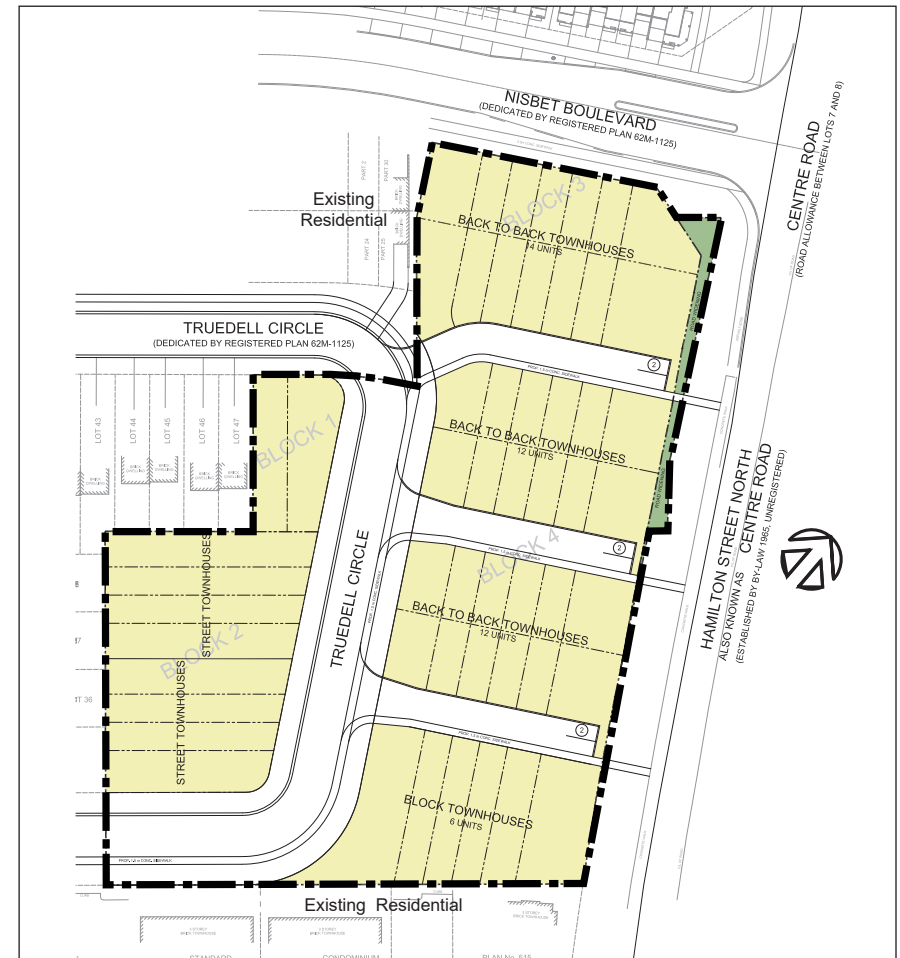
1.4 Planning Context

- The subject lands are designated “Neighbourhoods” within the Urban Hamilton Official Plan. A portion of the lands are designated Low Density Residential 2 and Mixed Use - Medium Density on the Waterdown North Secondary Plan (Land Use Plan Map B.4.2-1).
- A portion of the subject lands are located within the Waterdown North Community boundary. The majority of the subject lands fall just outside the boundary of the Waterdown North Community.



Excerpt of Community Structure Plan (Waterdown North Urban Design Guidelines)

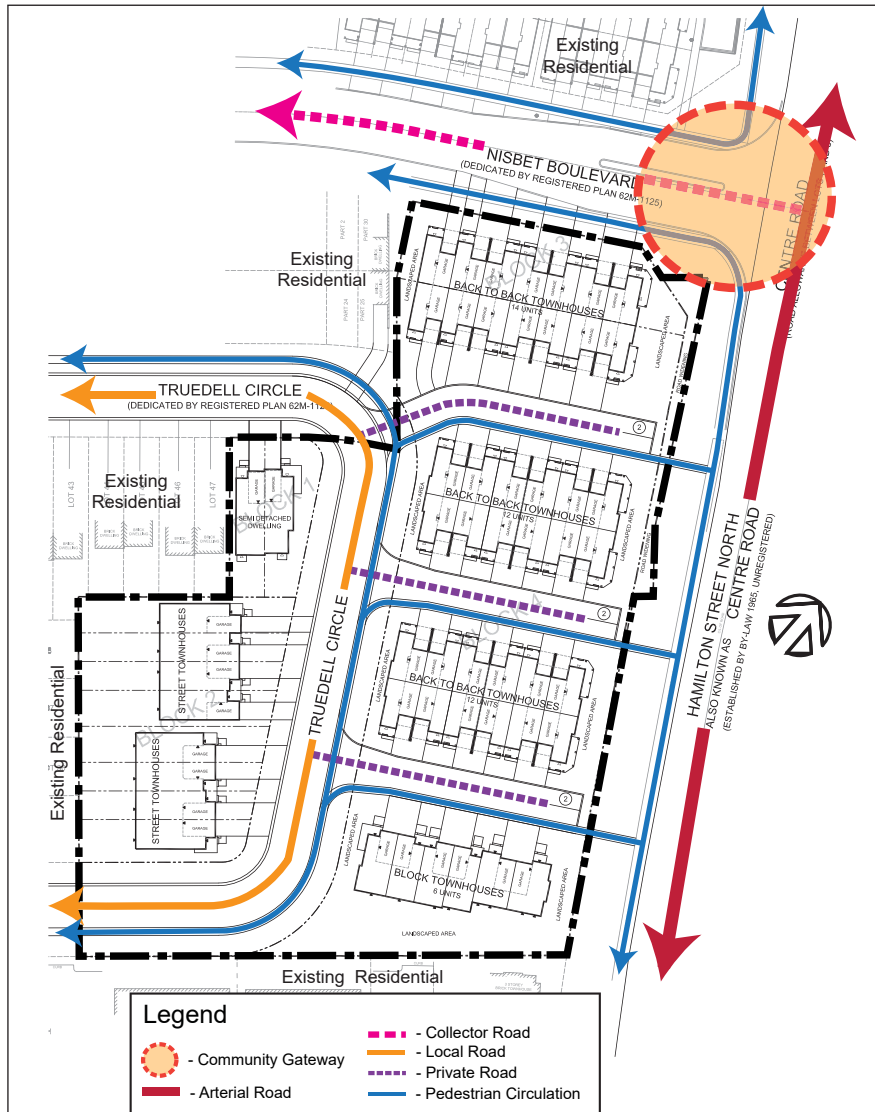
- The proposed development respects the ‘Community Vision’ criteria and ‘Design Objections’ in sections 1.2 and 1.3 of the Waterdown North Urban Design Guidelines. The proposed Development Plan for “Town Centre” will provide urban design features and built form that will have a positive impact on the image and character of the Waterdown North Community and maintain the intent of the Waterdown North Secondary Plan.



Proposed “Town Centre” Subdivision Plan

ADDENDUM ITEM #4 :

Update Section 2.1 - Structuring Elements Plan diagram (page 7).



Structuring Elements Plan

ADDENDUM ITEM #5 :

Update Section 2.3.3 - Local Roads (page 9).

2.3.3 Local Roads

- A local road (Truedell Circle) will be extended to create a connected public road 'P-Loop' with a right-of-way width of 18.3m and will have a sidewalk on one side of the street.

ADDENDUM ITEM #6 :

Update Section 2.3.4 - Private Roads (page 9).

2.3.4 Private Roads

- 3 private condominium roads with widths of 6.0m will run east off Truedell Circle and will have 1.5m wide sidewalks along one side of the private road.

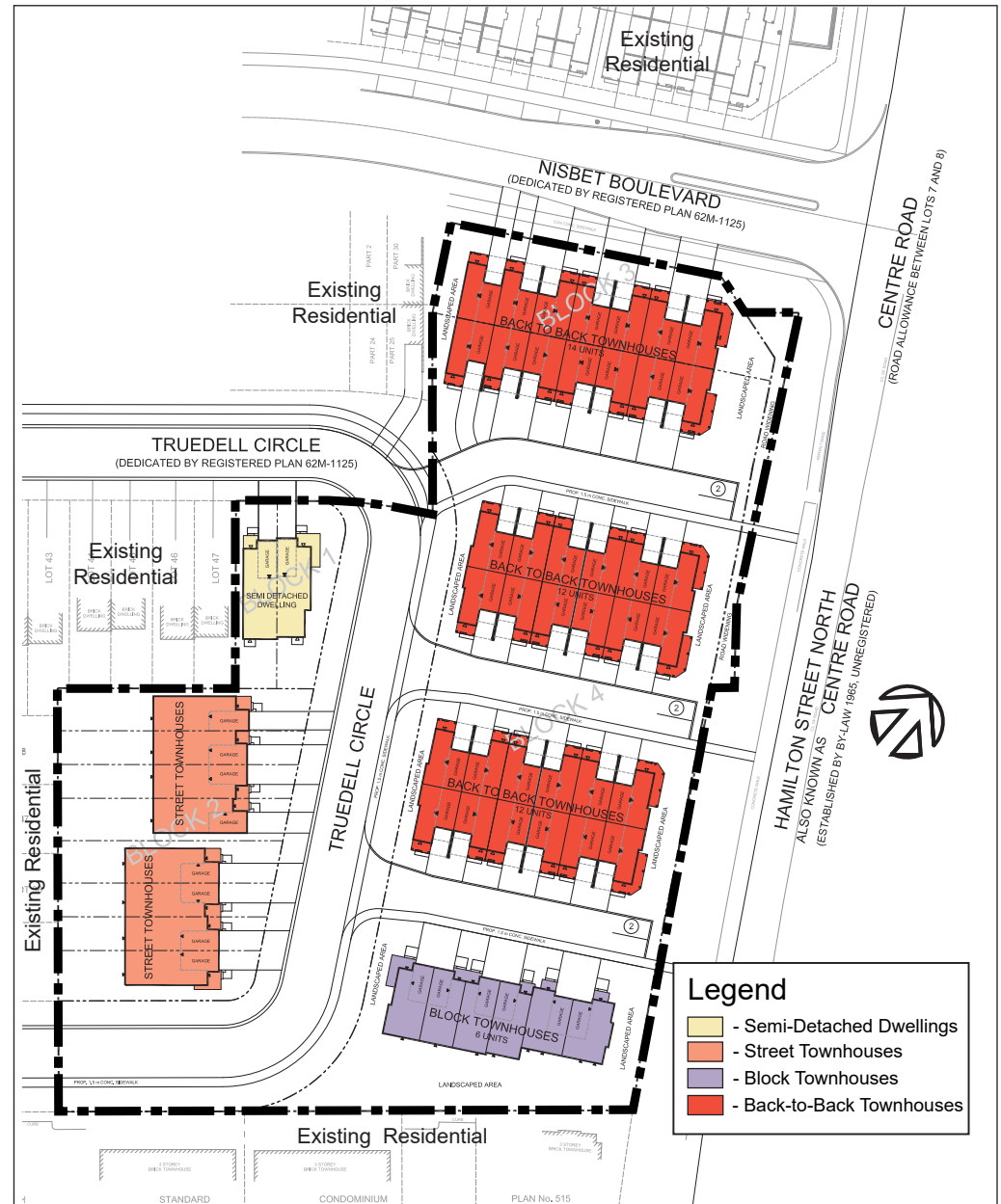
ADDENDUM ITEM #7 :

Update Section 3.2 - Built Form Typology and diagram (page 14)

3.2 Built Form Typology

Town Centre will have a variety of residential building types and may include:

- semi-detached dwellings;
- street townhouses;
- block townhouses;
- back-to-back townhouses.



Built Form Distribution Plan

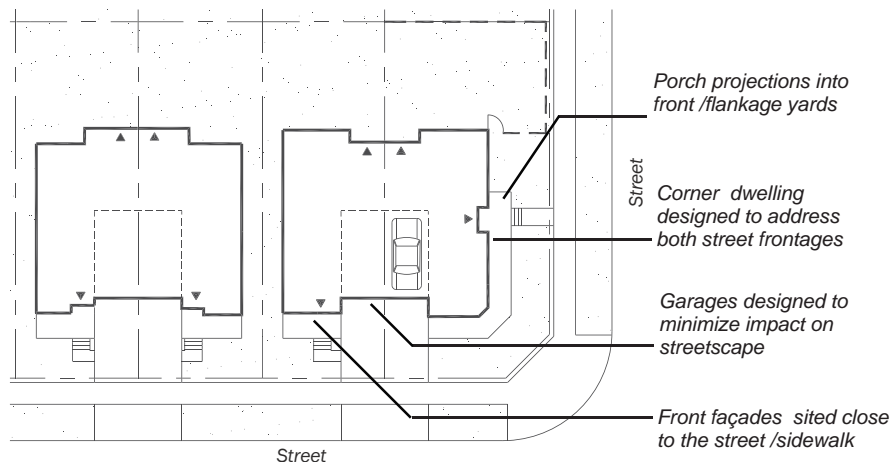
ADDENDUM ITEM #8 :

Add new Section 3.2.7 to address design criteria for Semi-Detached Dwellings.

3.2.7 Semi-Detached Dwellings

Semi-detached dwellings contribute to the mix of housing types in the development and add to the diversity of housing choice and streetscape character.

- Both halves of the building should be compatible in terms of design expression. Elevations may be symmetrical or asymmetrical.
- Building elevations visible from public areas shall incorporate appropriate massing, proportions, wall openings and plane variation in order to avoid large, uninteresting façades.
- Each dwelling should have appropriate façade detailing, materials and colours consistent with its architectural style.
- Semi-detached dwellings should have 2 to 3 storey massing. Bungalow forms are generally discouraged for this housing type.
- For corner lot buildings, the entry of the interior unit should be oriented to the front lot line, while the entry of the corner unit is



Conceptual Plan View of Semi-Detached Dwellings

encouraged to be oriented to the flanking lot line.

- Attached street-facing garages should be incorporated into the main massing of the building to ensure they do not become a dominant element within the streetscape.
- Street-accessed semi-detached dwellings should generally be restricted to a single-car garage.
- In order to maximize on-street parking, pairing of garages/ driveways for semi-detached dwellings should be considered.



Conceptual Image Of Semi-Detached Dwellings

ADDENDUM ITEM #9 :

Add new Section 3.2.8 to address design criteria for Block Townhouse Dwellings.

3.2.8 Block Townhouse Dwellings

Block Townhouse Dwellings shall have similar design criteria as Street Townhouses, with the exception that the tenure is condominium rather than freehold. Refer to Section 3.2.2 for design criteria.

ADDENDUM ITEM #10 :

Add new Priority Lot Plan (page 26).

3.9 Priority Lot Dwellings

Design criteria required for priority lots as shown on the Priority Lot Map (i.e. gateway lots, corner lots, side / rear upgrade lots, view terminus lots) is contained in section 3.2 of the Waterdown North Urban Design Guidelines.



Priority Lot Map - "Town Centre"