SUBJECT: Binbrook Village Community Core Urban Design Guidelines (PED05044) (Ward 11)

COMMENDATION:

a) That The Binbrook Village Community Core Urban Design Guidelines be adopted.

b) That staff be authorized and directed to review the Community Core zoning as part of the preparation of the new comprehensive Zoning By-law to reflect The Binbrook Village Community Core Urban Design Guidelines.

NOTE: Due to the bulk of the Binbrook Village Community Core Urban Design Guidelines, this document has not been included as part of Report PED05044. Appendix A to Report PED05044 contains a Summary of the Guidelines. For those interested parties, the complete document is available for viewing in the Office of the City Clerk, City Hall, 71 Main Street West, 2nd Floor, Hamilton or on the City of Hamilton website found at: www.hamilton.ca/Planning-and-Development/development/Community-Planning-and-Design/heritage-urban/urban.ca.
EXECUTIVE SUMMARY:

Official Plan Amendment No. 27 to the Official Plan of the Township of Glanbrook, otherwise referred to as the Binbrook Village Secondary Plan, provided for the preparation of design guidelines for the Community Core (See Location Map attached as Appendix B to Report PED05044). A key objective of the Official Plan Amendment respecting urban design was to encourage “the establishment of design guidelines for the Community Core to ensure that development is of a form and scale appropriate for a small town community”. City planning staff has prepared The Binbrook Village Community Core Urban Design Guidelines (See “Summary of Contents”, attached as Appendix A to Report PED05044) within the context and direction of a number of Official Plan policies.

Work on the Urban Design Guidelines commenced in 2002 in conjunction with the Binbrook Village Transportation Master Plan Study undertaken by the Public Works Department. Both studies involved extensive public consultation with a variety of stakeholders. The Binbrook Village Transportation Master Plan was considered by the Public Works, Infrastructure and Environment Committee at its meeting of April 18th, 2005 (Report PW05047: Binbrook Village Transportation Master Plan Municipal Class Environmental Assessment) and approved by Council on April 27th, 2005.

The Binbrook Village Community Core Urban Design Guidelines provide a broad design strategy for future physical, above-ground, improvements in the public and private realm, i.e. the public road right-of-way, other publicly owned spaces and private land holdings. The guidelines also provide a bridge between the general policies of the Binbrook Secondary Plan and detailed design specifications necessary for implementation.

The Guidelines specifically implement the Binbrook Village Secondary Plan by:

- articulating a vision for enhancement of the Community Core;
- establishing safe pedestrian environments;
- balancing pedestrian and vehicular needs;
- identifying key civic spaces and priority areas for specific streetscape treatment to enhance the character and sense of place within the Community Core;
- establishing a high standard of design within public spaces as a model or complement to private sector initiatives; and,
- establishing a high standard of design for private sector development.

Extensive public consultation was undertaken in the preparation of the Binbrook Village Community Core Urban Design Guidelines. Consultation included a series of mail-outs, newsletters, a design charrette and two open houses for property owners, stakeholders, special interest groups and a broad cross-section of the public who were interested in the development of the Community Core. Responses received during these consultations were generally supportive of improvements and focused on maintaining the small town character, comfort and safety in the pedestrian realm, and greening of the Community Core.
Successful implementation of The Binbrook Village Community Core Urban Design Guidelines will also rely on amendments to the zoning by-law including changes to front yard setbacks.

BACKGROUND:

In December 1999, the former Township of Glanbrook approved Official Plan Amendment No. 27 to the Official Plan of the Township of Glanbrook, generally referred to as the Binbrook Village Secondary Plan (Amendment No. 27). The Official Plan Amendment provided clear direction for development of a larger Binbrook Village Secondary Plan Area within which is located a “core area” centred at the former crossroads settlement of Binbrook Village, the intersection of Binbrook Road and former Regional Road 56.

Policy B.2.2.1, Development Principles, established twenty-two (22) principles for the overall development and redevelopment of Binbrook Village. These included reference to creating an identifiable, distinct and unique community as well as maintaining the small town community character by retaining traditional land uses and buildings and enhancing historical identity.

Policy B.2.2.1(n) specifically provided that the former Township of Glanbrook:

“Shall encourage the establishment of design guidelines for the Community Core to ensure that development is of a form and scale appropriate for a small town community. The Community Core area is to have street oriented buildings and a pedestrian friendly environment. For example, the establishment of a maximum height of three(3) storeys and front yard “build-to” lines to maintain a village character.”

Commercial policy objectives also provided clear direction for development of this special core area within Binbrook Village. Objective (f) of Policy B.2.2.2.2.1 seeks:

“To ensure that the height, bulk, scale and design of new development in the Community Core is street oriented, pedestrian friendly, establishes an attractive streetscape and is of a human/village scale.”

Four specific objectives (g), (h), (i) and (j) complement this initiative by striving:

- **g)** “To provide an enhanced and integrated visual experience along Regional Road 56 and Binbrook Road by promoting an attractive, comfortable and safe streetscape and buildings in a well landscaped setting, as well as greater architectural interest in individual buildings”;

- **h)** “To promote enhanced architectural and functional relationships between buildings, structures, landscaping, parking, pedestrian and vehicular access and public streets”;
i) “To establish a sense of place by way of a sequence of high quality public spaces”; and,

j) “To encourage the Community Core to develop in a co-ordinated, well designed and aesthetically pleasing manner”.

Commercial policy objectives (m) and (n) also clearly identified that sound traffic management within the core area was also part of an agreeable and well designed commercial area. Objectives, in this instance, sought:

m) “To slow traffic within the Community Core to encourage a more pedestrian friendly environment”; and,

n) “To establish gateway features to the Community Core and to ensure that these gateways provide a positive impression to residents and visitors, and mark the entry into a distinct and unique area of Binbrook Village.”

The Commercial policy objectives also reiterated the need, identified previously in the overall development policies, for design guidance in this special core area and directed a policy commitment to the nature and status of a design guide as follows:

o) To establish Design Guidelines specific to the Community Core area which identify the principles on which the Core image is based and set minimum standards for building and design quality. (These Design Guidelines will provide a “handbook” for architects and builders who will ultimately make the Community Core real and ensure the Community Core will be both attractive and functional).

Accordingly, to implement these comprehensive policy provisions, urban design staff commenced work on the Binbrook Village Community Core Urban Design Guidelines in March 2002. The urban design work program comprised three key phases:

- information collection, analysis and public consultation;
- preliminary guideline preparation and public consultation; and,

Concurrent with preparation of The Binbrook Village Community Core Urban Design Guidelines, the Public Works Department initiated the Binbrook Village Transportation Master Plan Study. It was the intent that these two studies would generally be completed along the same timelines in order to ensure compatibility of recommendations outlined in the two studies. Work on the Urban Design Guidelines commenced in 2002 in conjunction with the Binbrook Village Transportation Master Plan Study undertaken by the Public Works Department. Both studies involved extensive public consultation with a variety of stakeholders. (The Binbrook Village Transportation Master Plan was considered by the Public Works, Infrastructure and Environment Committee at its meeting of April 18th, 2005 (PW05047), Binbrook Village Transportation Master Plan Municipal Class Environmental Assessment and approved by Council on April 27th, 2005).
Public consultation occurred through a series of workshops and open houses and included stakeholders and special interest groups. An Ideas Charrette with stakeholders held on June 13th, 2002, helped in generating a wide range of ideas for streetscape improvements. Heritage and Urban Design Staff also made a presentation to the Glanbrook Business Association. The intent of this presentation was to inform the Association of the study process and related activities. Preliminary Design concepts were presented at a subsequent Open House held on October 24th, 2002. Following refinement of these concepts the final Urban Design Guidelines were presented at an Open House held on May 8th, 2003. Invitation to the final open house included all previously registered attendees and the general public through newspaper advertisements. The content of Open House panels was also available on the City’s web page. Responses received during these consultations were generally supportive of improvements and focused on maintaining the small town character, comfort and safety in the pedestrian realm, and greening of the Community Core. Following the May 8th, 2003, Open House staff made minor changes to The Binbrook Village Community Core Guidelines. Comments from various City departments were also addressed.

The Binbrook Village Community Core Urban Design Guidelines are intended to serve as a design guide and inspiration for private and public sector development. They provide a broad design strategy for future physical, above-ground, improvements in the public realm, i.e. streetscape and open space improvements with the public road right-of-way and other publicly owned spaces. Guidance is also provided to the development and design of private land holdings that will inform the review of development applications submitted to the City under the Planning Act.

The guidelines also provide a bridge between the general policies of the Binbrook Secondary Plan and detailed design specifications necessary for implementation. In this regard the Guidelines specifically implement the Binbrook Village Secondary Plan by:

- articulating a vision for enhancement of the Community Core;
- establishing safe pedestrian environments;
- balancing pedestrian and vehicular needs;
- identifying key civic spaces and priority areas for specific streetscape treatment to enhance the character and sense of place within the Community Core;
- establishing a high standard of design within public spaces as a model or complement to private sector initiatives; and,
- establishing a high standard of design for private sector development.

Successful implementation of The Binbrook Village Community Core Urban Design Guidelines will also rely on amendments to the zoning by-law including matters such as changes to front yard setbacks.

Appendix A to Report PED05044 contains a Summary of Contents and briefly describes key principles and design initiatives.
ALYSIS OF ALTERNATIVES:

The requirement to prepare The Binbrook Village Community Core Urban Design Guidelines derives from the Binbrook Village Secondary Plan (Policy B.2.2.1(n) and Policy B.2.2.2.2.1(o)).

The analysis of alternatives specific to The Binbrook Village Community Core Urban Design Guidelines were carried out informally as part of the Ideas Charrette and also included input from a variety of public information processes. Ideas and concepts suggested by participants were considered by City Staff and incorporated into the design strategy wherever appropriate and feasible.

ANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: The proposed public realm works for the Community Core are anticipated to be undertaken in conjunction with the development of the Binbrook Village Secondary Plan area. The road reconstruction in the Community Core is directly linked to the development of Phase One of development as provided for in the Secondary Plan and the Binbrook Village Transportation Master Plan. It is anticipated that construction will occur when sufficient demand is warranted. It was not part of this study to provide detailed cost estimates for the proposed public realm streetscape improvements. The public realm streetscape and open space work will be co-ordinated and approved in part through the 10-year Hamilton Capital Budget Plan process.

The timing and priorities for these capital works has not been determined to date. The identification of priorities will require a highly integrated approach amongst City Departments and will be brought before Council as part of the budget setting process in future years.

Staffing: No additional staff time is required to implement The Binbrook Village Community Core Urban Design Guidelines.

Legal: The Binbrook Village Community Core Urban Design Guidelines address public and private realm improvements. Some legal issues related to combined access for rear yard parking may occur as future development in the core occurs. These matters will be resolved at that time as part of the development approval process.

POLICIES AFFECTING PROPOSAL:

The Binbrook Village Community Core Urban Design Guidelines comprise guidance for public works undertaken within the public and private realms. The guidelines are consistent with and further refine the following council approved policies:
CONSULTATION WITH RELEVANT DEPARTMENTS / AGENCIES:

At the outset of The Binbrook Village Community Core Urban Design Guidelines process the Planning and Development Department invited other City Departments to provide technical expertise and ensure co-ordination and compatibility of design concepts with established City standards and procedures. These included staff representatives from the Downtown Renewal, Long Range Planning and Design, and Development and Real Estate Divisions of the Planning and Economic Development Department. Representatives from the Public Works Department also actively participated in the Open Houses and Design Charrette as part of the related Transportation Master Plan.

STRATEGIC COMMITMENT:

The Binbrook Village Community Core Urban Design Guidelines are consistent with Council’s Mission, Vision, Values and Goals Statement. In particular, this project implements Council’s goal to contribute to the creation of a sustainable community as stated in Vision 2020.

:DZ/DJC
Attachs. (2)
THE BINBROOK VILLAGE COMMUNITY CORE URBAN DESIGN GUIDELINES
SUMMARY OF CONTENTS

Overview

The Binbrook Village Secondary Plan requires that urban design guidelines be prepared for the Binbrook Village Community Core. To meet this objective, City Staff have prepared *The Binbrook Village Community Core Urban Design Guidelines* that details the urban design guidelines for the public realm and private property development in the Binbrook Village Community Core. The guidelines were produced in conjunction with the Binbrook Transportation Master Plan in order to coordinate the urban design concepts illustrated in this document with proposed traffic requirements.

The Guidelines specifically implement the Binbrook Village Secondary Plan by:

- articulating a vision for enhancement of the Community Core;
- establishing safe pedestrian environments;
- balancing pedestrian and vehicular needs;
- identifying key civic spaces and priority areas for specific streetscape treatment to enhance the character and sense of place within the Community Core;
- establishing a high standard of design within public spaces as a model or complement to private sector initiatives; and,
- establishing a high standard of design for private sector development.

Contents

*The Binbrook Village Community Core Urban Design Guideline* is a 78 page document consisting of ten sections containing the following:

**Section One: Introduction**

Outlines the project, the process that was used to develop these guidelines and outlines the contents of the document.

**Section Two: Binbrook Village Character**

Examines the historical context, present day character and the conditions of the existing streetscape. This analysis provides a background and understanding of the exiting conditions.
Section Three: Key Urban Design Principles

Identifies the four guiding principles that provide the direction for the development of the design guidelines. These are:

- Greening the core
- Conserve and enhance the unique character of the core
- Provide a safe and friendly environment for pedestrians
- Encourage mixed use commercial development

Section Four: Heritage Design Guidelines

Outlines the principles for alterations and additions to buildings of heritage quality.

Section Five: Streetscape Design Guidelines

Examines the design of the public realm within the prescribed road allowance. This includes all public amenities such as street furniture, landscaping, signs, etc.

Section Six: Architectural Design Guidelines

Provides guidance for the development of new commercial buildings, redevelopment options for multiple properties and redevelopment/conversion of existing non-heritage quality buildings.

Section Seven: Public Space Design Guidelines

Identifies the design potential for existing municipal properties and guidelines and outlines a hierarchy of public spaces within the core.

Section Eight: Gateway Design Guideline

Provides design direction for gateways into the community core that are to be located on Highway 56 and Binbrook Road.

Section Nine: Parking Design Guidelines

Illustrates parking design guidelines for redeveloped properties for commercial uses.

Section Ten: Implementation of the Guidelines

Identifies existing City policies and By-Laws that will affect the implementation of these guidelines as well as potential capital projects and zoning requirements.