PED12078
Ancaster Wilson Street Secondary Plan
Planning Committee: May 15, 2012

Presented by: Ric Martins

Location

Ancaster Wilson Street Secondary Plan
Planning and Economic Development Department

Legend
- Secondary Plan Area - Area Subject to the Official Plan Amendment.
History/Background

- Secondary Plan initiated in late 2010
- First of the Community Nodes identified in OP to be reviewed
- Need to address heritage and character concerns and development opportunities
- Policy direction:
  - Urban Official Plan
  - Ancaster Transportation Master Plan

Timeline: How We Got Here

- **January 2011:**
  - First PIC
  - Background information
  - Project initiation

- **Winter/Spring:**
  - Establishment of, and meetings with the CLC
  - Consultation with community groups (e.g. ACC, BIA)
  - Development of draft principles
  - SWOT and priorities
Timeline: How We Got Here

- **Spring/Summer:**
  - Initiation of design guidelines (e.g., identification of character areas etc.)
  - Heritage feature assessment
  - Employment survey
  - Comparison of policy
  - Refinement of character areas

- **Fall:**
  - Refinement of design guidelines
  - Development of land use options
  - PIC 2 (e.g., review of options, comments, etc.)
  - Policy development

Secondary Plan Issues

- Preservation of heritage and character
- Transportation
- Urban design
- Pedestrian movement and amenities
- Management of growth and development
- Conformity with policy direction
Draft Secondary Plan: Contents

Approach and Assumptions

- Written in context of Urban Hamilton Official Plan
  - Version also created for former Town of Ancaster OP

- Limited intensification potential
  - Allow more opportunity for employment

- Balance between various needs

- Maintaining quality urban form and protection of heritage and character features

- Community Node is a portion of the overall Secondary Plan
Secondary Plan – Character Areas

- The Secondary Plan area was evaluated as a collection of “character areas”
- Overall sub-areas contribute to the Wilson Street character, but sub-areas have their own differences and unique functions
- Character areas were the basis for how land use was distributed and for urban design
Gateway Residential Area

- **Key Points:**
  - Mostly stable low density residential area
  - Medium density residential and Mixed Use Medium offers wider range of uses
- **Designations:** Low Density Residential 1; Medium Density Residential 2; Neighbourhood Park; Mixed Use-Medium Density; Institutional
- **Height:** up to 3 storeys
- **Scale:** 1-20 uph (Low Density Residential 1); 60-75 uph (Medium Density Residential 2)

Uptown Core

- **Key Points:**
  - One of two Mixed Use Commercial Areas
  - Low Density Residential 3 allows a wider range of residential and commercial uses (excluding retail) for priorities fronting onto main roads (Wilson St, Fiddlers Green Rd.)
  - Opportunities for expanded employment and mixed use
- **Designations:** Low Density Residential 1; Low Density Residential 3; Mixed Use-Medium Density; Institutional
- **Height:** up to 3 storeys
- **Scale:** 1-20 uph (Low Density Residential 1); 20-80 uph (Low Density Residential 3)
**Transition Area**

- **Key Points:**
  - Links Uptown Core to Village Core
  - Mostly stable low density residential (interior neighbourhood area)
  - Uses along Wilson Street transition between two retail focused areas
  - Non retail commercial uses (e.g. office) and residential uses

- **Designations:** Low Density Residential 1; Low Density Residential 3; Mixed Use Medium Density and Local Commercial; General Open Space

- **Height:** up to 3 storeys

- **Scale:** 20-60 uph (Low Density Residential 3); 60-75 uph (Medium Density Residential)

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**Village Core**

- **Key Points:**
  - Traditional downtown of Ancaster
  - Highest concentration of heritage features
  - Mixture of commercial, institutional and residential uses
  - Commercial and retail uses along Wilson St.
  - Stable residential neighbourhood areas

- **Designations:** Low Density Residential 1; Low Density Residential 3; Mixed Use Medium Density – Pedestrian Predominant; Institutional; General and Natural Open Space; Community Park; Utilities

- **Height:** up to 3 storeys; 2.5 storeys (Pedestrian Predominant)

- **Scale:** 20-60 uph (Low Density Residential 3); 60-75 uph (Medium Density Residential)
Escarpment Area

- Key Points:
  - Forms a gateway into Secondary Plan area
  - Area is mainly low density residential homes
- Designations: Low Density Residential 1; Mixed Use-Medium Density, Natural Open Space
- Height: up to 3 storeys
- Scale: 1-20 uph (Low Density Residential 1)

Additional Components

- Cultural Heritage Policies
  - Recognize and map existing designated and listed buildings
  - Require new development near heritage buildings to be compatible
- Transportation
  - Consistent with recommendations of the Ancaster Transportation Master Plan
- Urban Design
  - Ancaster Community Node Design Guidelines
- Special Policy Areas
- Community Node Policies
Appendix Maps

Urban Design Guidelines

- Direction for future development and redevelopment
- Direction for both buildings and at site level
- Maintain character of the area
- Provides consistency across the Secondary Plan area

Typology 1

Key Design Guidelines:
- 2% slopes
- Stone, brick, stucco
- Balanced facade
- Parallel to street
- Strong relationship to street
New Vs. Old Plan

- More design focus
- More direction on types of uses for specific areas
- More focus on creating overall complete node community
- More protection of established neighbourhoods

Thank You