

10C. CATARAQUI NORTH SECONDARY PLAN

The following land use designations and *development* policies apply to Cataraqui North, as shown on Schedule CN-1. The Cataraqui North Secondary Plan is bounded by Sydenham Road to the east, Princess Street to the south, the line between Lots 11 and 12, Concession 3 to the west, and the east-west hydro corridor located just north of the proposed extension of Cataraqui Woods Drive. An area of land fronting on Sydenham Road and Eunice Drive to the north of the hydro corridor is also included.

Goals:

To encourage the development of lands based on the principles of 'New Urbanism', as reflected in the Council-endorsed Cataraqui North Alternative Master Plan prepared in January 1993 and highlighted below:

- a. the safety and security of residents is paramount;*
- b. a diversity of land uses is encouraged;*
- c. the scale, design and pattern of development are pedestrian-oriented and supportive of public transit;*
- d. the natural environment and heritage features are respected, preserved and enhanced wherever reasonably possible; and,*
- e. public spaces are prominent, well-defined and serve to tie the neighbourhood into a cohesive unit.*

10C.1

OBJECTIVES

10C.1.1. To promote a good quality of life through the planning and *development* of a neighbourhood that has regard for the planning principles set out in Section 2 of this Plan.

10C.1.2. To provide a balanced mix of residential, commercial, institutional and open space uses, consistent with the Cataraqui North Alternative Master Plan, that meets the anticipated needs of a growing and evolving neighbourhood.

10C.1.3. To encourage the *development* of a neighbourhood which is distinctive in nature and:

- a.** fosters a strong sense of place;
- b.** provides for a wide range of housing opportunities for all ages and lifestyles, including *affordable* housing;
- c.** offers a more complete range of amenities in close proximity;
- d.** provides a road network that safely integrates the needs of pedestrians, cyclists, public transit users and motorists; and,
- e.** enhances opportunities for bicycle and pedestrian movements, as well as public transit use to reduce the reliance on the automobile.

10C.1.4. To provide for the daily shopping and service needs of neighbourhood residents and employees of area businesses.

10C.1.5. To serve as an area of transition between the Cataraqui North neighbourhood and existing and future business and industrial uses in Cataraqui Industrial Estates.

10C.1.6. To promote excellence and innovation in urban and environmental design that is *sensitive* to, and scaled to, the natural and built environments.

10C.1.7. To encourage the preservation of *significant* features of the natural environment, such as watercourses and stands of mature trees, and integrate such resources into proposed *developments*, wherever possible.

10C.1.8. To ensure that the safety and security of all neighbourhood residents is the prime consideration in all aspects of the planning and *development* of the neighbourhood.

10C.1.9. To integrate *compatible* land uses in order to achieve a more cohesive and safe neighbourhood.

10C.1.10. To encourage the *development* and on-going evolution of a vital neighbourhood centre to serve as a focus for neighbourhood activities which may include a park, a community centre or a mix of uses, services and activities.

10C.1.11. To ensure that *development* and the provision of municipal services occurs in an efficient and economical manner, and provides an adequate supply of serviced land.

10C.1.12. To ensure that proposed *development* complements adjoining existing land uses, including environmental and heritage resources.

10C.1.13. To implement a tree planting program that is consistent with municipal policy.

10C.2

GENERAL POLICIES

10C.2.1. The land use and *development* policies for Cataraqui North, as outlined below and shown on Schedule CN-1 are divided into:

- a.** Land use designations, namely:
 - Residential: Low Density Residential, Medium Density Residential and High Density Residential;
 - Commercial;
 - Open Space;
 - Environmental Protection Areas; and,
- b.** Servicing, transportation and *development* policies.

Public Uses

10C.2.2. In all land use designations except Environmental Protection Areas, public utilities, public uses, parkettes and pathways may be permitted, provided that such uses are necessary in the area, that they can be made *compatible* with their surroundings, and that adequate measures can be taken to ensure compatibility.

10C.2.3. Electrical transmission and distribution *infrastructure* is permitted in any land use designation subject to Ministry of the Environment regulations and the applicable policies of the Provincial Policy Statement.
(OMB Order No. PL100149 dated August 25, 2010)

Institutional Uses

10C.2.4. Institutional uses are permitted in all land use designations, except Environmental Protection Areas, provided they are included in a separate zoning district in the zoning by-law, and are subject to the following *development* criteria:

- a. permitted uses include churches, community centres, nursing homes, secondary schools and other similar uses;
- b. sites are located within easy walking distance of public transit routes;
- c. sites have convenient access to an arterial or collector road and are not to be situated in a manner which generates undue volumes of traffic on adjoining local residential streets;
- d. adequate off-street parking is provided for all permitted uses; and,
- e. buffering is required between institutional uses and any adjacent residential uses.

(OMB Order No. PL100149 dated August 25, 2010)

10C.3

General Residential Policies

RESIDENTIAL POLICIES

10C.3.1. The Residential land use designation means that:

- a. the predominant use of land and buildings is for residential purposes; and,
- b. other uses which are complementary to and serve principal residential uses such as elementary schools and parkettes are also permitted.

10C.3.2. A variety of *compatible* housing types and building styles are encouraged in order to accommodate the different and changing needs of the community.

10C.3.3. *Significant* concentrations of any one housing type or building design are discouraged.

10C.3.4. At least 25 percent of the approved *residential units* must be for *affordable* housing.

10C.3.5. Residential areas must be designed to allow for convenient pedestrian movement.

10C.3.6. An overall density of *development*, sufficient to foster a healthy and safe neighbourhood environment in which a wide range of services, amenities and employment opportunities can be provided in an efficient and financially-sustainable manner, is encouraged.

10C.3.7. Varying densities of *development*, calculated on a net area basis, will be distributed throughout the neighbourhood to ensure that a high proportion of residents will live within a short walking distance of local facilities and services.

10C.3.8. Prior to any plan of subdivision being considered by Council, proponents are required to submit a concept plan encompassing their entire landholdings to Council for approval and which:

- a. is consistent with Schedule CN-1 of this Plan; and,
- b. includes detailed proposals for the road pattern, land use distribution including dwelling types, residential densities, municipal servicing and traffic analyses and other appropriate information.

10C.3.9. Every reasonable effort will be made to ensure that any proposed *development* is *compatible* with existing adjacent residential areas.

10C.3.10. Residential lots abutting Centennial Drive and Cataraqui Woods Drive are subject to the following restrictions:

- a. private vehicular entrances will be prohibited;
- b. lot frontages will be reverse-faced or will be onto a service road which runs parallel to and adjoining either Centennial Drive or Cataraqui Woods Drive;
- c. where a reverse-faced frontage form of *development* is used, such lots will have deeper rear yard depths and corresponding lot depths will be deeper than otherwise required; and,
- d. noise attenuation studies may be required by the Ministry of Environment, in which case appropriate mitigative measures identified therein must be undertaken by the proponent.

10C.3.11. The concentration of non-residential uses will be discouraged.

10C.3.12. The zoning by-law will include separate zoning districts for low density, medium density and high density residential *development*.

Home Occupations

10C.3.13. Home occupations are permitted in the Residential area, provided they do not:

- a. occupy more than 30 percent of the floor area of a *residential unit*; and,
- b. cause any noise, odour, smoke or visual display or generate vehicular or pedestrian traffic which would be inappropriate in a Residential area.

Low Density Residential Developments

10C.3.14. Home occupations may be further regulated in the zoning by-law.

10C.3.15. Permitted uses in the Low Density Residential land use designation include single detached dwellings and two, three and four unit dwellings.

10C.3.16. The *development* density for Low Density Residential uses ranges from 14 to 56 dwelling units per net hectare of land.

10C.3.17. Generally, no one Low Density Residential dwelling type should exceed 40 percent of the housing stock that is built within that portion of a landholding that is zoned for low density residential *development*. In no case will the proportion of three and four unit dwellings exceed 25 percent of the total units.

10C.3.18. The maximum building height in Low Density Residential areas is three storeys.

10C.3.19. Regarding the existing Ontario Hydro works yard located west of Sydenham Road and south of Cataraqui Woods Drive:

- a. it is recognized as a permitted use in the zoning by-law; and,
- b. abutting residential lots must have deeper lot depths and corresponding larger minimum rear yard depth requirements.

Medium Density Residential Developments

10C.3.20. Any form of Medium Density Residential housing which conforms to the *development*, density and building height policies outlined below is permitted.

10C.3.21. Generally, no one Medium Density Residential dwelling type should exceed 75 percent of the total housing stock that is built within a landholding that is zoned for medium density residential *development*.

10C.3.22. The overall density of *development* for Medium Density Residential use is intended to range from 27 to 75 dwelling units per net hectare of land.

10C.3.23. The maximum building height for the Medium Density Residential use is four storeys, and variations in building height that is *sensitive* to existing and proposed housing forms on adjoining lands is encouraged.

10C.3.24. Medium density residential *development* must be located where it can be demonstrated to the satisfaction of Council that such uses are *compatible* with existing and proposed adjoining land uses, and generally, Medium Density Residential uses will be encouraged to locate on lands:

- a. adjoining existing or proposed high density residential *development*;
- b. adjoining the Commercial Area along Princess Street;

- c. along the central east-west and north-south roadways and the central traffic circle;
- d. along or in close proximity to public transit routes; and,
- e. adjacent to public open spaces, proposed school sites and the Neighbourhood Convenience Centre.

(Amended by By-Law No. 2011-89, OPA #6)

Multi-unit Buildings

10C.3.25. Buildings containing three *residential units* or more should be oriented to the street wherever possible in order to create a prominent building presence along the street and in a manner which is *compatible* with adjacent *development*.

Non-residential Uses

10C.3.26. Non-residential uses which are *compatible* with medium density residential *development* and provide for the service needs of local residents, such as day care facilities, medical offices, personal service shops or other similar uses, but excluding retail commercial uses, may be permitted provided that all of the following criteria are met:

- a. locations are restricted to those with good access to the surrounding neighbourhood, preferably on a corner lot;
- b. *adverse effects* on adjacent residential and open space uses must be minimized;
- c. building designs should be *compatible* with adjoining housing styles;
- d. buffering may be required where proposed uses abut existing or proposed residential uses;
- e. the gross floor area must not exceed 185 square metres, and no more than two such uses may be grouped together;
- f. advertising and associated signs and exterior lighting must be designed and situated on the site so as to be *compatible* with adjoining residential uses; and,
- g. open storage of goods and materials is not permitted.

10C.3.27. Proposed Medium Density Residential *developments* are subject to site plan control review and consideration of the urban design principles as outlined in Section 8 of this Plan, and Section 10C.9.3 of this Secondary Plan.

High Density Residential Development

10C.3.28. Any form of High Density Residential housing which conforms to the *development*, density and building height policies outlined below is permitted.

10C.3.29. The density of *development* for High Density Residential housing is intended to range from 27 to 125 dwelling units per net hectare of land.

10C.3.30. The maximum building height in High Density Residential areas is eight storeys.

10C.3.31. High Density Residential buildings must be oriented to the street in order to create a prominent building presence along the street and in a manner that is *compatible* with adjacent *development*.

10C.3.32. Integrating apartment buildings and other multiple dwelling housing forms with adjoining uses must be encouraged provided the clustering of such uses into isolated enclaves is avoided.

10C.3.33. High density residential *development* may be located at the southeast corner of Cataraqui Woods Drive and Centennial Drive provided Council is satisfied the proposed *development* will be:

- a. within easy walking distance of existing or future commercial *developments* and public open space areas;
- b. *compatible* with existing and proposed adjacent land uses;
- c. on or close to public transit routes; and,
- d. on lands adjacent to a collector or arterial road as shown on Schedule CN-1.

Non-residential Uses

10C.3.34. Non-residential uses may be permitted on the ground floor of high density residential buildings, provided such uses are *compatible* with on-site and adjoining residential uses and are limited to personal services, professional offices, laundromats, dry cleaners or other similar uses.

Signage

10C.3.35. Advertising and associated signs related to non-residential uses in High Density Residential areas must be designed and situated so as to be *compatible* with adjoining residential uses.

10C.3.36. Open storage of goods and materials is not permitted in High Density Residential areas.

10C.3.37. Proposed High Density Residential *developments* are subject to site plan control review, and consideration of the urban design principles as outlined in Section 10C.9.3 of this Secondary Plan, and Section 8 of the Official Plan.

10C.4

COMMERCIAL POLICIES

10C.4.1. The Commercial areas shown on Schedule CN-1 of this Plan indicate that the predominant use of land and buildings are intended for retail, service, entertainment, and office purposes within the following commercial market hierarchy that is recognized in the zoning by-law:

- a. Neighbourhood Convenience Centre;
- b. Business Commercial;
- c. Mixed Use; and,
- d. General Commercial.

General Policies

- 10C.4.2.** Automobile-oriented commercial uses including retail, office and service uses must be located on the periphery of the neighbourhood and along arterial and collector roads.
- 10C.4.3.** Neighbourhood convenience uses must be centrally located within the neighbourhood so as to allow convenient pedestrian access.
- 10C.4.4.** No open storage of goods and materials is permitted in Commercial areas.
- 10C.4.5.** Adequate off-street parking facilities must be provided in Commercial areas with vehicular access points designed to maximize vehicular movement and pedestrian safety.
- 10C.4.6.** Buffering is required between commercial uses and adjoining residential uses.
- 10C.4.7.** Proposed Commercial *development* is subject to site plan control review, and to the urban design principles as outlined in Section 10C.9.3 of this Secondary Plan, and Section 8 of the Official Plan.
- 10C.4.8.** The retail market analysis requirements as outlined in Section 3.4 of this Plan apply to *development* proposals involving retail commercial floor space.

Neighbourhood Convenience Centre

- 10C.4.9.** The Neighbourhood Convenience Centre must be centrally located within the Cataraqui North neighbourhood, and provide some of the convenience service and shopping needs of neighbourhood residents, including convenience stores, post offices, laundromats and dry cleaner facilities, take-out restaurants, day care centres, churches or other similar uses.
- 10C.4.10.** The interaction of uses within the Neighbourhood Convenience Centre and with adjoining land uses is encouraged.
- 10C.4.11.** Buildings within the Neighbourhood Convenience Centre are to be oriented towards the street.
- 10C.4.12.** It is Council's intent to prepare urban design guidelines for the Neighbourhood Convenience Centre to encourage:
- a. consistent building facades along streets;
 - b. limited on-street parking;
 - c. locating the majority of parking at the rear or sides of buildings;
 - d. a public streetscape between the front of buildings and the street curb for a safe, convenient and attractive pedestrian area; and,
 - e. building and site designs that complement and contribute to a safe and desirable neighbourhood character.

10C.4.13. The Neighbourhood Convenience Centre will be served by public transit and provide safe and convenient access for pedestrians and cyclists.

10C.4.14. The combined maximum gross floor area for all uses within the Neighbourhood Convenience Centre must not exceed 1,110 square metres, and the retail gross floor area of any individual use must not exceed 185 square metres.

10C.4.15. *Residential units* in the Neighbourhood Convenience Centre may be provided in the same building or on the same site as a commercial use.

10C.4.16. The maximum building height in the Neighbourhood Convenience Centre is three storeys.

Business Commercial

10C.4.17. The Business Commercial area is to be located at the northwest, southwest and northeast corners of Centennial Drive and Cataraqui Woods Drive. The Business Commercial area is intended to provide a range of business and commercial opportunities while serving three principal objectives, namely:

- a. to provide for many of the daily shopping and service needs of neighbourhood residents and employees of area businesses;
- b. to support the existing and future business and industrial uses in the adjoining Cataraqui Estates Business Park to the north and west; and,
- c. to serve as an area of transition between the Cataraqui North residential neighbourhood and existing and future business/industrial uses within Cataraqui Estates Business Park.

(Amended by By-Law No. 2011-89, OPA #6)

10C.4.18. Permitted uses in the Business Commercial area provide a range of business and commercial opportunities, including: offices; research and development facilities; technologically-advanced manufacturing, fabricating or assembling operations for the production of high value products; data processing facilities; medical laboratories and equipment production; day care centres; convenience stores; personal service shops; eating establishments; private *recreational* facilities; technical, professional, industrial and administrative support services; automobile service stations; automobile sales, leasing and servicing establishments; and retail stores.

10C.4.19. In addition to the foregoing range of uses, supermarkets may also be permitted in the Business Commercial area on the southwest corner of Cataraqui Woods Drive and Centennial Drive.

10C.4.20. The retail market analysis requirements of Section 3.4 apply to retail commercial uses within the Business Commercial area.

10C.4.21. Proposed *developments* in the Business Commercial area are subject to the consideration of the policies of this Plan.

Mixed Use

10C.4.22. The Mixed Use area will be located along Princess Street and at the northwest corner of Sydenham Road and the central east-west neighbourhood street.

10C.4.23. Permitted uses in the Mixed Use areas include retail and service commercial uses, and entertainment, *recreational*, cultural and office functions that are intended to serve local and area residents.

10C.4.24. *Residential units* in the upper floors of commercial buildings in the Mixed Use areas are permitted.

10C.4.25. The Mixed Use area along Princess Street encompasses those lands along Princess Street and Sydenham Road south of the Catarauqui United Church cemetery, and are subject to the following policies in recognition of the *cultural heritage resources* in the area and its changing role, from a tourist-oriented highway commercial area to a mixed urban retail and service commercial node:

- a. the area along Princess Street will generally have a depth of between 100 to 190 metres, measured from the northern limit of the right-of-way of Princess Street or the western limit of the right-of-way of Sydenham Road;
- b. the density of residential *development* ranges from 75 to 125 dwelling units per net hectare of land;
- c. the maximum building height is eight storeys and variation in building height that is *sensitive* to existing and proposed building forms on adjoining lands is encouraged;
- d. while mixed use *development* combining retail, service, office and residential uses on individual sites is encouraged, individual sites may include only one use provided the overall mixed use character of the area is encouraged; and,
- e. it is Council's intent to prepare urban design guidelines for the area along Princess Street to encourage:
 - street-oriented buildings and on-site features;
 - locating the majority of parking at the rear or sides of buildings, wherever practical;
 - retail plazas, which may require parking to be visible to the street, and provide a direct connection to a public sidewalk, in order to accommodate pedestrians and transit users; and,
 - using streetscape amenities to provide a more pedestrian-oriented environment.

10C.4.26. The northwest corner of Sydenham Road and the east-west neighbourhood street (as yet unbuilt) is subject to the following:

- a. the density of residential *development* range from 45 to 75 dwelling units per net hectare of land; and,
- b. the maximum building height is three storeys.

- General Commercial** **10C.4.27.** The General Commercial areas are located along Sydenham Road, one at the intersection of Cataraqui Woods Drive, and the other, immediately north of Eunice Drive, and they must be developed in accordance with the Section 3.4.D of this Plan.
(Amended by By-Law No. 2011-89, OPA #6)

10C.5

OPEN SPACE POLICIES

General Policies

10C.5.1. Open Space Areas are subject to the Open Space policies in Section 3.8 of this Plan, and the following:

- a. public safety and security is the prime consideration in designing open space areas;
- b. it is Council's intent to prepare guidelines for the design of open space areas in consultation with appropriate public agencies that address elements such as lighting, sight lines, signage, the location of activity generators, access to telephones, night-time use and activity planning;
- c. the following hierarchy of open space uses, dispersed throughout the neighbourhood, must be established to satisfy the different needs of residents:
 - neighbourhood park complex;
 - central park;
 - parkettes; and,
 - pathways and trails;
- d. generally, stormwater management facilities are not considered part of the parkland dedication provisions, but may be integrated with the open space system, wherever practical.

Neighbourhood Park Complex

10C.5.2. The neighbourhood park complex will:

- a. be the single largest open space area in the neighbourhood;
- b. be centrally located within a reasonable walking distance from any point in the neighbourhood;
- c. provide the focus for active and passive *recreation* and leisure activities within the neighbourhood; and,
- d. consist of public parkland and two adjoining proposed elementary school sites.

10C.5.3. The layout and configuration of the neighbourhood park complex must be refined to the satisfaction of:

- a. Council and the local school boards, prior to the approval of any *development* on adjoining lands; or,
- b. Council, if either or both of the proposed school sites are not required by the local school boards.

Central Park

10C.5.4. The central park must:

- a. be defined by the traffic circle located in the centre of the neighbourhood at the junction of the main east-west and north-south neighbourhood streets, as shown on the Cataraqui North Alternative Master Plan;
- b. be developed as a formal public open space area which will serve as a recognizable landmark and focal point for the neighbourhood;
- c. have an area of approximately 0.6 hectares and a diameter of 90 metres; and,
- d. be linked appropriately with other features of the open space system.

Parkettes

10C.5.5. Parkettes, though not shown on Schedule CN-1 must be:

- a. dispersed throughout the neighbourhood in locations which can serve as focal points for immediate residential areas;
- b. between 0.2 hectares and 0.4 hectares in size;
- c. gathering places for people of all ages;
- d. integrated with other community facilities and services; and,
- e. passive (primarily) and low maintenance in nature, and may include such features as pathways, park benches and limited children's play structures.

Pathways

10C.5.6. Pathways must be developed to:

- a. physically connect people with places, community focal points and open space areas and may include such features as street sidewalks, formal and informal walkways, footpaths, cycle lanes and paths; and,
- b. create safe, convenient and varied environments for pedestrians, cyclists and physically challenged individuals.

10C.5.7. It is Council's intent to develop pathways and trails in accordance with the policies of this Plan.

10C.6

ENVIRONMENTAL PROTECTION POLICIES

10C.6.1. Environmental Protection Areas are subject to the Environmental Protection Area policies in Section 3.10, and for proposed *development* on lands in, or adjacent to, an Environmental Protection Area, Council must, as part of its consideration, require the preparation and approval of an *environmental impact assessment*, the guidelines for which are set out in Appendix A of this Plan, and which must contain the following minimum elements:

- a. details of what is proposed;
- b. a statement on the environmental quality and character of the Environmental Protection Area potentially affected;
- c. a biophysical inventory and description of both terrestrial and aquatic habitats;

- d. the biophysical habitats that either will or might be expected to be affected directly or indirectly;
- e. the actions that either will or might be required to prevent any adverse change, or remedy any negative effects upon the *natural heritage system*;
- f. details of alternative methods for developing what is proposed; and,
- g. Council may, with concurrence from the appropriate public agencies, waive the requirement for an *environmental impact assessment* or modify its required content, provided a written request to do so is submitted to Council by the proponent, and which must also be supported by a report prepared by a *qualified person* in the area of environmental matters demonstrating to the satisfaction of Council that the request is appropriate.

10C.7

SERVICING POLICIES

10C.7.1. All new *development* must be connected to the *municipal sewage and water services* system. However, a commercial or public building which does not require the construction of full municipal services may be permitted by Council.

10C.7.2. Prior to the approval of extensive new *development*, Council requires the preparation and approval of a Master Servicing Plan.

10C.7.3. *Development* is intended to proceed generally from south-to-north and west-to-east, commensurate with the demonstrated availability of sufficient capacity within the *municipal sewage and water systems*, and the adequacy of the arterial and collector road system.

10C.7.4. Concept plans submitted by the proponent must be supported by a traffic analysis which is satisfactory to the City, and which demonstrates sufficient capacity within the roads system to accommodate anticipated additional traffic volumes from the proposed *development*.

10C.7.5. Proposed *development* must be assessed in relation to the City's municipal servicing capacity.

10C.8

TRANSPORTATION POLICIES

10C.8.1. Though Schedule CN-1 does not show local roads, it is intended that local roads will accommodate automobiles, public transit, pedestrians, bicycles, service vehicles and other supporting features such as parking, laneways, loading areas, street furniture and tree planting.

10C.8.2. Public streets and boulevards are considered public spaces serving multiple functions, and not just as vehicle routes.

10C.8.3. Traffic speeds and volumes must be calmed to a level that is *compatible* with other neighbourhood activities.

- 10C.8.4.** Streets and boulevards must be designed and maintained to enhance the visual attractiveness of the neighbourhood.
- 10C.8.5.** The roads plan must be *compatible* with Section 4.6 of the Official Plan.
- 10C.8.6.** Although some local roads may serve as a neighbourhood collector function in the earlier phases of *development*, it is intended that traffic movement will be distributed evenly over the entire neighbourhood road network, thereby encouraging a greater distribution of both vehicles and pedestrians.\
- 10C.8.7.** Private vehicular entrances onto collector and arterial roads from lands within residential areas are prohibited, but may be permitted in other policy areas, but controlled.
- 10C.8.8.** Alternative engineering and road design standards as may be deemed appropriate by Council must be considered in the ongoing *development* of local roads within the neighbourhood and do not require an amendment to the right-of-way widths as outlined in Section 4.6 of this Plan.
- 10C.8.9.** An interconnected rectilinear grid pattern of neighbourhood streets must be developed with a de-emphasis on curvilinear street layouts and cul-de-sacs.
- 10C.8.10.** Street blocks are to be short to facilitate pedestrian movements.
- 10C.8.11.** Traffic volumes on neighbourhood roads are to be directly related to origins or destinations within the neighbourhood.
- 10C.8.12.** All roads entering the neighbourhood from the collector and arterial roads must be treated as gateways and developed using a variety of low maintenance techniques, including: planted medians and rights-of-way; gate-like structures or ornamental walls on either side of the roadways; special plantings; pavement treatments; and lighting.
- 10C.8.13.** A high standard of building and site design must be employed along those roads serving as access points to the neighbourhood in order to create a sense of neighbourhood coherence and identity.
- 10C.8.14.** The precise location and number of access roads to the neighbourhood from the arterial roads system, as shown on the Cataraqui North Alternative Master Plan, are subject to the approval of the appropriate roads authorities.
- 10C.8.15.** The neighbourhood road system is intended to form an integral part of pathways and trails.
- 10C.8.16.** In the design of neighbourhood streets and boulevards the needs of pedestrians and cyclists must be accommodated.

10C.8.17. It is the intent of this Plan that all residents will live within reasonable walking distances of public transit routes.

10C.9

DEVELOPMENT POLICIES

Natural Environment

10C.9.1. Every reasonable effort will be made to ensure that proposed *development* contributes to the creation of an environmentally-sensitive and healthy urban setting.

10C.9.2. The location of roads and land uses will reflect the natural environment, specifically:

- a. the use of east-west streets will be maximized to provide opportunities for housing with solar orientation where drainage and grading are not compromised;
- b. wherever practical, consideration must be given to incorporating existing large hedgerows into new plans of subdivision or site plans;
- c. appropriate species of deciduous trees are planted along the boulevards of key streets throughout the neighbourhood to provide, ultimately, a continuous tree canopy that will enhance natural habitats and serve as connecting links to open space and other natural areas;
- d. control of stormwater run-off will be provided by a system of stormwater management facilities designed to minimize the impact of new *development* on the *quality and quantity of water* within the *watershed* and to minimize any effect to on-site and downstream aquatic habitat including *fish habitat*;
- e. stormwater management considerations must be designed and implemented in accordance with the Cataraqui North Neighbourhood Master Drainage Plan, as amended;
- f. individual *development* projects must be designed to conform with the Master Drainage Plan;
- g. infiltration of stormwater run-off to replenish groundwater reserves is encouraged, where appropriate, through various *development* and construction measures, which must be specified in subdivision and site plan control agreements; and,
- h. lands set aside for use in connection with stormwater management facilities, are to be zoned in an appropriate manner to ensure protection from future *development*.

(Amended by By-Law 2011-89, OPA #6)

Urban Design Principles

10C.9.3. The following urban design principles must be considered by Council:

- a. *development* must be consistent with the City's urban growth management policies;
- b. a variety in building types and designs is encouraged;
- c. energy efficient designs in plans of subdivision, site plans, buildings and public works are recommended;

- d. *universal design principles* that maximize personal safety are promoted;
- e. appropriate landscaping is encouraged;
- f. the creation of safe and attractive streetscapes are promoted through the coordinated application of such elements as: tree planting; street lighting; building location, orientation, massing and facades; signage; parking area location and entrances; landscaping; and, preservation and enhancement of *significant cultural heritage resources* and *natural features and areas*;
- g. the use of alternative engineering and road design standards as may be deemed appropriate by Council are encouraged;
- h. the design and use of signage to complement and enhance the streetscape and individual buildings, while serving the needs of both the advertiser and the public are encouraged;
- i. transit-supportive design of subdivisions, individual sites, and buildings are encouraged; and,
- j. all development must further comply with the urban design policies of Section 8 of this Plan.

10C.9.4. It is Council's intent to prepare urban design guidelines to assist in such initiatives as:

- a. subdivision design and site plan control guidelines and *development* standards;
- b. the application of zoning standards;
- c. the consideration of proposed *development* applications to amend this Plan or the zoning by-law; and,
- d. the planning and design of public works.