

BRIGADOON COMMUNITY PLAN



May 2004

Approved by Kitchener City Council - June 29, 2004

Approved by Region of Waterloo - January 4, 2005

Amended - June 25, 2012

*Community Services Department
Planning Division
City of Kitchener*

Brigadoon Community Plan

Community Plan Policies

Maps

Map 1-Land Use Plan

Map 2-Natural Features

Map 3- Trails

Map 4-Subwatershed Boundaries

Recommended by Development and Technical Services Committee - June 21, 2004

Approved by Kitchener City Council - June 29, 2004

Approved by the Region of Waterloo - January 4, 2005

The following principles will guide the development of the Brigadoon Community. They will provide the basis for the evaluation of proposals for the subdivision, rezoning and development of the area.

1 CONFORMITY, INTERPRETATION AND IMPLEMENTATION

- 1.1 *THAT the Brigadoon Community Plan shall, in all respects, conform to the Municipal Plan for the City of Kitchener. It shall also conform to and reflect all applicable development and implementation standards adopted by the City of Kitchener.*
- 1.2 *THAT the Brigadoon Community Land Use Plan, Map 1 shall comprise the land use plan for the Community.*
- 1.3 *THAT development within the Brigadoon community shall conform to all applicable development and implementation standards adopted by the City of Kitchener. Exception may be considered where feasible to implement specific urban design proposals which incorporate the unique topographic and cultural characteristics of the Brigadoon Community.*
- 1.4 *THAT as a condition of approval of applications for consent, site plan approval, or draft plan of subdivision, any alteration of a watercourse and/or any construction within a floodplain or wetland will require a Fill, Construction and Alteration to Waterways Permit from the Grand River Conservation Authority prior to any grading or construction, and prior to registration of plans of subdivision."*
- 1.5 *THAT recognition be given to potentially significant archaeological sites within the plan area. Provision is hereby made for any required study and possible designation of such sites under the provisions of The Ontario Heritage Act prior to development or grading.*
- 1.6 *THAT road names referred to in this document be defined as approved by Kitchener City Council on July 14, 1986 and in accordance with changes as approved subsequently.*
- 1.7 *THAT Net Residential Density be calculated by dividing the number of residential units by the area of residential land. Residential land includes all internal roads, one half bounding roads and one quarter of boundary intersections but does not include bounding trunk roads.*
- 1.8 *THAT where metric and imperial units are used together, the metric units shall govern.*

2 RESIDENTIAL

- 2.1 *THAT where feasible, existing topography and vegetation be incorporated into the design and development of the Brigadoon Community.*
- 2.2 *THAT where appropriate, residential development, design, and landscaping give consideration to the Energy Policies contained in the Municipal Plan.*
- 2.3 *THAT multiple residential sites be encouraged where there is direct access to public transit and where natural features such as topography or woodlots would be best accommodated or preserved by fewer buildings rather than by one and two unit dwellings which require extensive site coverage.*
- 2.4 *THAT a wide range of housing types be provided to satisfy varying housing needs.*
- 2.5 *THAT the Large Lot Residential category permit only one unit per lot at a maximum density range not exceeding 12.5 units per hectare.*
- 2.6 *THAT the Low Density Residential category permit only one and two unit dwellings at a net residential density range not exceeding 25 units per hectare (10 units per acre).*
- 2.7 *THAT the Low Rise Residential category permit street townhouse and multiple dwellings at a density range of 26 to 60 units per hectare.*
- 2.8 *THAT no new one and two unit residential lots have direct access onto Huron Road (New) or Strasburg Road. Limited access may be given to multiple residential development if design constraints preclude access to internal roads.*
- 2.9 *THAT lots abutting Caryndale Drive west of the Caryndale subdivision and north of the Hydro easement be developed with single detached dwellings on lots with a minimum size of 929 square metres (10,000 square feet).*
- 2.10 *THAT private home day care, home businesses and small residential care facilities shall be permitted within all residential land use categories.*

3 COMMERCIAL

- 3.1 *THAT a Mixed Use Node be located at the south-east corner of the intersection of Strasburg and Huron Roads, which shall serve an inter-neighbourhood function and allow intensive, transit supportive development in a compact form. The Mixed Use Node will provide a balance of commercial, multiple residential and institutional uses. New development shall be compatible with the surrounding residential neighbourhood and have strong pedestrian linkages.*
- 3.2 *THAT good site design promote the integration of the commercial site with adjacent land uses.*

4 INSTITUTIONAL

- 4.1 *THAT an elementary public school site of approximately 3.6 hectares (9 acres) be provided on the west side of Caryndale Drive, south of Biehn Drive.*
- 4.2 *THAT an elementary separate school site of approximately 3 hectares (7.7 acres) be provided on Biehn Drive adjacent to the Hydro Easement. It is acknowledged that final decisions related to the development of the school site have not been made. Should any site intended for school use be declared surplus by the owning school board, alternate uses of the site shall include all residential and institutional uses permitted in the Neighbourhood Institutional (I-1) Zone.*

5 NATURAL ENVIRONMENT AND STORM WATER MANAGEMENT

- 5.1 *THAT the Strasburg Creek Master Watershed Plan (1991) and accompanying Implementation Guideline (1996); the Doon South Creek Subwatershed Management Plan (1994); the Blair, Bechtel and Bauman Creeks Subwatershed Plan and associated Upper Blair Creek Functional Drainage Study; the MOE Stormwater Management Planning and Design Manual (2003); and the City of Kitchener Urban Design Guidelines (Stormwater Management Facilities), be the governing documents in all matters related to storm water management and environmental protection within each respective watershed area, as shown on Map 4.*
- 5.2 *THAT upland forest resources including woodlands, hedgerows and individual trees be recognized for their potential value in the community. Accordingly, in support of any development application the proponent shall submit a study of the treed areas within the affected lands as required by the City's Tree Management Policy (revised November 2001).*

- 5.3 *THAT any required Environmental Implementation Report prepared in accordance with a Subwatershed Plan(s); any Environmental Impact Statement prepared in accordance with Provincial, Regional or City policy; and any required General Vegetation Overview prepared in accordance with the City of Kitchener's Tree Management Policy; shall be coordinated and consolidated into one comprehensive environmental report, and submitted to the City of Kitchener together with a development application.*
- 5.4 *THAT the limits of the Open Space designation illustrated on the Brigadoon Community Land Use Plan be considered approximate until the required supporting study described in Clause 5.3 is approved. The actual setbacks/buffers and permitted land uses within the setbacks/buffers shall be established through detailed study carried out by the proponent to the satisfaction of the City of Kitchener in consultation with the Grand River Conservation Authority and the Ministry of Natural Resources on a site-by-site basis.*
- 5.5 *THAT all hazard lands and significant wetlands, including specified setbacks and buffers, shall be reserved from development. These lands shall not be accepted towards fulfilment of the required parkland dedication.*
- 5.6 *THAT upland forest areas, excluding required wetland buffer areas, which are designated within the City of Kitchener Municipal Plan for urban development but designated on the Brigadoon Community Land Use Plan as Open Space, shall be considered eligible as part of the required parkland dedication provided all active park areas, as shown on the Land Use Plan, can be satisfied through the required parkland dedication for each respective subdivision. If all required parkland dedication is utilized for active parks, public acquisition of such lands by other means shall be encouraged.*
- 5.7 *THAT where feasible and appropriate, existing topography and vegetation be incorporated into the design and development of the Community.*

6 PARKS, OPEN SPACE AND RECREATION FACILITIES

- 6.1 *THAT open space links be established between schools, parks and recreational facilities to provide an open space walkway and bikeway network throughout the community.*
- 6.2 *THAT the cost of primary walk links and bridges along open space areas providing direct links to school, parks, and transit be paid for by the developers.*

- 6.3 *THAT a large Neighbourhood Park, approximately 4.3 hectares (10.5 acres) in size be situated adjacent to the elementary separate school site on Biehn Drive. This park will be for active recreational use and will link the open space lands to the north and west.*
- 6.4 *THA, where considered necessary by Community Services, the lands containing the Ontario Hydro easement be dedicated to the City of Kitchener for open space purposes.*
- 6.5 *THAT further to clause 5.6 above, the woodland located in the southerly portion of the community, having an area of approximately 3 hectares and designated Open Space on Map 1, be preserved for open space/passive recreational purposes. As such, the City will accept the land area as part of the required 5% parkland dedication contribution for the affected lands at the time of subdivision approval.*
- 6.6 *THAT studies required under the City's Tree Management Policy address and provide guidance on the natural open space corridor to link the woodland described in clause 6.5 to the open space network to the north, for public trail purposes. The preferred plan would include the natural, existing vegetation. However, where surrounding grading would create an unacceptable public corridor due to reasons such as safety, vegetation removal and compensation will be required.*
- 6.7 *THAT a Neighbourhood Park approximately 0.3 hectares (0.74 acres) in size be located south of Street 'A' to provide a small recreational area for the southerly portion of the community. The exact location is to be determined through the submission of Plans of Subdivision, in consultation with Community Services.*
- 6.8 *THAT recreational facilities be provided in accordance with adopted City standards as set out in the Kitchener Master Parks Plan.*
- 6.9 *THAT future trails shown on Map 3 are not final and are intended to be finally determined in each area following community consultation.*

7 *SERVICING AND UTILITIES*

- 7.1 *THAT all new development be serviced by municipal sanitary sewers and municipal water.*
- 7.2 *THAT notwithstanding Policy 7.1, limited infill development may be permitted with private sanitary services on the south side of Old Huron Road between Battler Road and Maxwell Drive subject to conformity with Part 2 Section 4.1.6 of the Municipal Plan and the City's zoning by-law regarding wells.*

- 7.3 *THAT the Brigadoon Community be serviced by water supply service from the existing watermain on Biehn Drive as well as by a major trunk watermain to be constructed on the Strasburg Road right-of-way.*
- 7.4 *THAT the lands identified as "Hydro Easement" be used in conjunction with immediately adjacent land uses where considered appropriate at the time of subdivision approval.*
- 7.5 *THAT if required, a 10 metre (33 ft) easement be granted to Kitchener-Wilmot Hydro south of and adjacent to the existing Ontario Hydro easement for an overhead transmission line.*
- 8** ***TRANSPORTATION/TRANSIT***
- 8.1 *THAT a hierarchy of streets be developed to encourage the separation of local and through traffic, as shown on Map 1, Land Use Plan.*
- 8.2 *THAT the planning, design and construction of all roads within Brigadoon be accomplished with regard to protection of existing environmental features and best engineering practises.*
- 8.3 *THAT all Secondary Arterial and Collector roads be established by way of an Amendment to the Kitchener Municipal Plan in addition to the Brigadoon Community Plan.*
- 8.4 *THAT Strasburg Road be recognized as a 26 metre (85 ft) wide Secondary Arterial Road and a major north-south connection between the Huron Industrial Park as well as future connection with Highway 401 by way of a proposed link through North Dumfries Township.*
- 8.5 *THAT Huron Road be recognized as a 26 metre (85 ft) wide Secondary Arterial Road and a major east-west connection between the Huron Industrial Area and Homer Watson Boulevard.*
- 8.6 *THAT an integrated walkway system be developed at subdivision design stage to facilitate pedestrian access to transit, park, open space, school facilities and emergency services.*
- 8.7 *THAT sidewalks be constructed in accordance with the Council Policy relative to sidewalk requirements.*

- 8.8 *THAT Huron Road act as a buffer between the Brigadoon Community and Huron Industrial area. Accordingly, no direct road link will be built between Biehn Drive and Huron Road so as to separate residential and industrial traffic.*
- 8.9 *THAT the internal local road network be designed such that northbound traffic from the southerly and westerly portion of the community be directed to Strasburg Road.*
- 8.10 *THAT a portion of Old Huron Road west of its intersection with the future extension of Templewood Drive, as shown on Map 1, be closed and conveyed to abutting commercial property owners at fair market value, at the time of development of the commercial lands.*
- 8.11 *THAT Stauffer Drive, designated as a scenic-heritage road on Map1, shall be closed to vehicular traffic and incorporated into the open space system as a community trail. The closure and ultimate conversion of Stauffer Drive to a community trail may occur following the extension of Strasburg Road to Reidel Drive and the construction of Street 'A' between Strasburg Road and Caryndale Drive.*
- 8.12 *THAT at such time as Stauffer Drive between Caryndale Drive and Strasburg Road is closed to vehicular traffic, Caryndale Drive south of Street 'A' shall be terminated at Stauffer Drive and reverted to a local road or closed and conveyed to abutting landowners.*
- 8.13 *THAT the use of public transportation be recognized as an essential service. Accordingly, that subdivision street patterns and paved pedestrian walkways be designed so as to conform to the City's Design Guidelines as set out in the City's Urban Design Manual. Further, that provisions be made for transit service along Biehn Drive, Strasburg Road, and Huron Road.*
- 8.14 *THAT Old Huron Road east of Battler Drive be monitored to determine the extent and timing of any required improvements. Any future road widenings shall occur on the north side of the road allowance."*
- 8.15 *THAT in accordance with approved Environmental Assessment for the Doon South-Brigadoon Transportation Study, and specifically recommendation 8, a subsequent Class Environmental Assessment shall be required to determine the precise alignment of Strasburg Road south of Street A. "*

NOISE

- 9.1 *THAT Strasburg Road, Huron Road, and the east-west collector road be recognized as major traffic corridors potentially generating significant noise levels.*

9.2 *THAT Strasburg Road be recognized as a major traffic corridor generating significant levels of noise. New development adjacent to Strasburg Road shall be required to address noise impacts and if necessary, incorporate noise attenuation measures into the development.*

9.3 *THAT the natural gas Pressure Regulating Station on the north side of Biehn Drive, south of Huron Road be recognized as a potential noise source.*

10 STAGING

10.1 *THAT development of Plan of Subdivision 30T-88007 north of the middle branch of Strasburg Creek shall necessitate the construction of Strasburg Road to Templewood Drive for lands north of Marl Meadow Drive. For lands south of Marl Meadow Drive, Strasburg Road shall be constructed to Rush Meadow Street.*

10.2 *THAT the development of certain lands shall require the construction of various sections of Templewood Drive, as follows:*

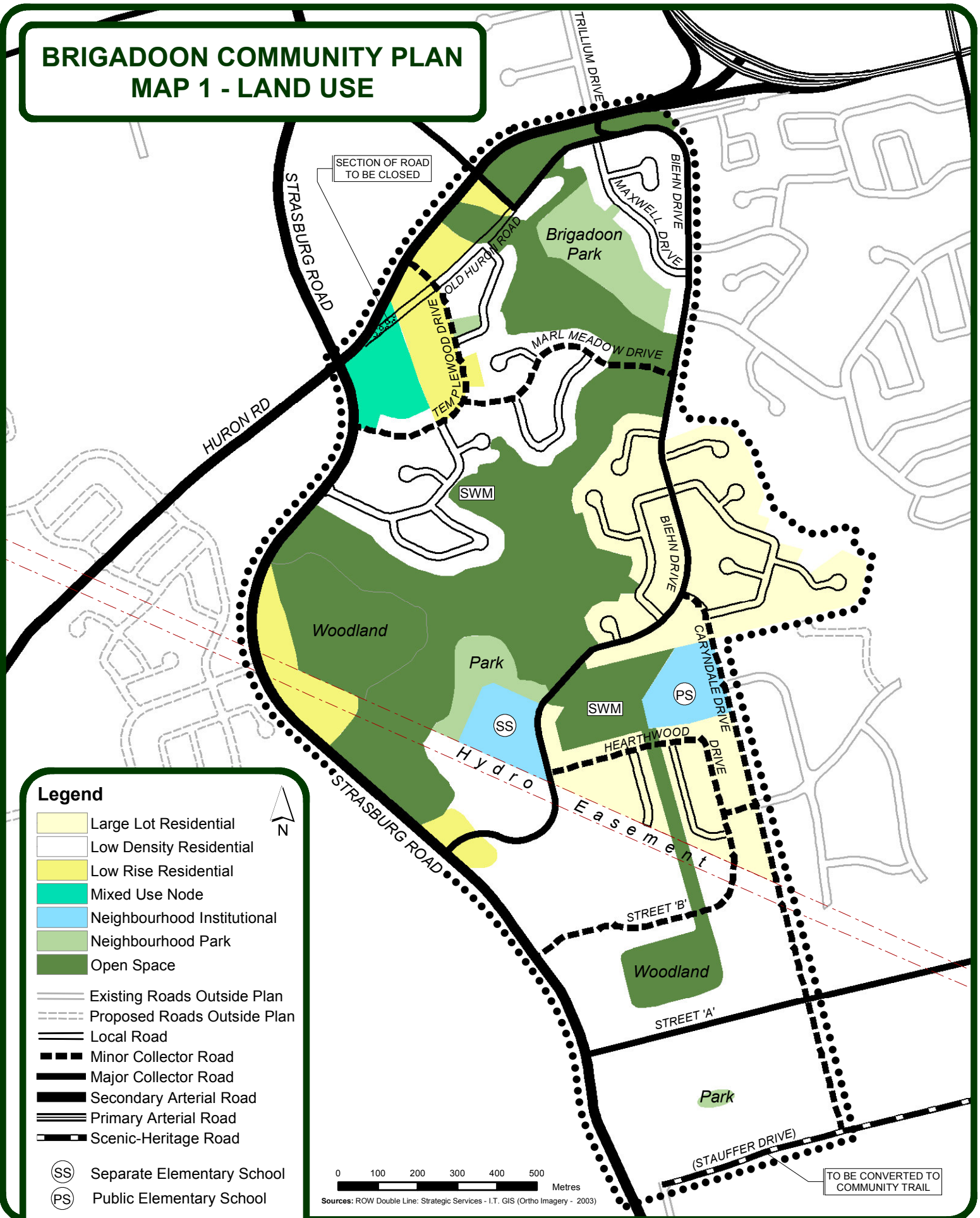
- a) *That lands designated Low Rise Residential between Old Huron Road, the future extension of Templewood Drive, Huron Road and the Open Space designation shall require the construction of Templewood Drive between Old Huron Road and Huron Road; and*
- b) *That lands designated Low Rise Residential bounded by (new) Huron Road, Strasburg Road, and Templewood Drive as well as lands designated Low Density Residential between Marl Meadow Drive and Old Huron Road east of the Templewood Drive extension, with the exception of all lands within Draft Plan 30T-88007, shall require the construction of Templewood Drive from its existing terminus north of Marl Meadow Drive to Huron Road.*

10.3 *THAT the development of lands south of the middle branch of Strasburg Creek and west of the future extension of Biehn Drive shall require the construction of Strasburg Road and the Biehn Drive extension to their point of intersection.*

10.4 *THAT the development of lands east of the Biehn Drive extension and north of Street 'A' shall be staged to ensure proper access, including the construction of Strasburg Road and the Biehn Drive extension to their point of intersection and the further extension of Strasburg Road to its intersection with the proposed Street 'B', as required.*

10.5 *THAT the development of lands south of Street 'A' shall necessitate the extension of Strasburg Road to Street 'A' and the construction of Street 'A' between Strasburg Road and Caryndale Drive.*

BRIGADOON COMMUNITY PLAN MAP 1 - LAND USE



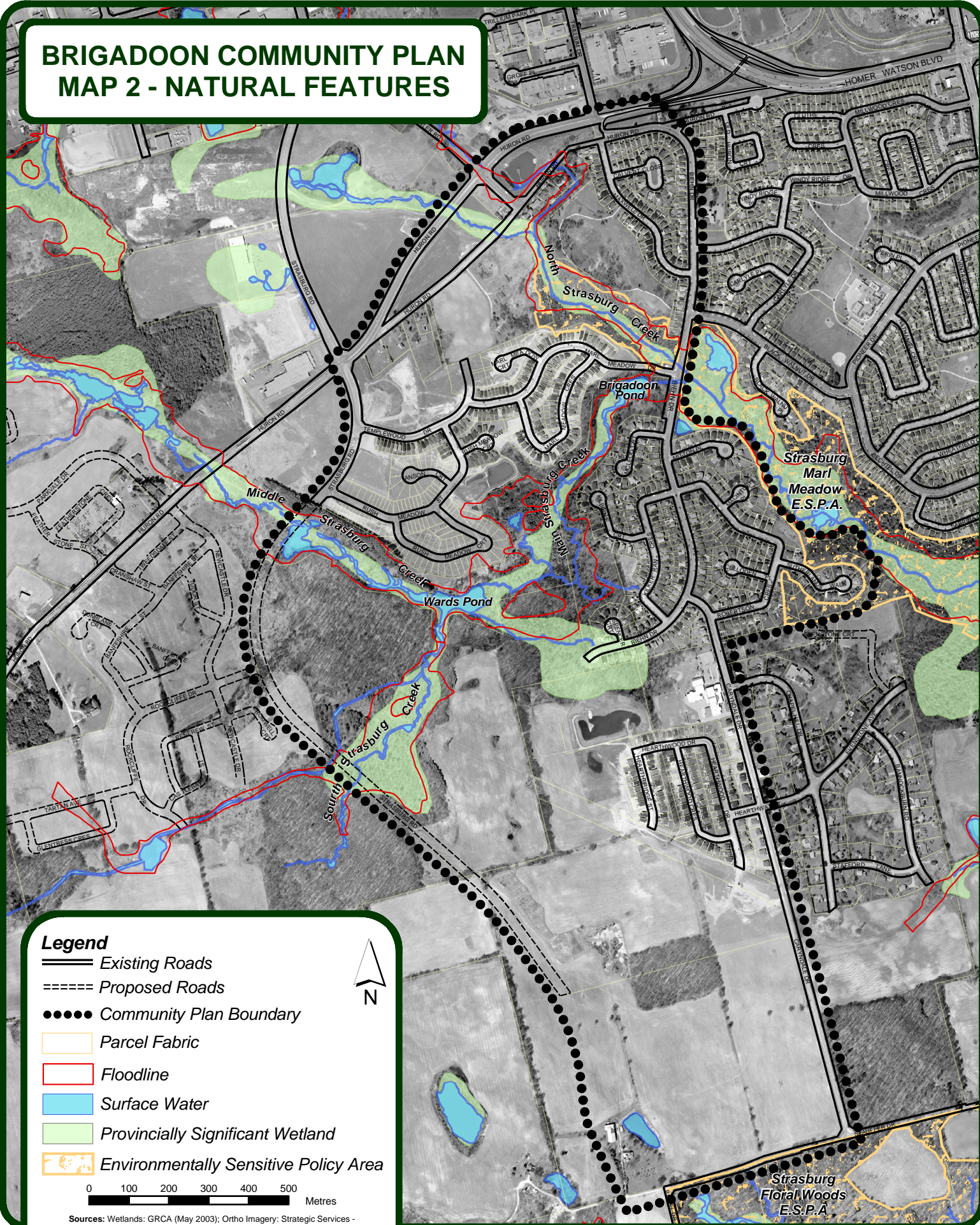
Legend

- Large Lot Residential
- Low Density Residential
- Low Rise Residential
- Mixed Use Node
- Neighbourhood Institutional
- Neighbourhood Park
- Open Space
- Existing Roads Outside Plan
- Proposed Roads Outside Plan
- Local Road
- Minor Collector Road
- Major Collector Road
- Secondary Arterial Road
- Primary Arterial Road
- Scenic-Heritage Road
- SS Separate Elementary School
- PS Public Elementary School
- SWM Storm Water Management
- Community Plan Boundary



Sources: ROW Double Line: Strategic Services - I.T. GIS (Ortho Imagery - 2003)

BRIGADOON COMMUNITY PLAN MAP 2 - NATURAL FEATURES



Legend

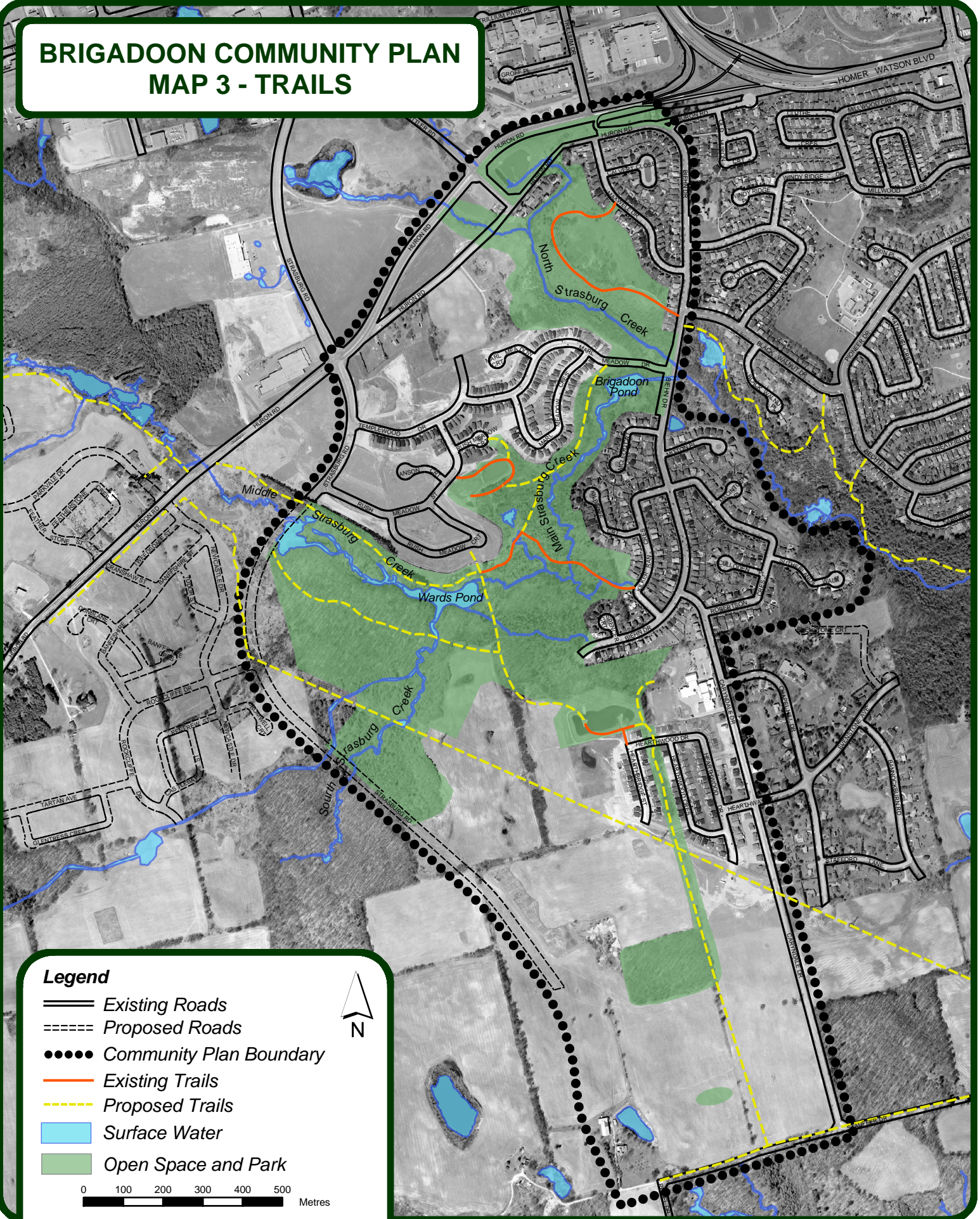
- Existing Roads
- Proposed Roads
- Community Plan Boundary
- Parcel Fabric
- Floodline
- Surface Water
- Provincially Significant Wetland
- Environmentally Sensitive Policy Area



Sources: Wetlands: GRCA (May 2003); Ortho Imagery: Strategic Services - I.T. - GIS (April 2003 10cm); ROW Double Line: Strategic Services - I.T. GIS (Ortho Imagery - 2003); Community Plan Boundary: D.T.S. - Planning (Dec 2003); Surface Water: Strategic Services - I.T. - GIS (Ortho - April 2003); Floodlines: GRCA (May 2003); Parcel Fabric: Teranet (up to Aug 1998); Strategic Services - I.T. - GIS (1998 - current); E.S.P.A.: Region of Waterloo (2000)



BRIGADOON COMMUNITY PLAN MAP 3 - TRAILS



Legend

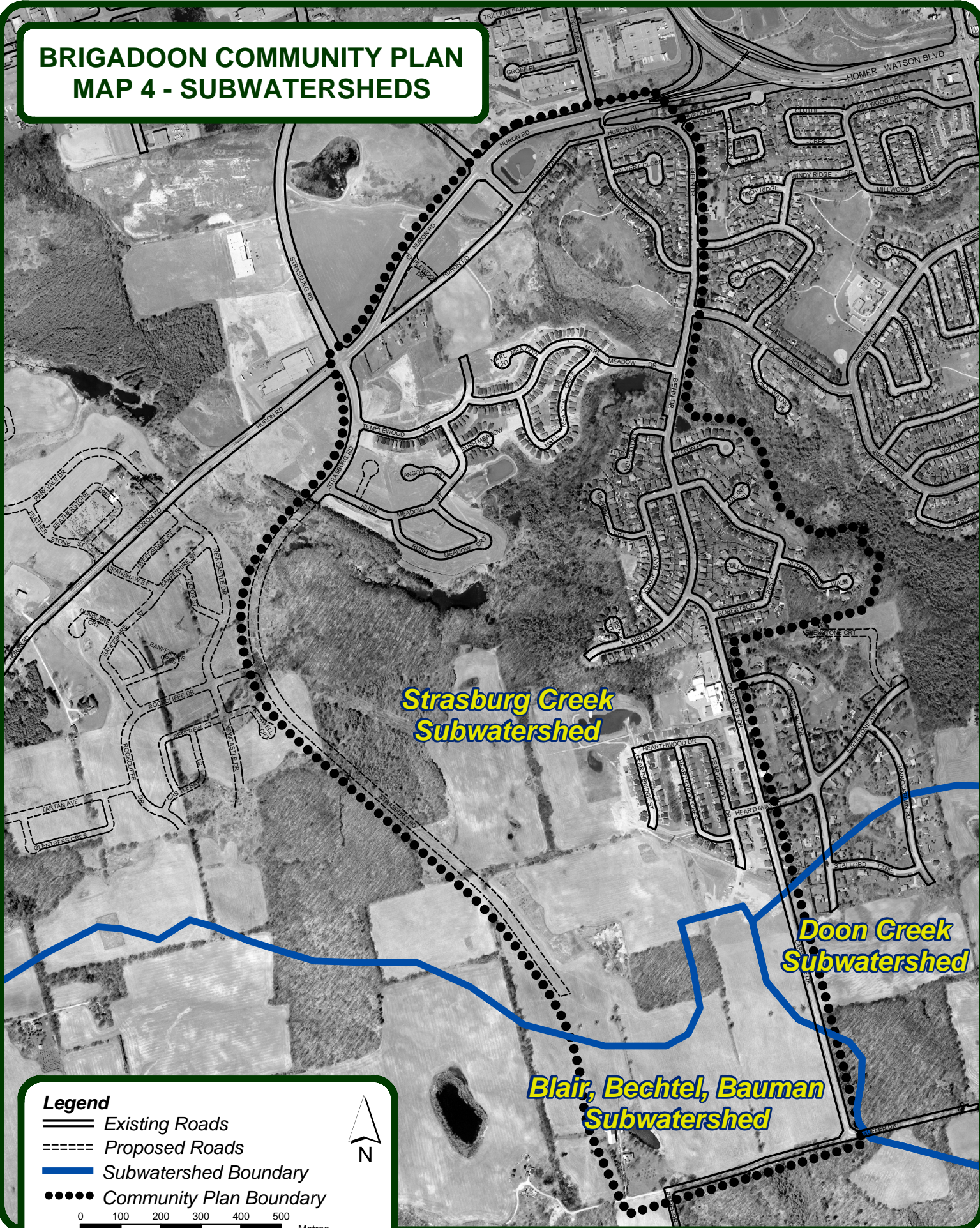
- Existing Roads
- Proposed Roads
- Community Plan Boundary
- Existing Trails
- Proposed Trails
- Surface Water
- Open Space and Park

0 100 200 300 400 500
Metres



Sources: Ortho Imagery: Strategic Services - I.T. - GIS (April 2003 10cm);
ROW Double Line: Strategic Services - I.T. GIS (Ortho Imagery - 2003); Community
Plan Boundary: D.T.S. - Planning (Dec 2003); Surface Water: Strategic Services - I.T.
- GIS (Ortho - April 2003); Trails: Community Services (May 2004)

BRIGADOON COMMUNITY PLAN MAP 4 - SUBWATERSHEDS



Legend

- Existing Roads
 - Proposed Roads
 - Subwatershed Boundary
 - Community Plan Boundary
- 0 100 200 300 400 500 Metres



Sources: Subwatershed Basins: GRCA; Ortho Imagery: Strategic Services - I.T. - GIS (April 2003 10cm); ROW Double Line: Strategic Services - I.T. GIS (Ortho Imagery - 2003); Community Plan Boundary: D.T.S. - Planning (Dec 2003)