

# PANELS

# WELCOME

## Fruitland-Winona Secondary Plan

### Open House & Information Session

# STATION 1

## WELCOME

- Please sign in.
- Pick up the program for the Open House.
- Pick up a comment form. Please use the comment form to record any comments or questions and return today or to the City by February 14, 2014 for inclusion in the Open House and Information Session Feedback Report.

### At each station, you will find:

- Displays of key information and maps.
- Information sheets on key issues.
- Paper to provide your comments.
- City staff available to provide information and respond to questions about the Secondary Plan.

# STATION 1

## PURPOSE

### **COUNCIL RESOLUTION from the Statutory Meeting held November 19, 2013:**

*That the Fruitland-Winona Secondary Plan and Official Plan Amendment be tabled to allow for the Ward Councillor to work with staff and the residents to amend the current plan.*

### **WHY IS THIS OPEN HOUSE AND INFORMATION SESSION BEING HELD:**

- To explain what the Secondary Plan will mean for you and your property.
- To clarify issues about roads and traffic, amount and types of housing and parks and schools.
- To discuss minor changes related to these issues.
- To explain where we have been and where we are going (Secondary Plan approval process and next steps).
- To receive your input and discuss comments and questions.

# STATION 2

**What does this  
mean for me and  
my property?**

# Land Use Plan



**Legend**

**Residential Designations**

- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential 2

**Commercial and Mixed Use Designations**

- Local Commercial
- District Commercial
- Arterial Commercial

**Parks and Open Space Designations**

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Employment Area - Business Park
- Institutional
- ES Elementary School
- Utility
- SWM Storm Water Management

**Other Features**

- Area or Site Specific Policy
- Lands in the Rural Area
- Major Gateway
- Minor Gateway
- Proposed Roads
- Secondary Plan Boundary

**Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Land Use Plan  
Map B.7.4-1**

Not To Scale  
Date: October 16/13

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# Natural Heritage System



**Legend**

- Core Areas
- Linkages
- Restoration Areas
- Vegetation Protection Zone
- Streams

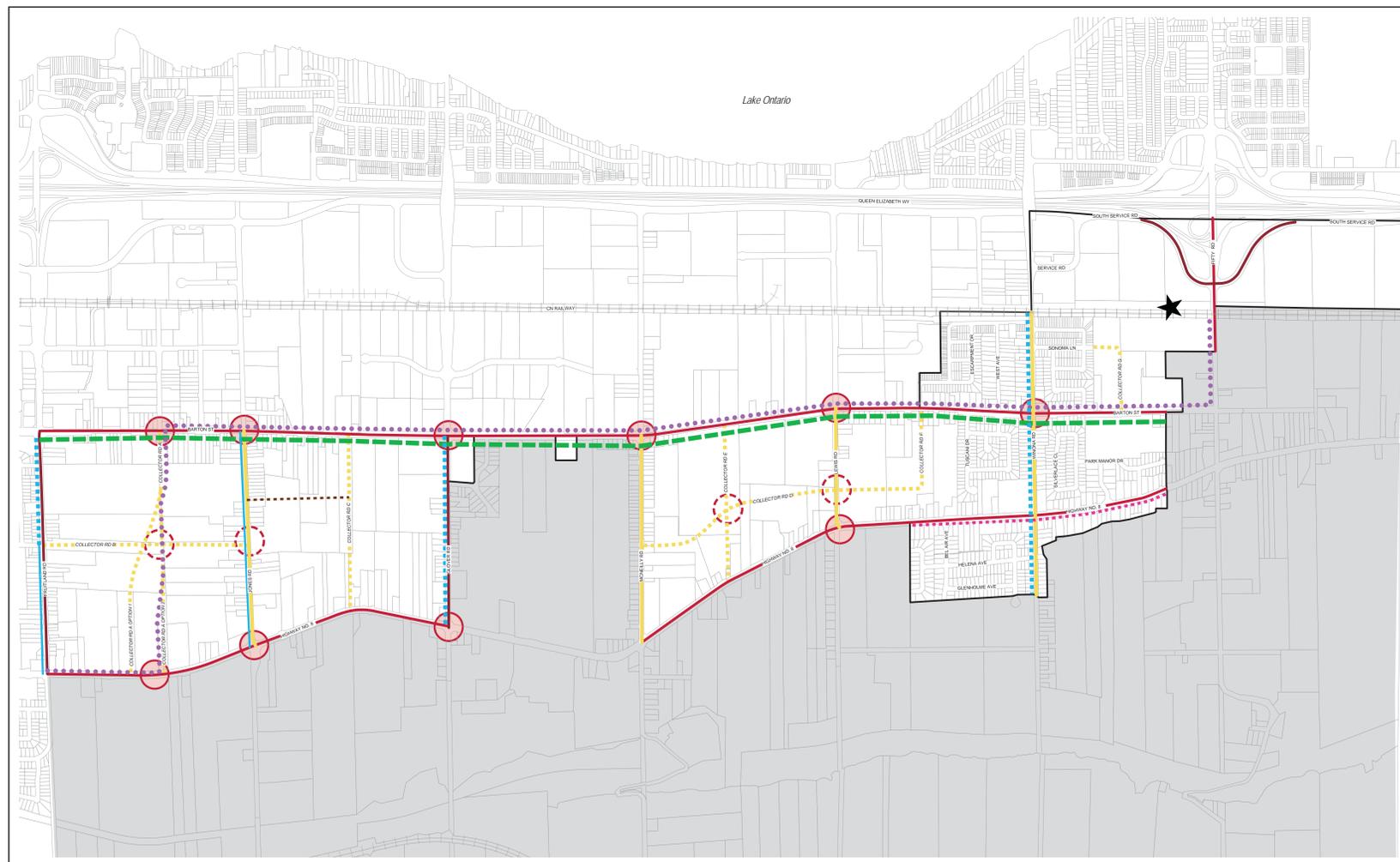
**Other Features**

- Lands in the Rural Area
- Secondary Plan Boundary

**Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Natural Heritage System  
Map B.7.4-2**

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Date: April 23, 2013

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- Legend**
- Major Arterial
  - Minor Arterial
  - Collector
- Proposed Roads**
- Collector
- Potential Roundabout Location**
- Potential Roundabout Location
- Potential Intersection Control**
- Potential Intersection Control
- Other Features**
- Existing On-Street Bike Route
  - Proposed Extension of On-Street Bike Route
  - Proposed Bike Lane/Paved Shoulder/Shared Lane
  - Barton Street Pedestrian Promenade
  - Multi-use Trail
  - Future Multi-Modal Transportation Hub
  - Potential Rapid Transit Route
  - Railways
  - Lands in the Rural Area
  - Secondary Plan Boundary
- Notes:**
- All proposed collector roads will have bike lanes.
  - Potential for turning lanes, modern roundabout or traffic signal at Arterial/Collector Road intersection.
  - Future Multi-Modal Transportation Hub for conceptual purposes only, exact location to be determined.

Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Transportation Classification Plan  
Map B.7.4-3

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# Transportation Plan



- Legend**
- Servicing Strategy Area
- Other Features**
- Lands in the Rural Area
  - Proposed Roads
  - Secondary Plan Boundary

Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Block Servicing Strategy  
Area Delineation  
Map B.7.4-4

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# Block Servicing Plan

# STATION 3

## Roads and Traffic

# Land Use Plan



**Legend**

**Residential Designations**

- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential 2

**Commercial and Mixed Use Designations**

- Local Commercial
- District Commercial
- Arterial Commercial

**Parks and Open Space Designations**

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Employment Area - Business Park
- Institutional
- ES Elementary School
- Utility
- SWM Storm Water Management

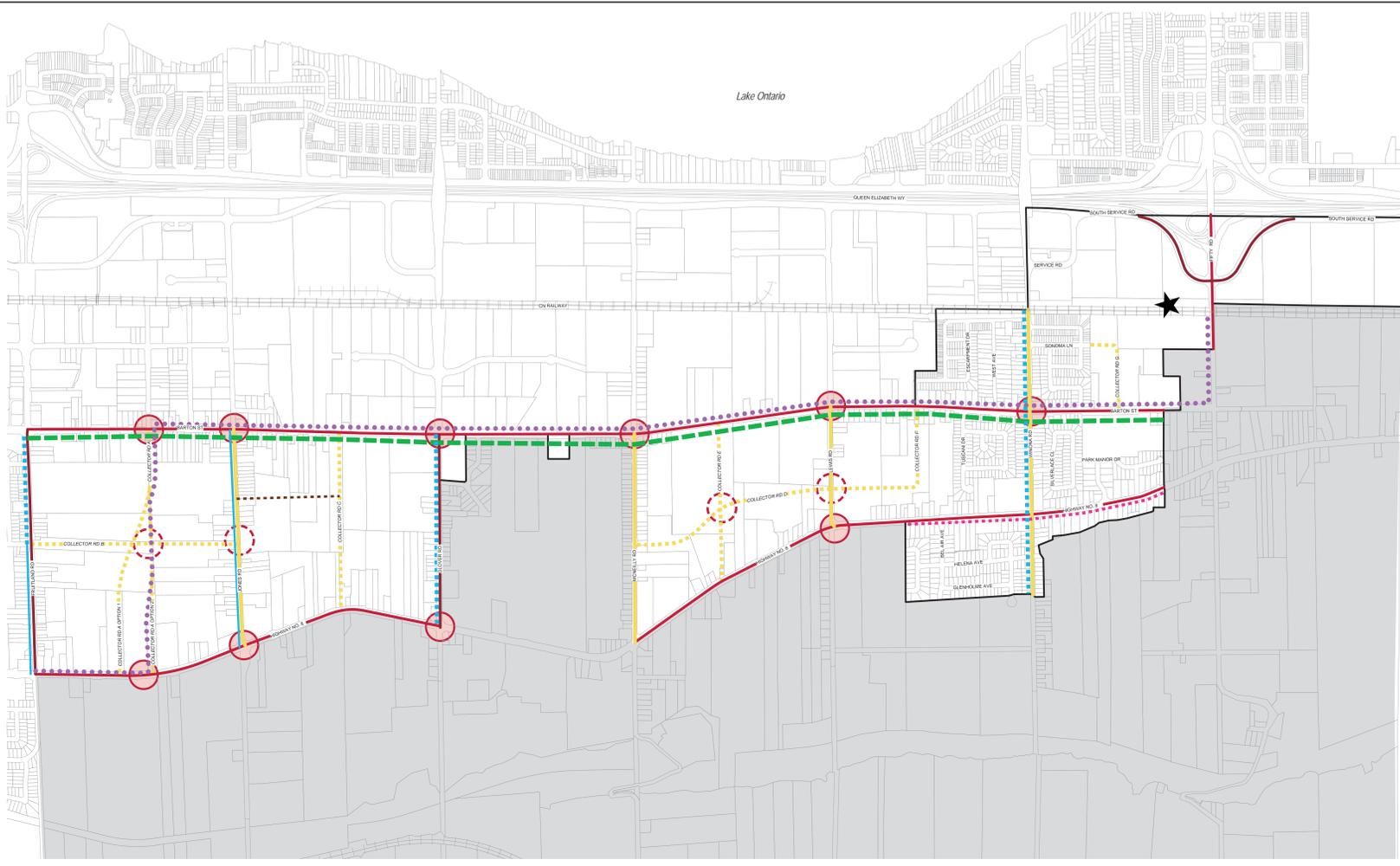
**Other Features**

- Area or Site Specific Policy
- Lands in the Rural Area
- Major Gateway
- Minor Gateway
- Proposed Roads
- Secondary Plan Boundary

**Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Land Use Plan  
Map B.7.4-1**

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# Transportation Plan



**Legend**

- Major Arterial
- Minor Arterial
- Collector

**Proposed Roads**

- Collector
- Potential Roundabout Location
- Potential Intersection Control

**Other Features**

- Existing On-Street Bike Route
- Proposed Extension of On-Street Bike Route
- Proposed Bike Lane/Paved Shoulder/Shared Lane
- Baron Street Pedestrian Promenade
- Multi-use Trail
- Future Multi-Modal Transportation Hub
- Potential Rapid Transit Route
- Railways
- Lands in the Rural Area
- Secondary Plan Boundary

**Notes:**

- All proposed collector roads will have bike lanes.
- Potential for turning lanes, modern roundabout or traffic signal at Arterial/Collector Road intersection.
- Future Multi-Modal Transportation Hub for conceptual purposes only, exact location to be determined.

**Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Transportation Classification Plan  
Map B.7.4-3**

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# ROADS AND TRAFFIC

## ISSUE NO. 1:

- Traffic and truck traffic in the Fruitland Road area, and the specific location of the new north/south collector road (Collector Road A)

## NOV. 19, 2013 PLAN:

- New north/south collector road between Fruitland Rd. and Jones Rd. (to be the new truck route) is proposed (implements the Fruitland Road EA). The final location will be determined through a future study.
- A commitment to investigate the relocation of the truck route to the Greenbelt if the lands become urban.

## OPTIONS:

- A variety of options have been reviewed including: the proposed north/south collector, new collector road/ truck route in the Greenbelt Plan lands, the previously proposed Fruitland Road realignment with the closure of Fruitland Road, extending Arvin Avenue east of Jones Road and connecting it to Collector Road C. Additional studies on road and truck traffic could be considered by Committee and Council.
- Clarify that the specific location of Collector Road A is not final and that there is an opportunity for minor adjustments to the road location within the approved corridor.

# ROADS AND TRAFFIC

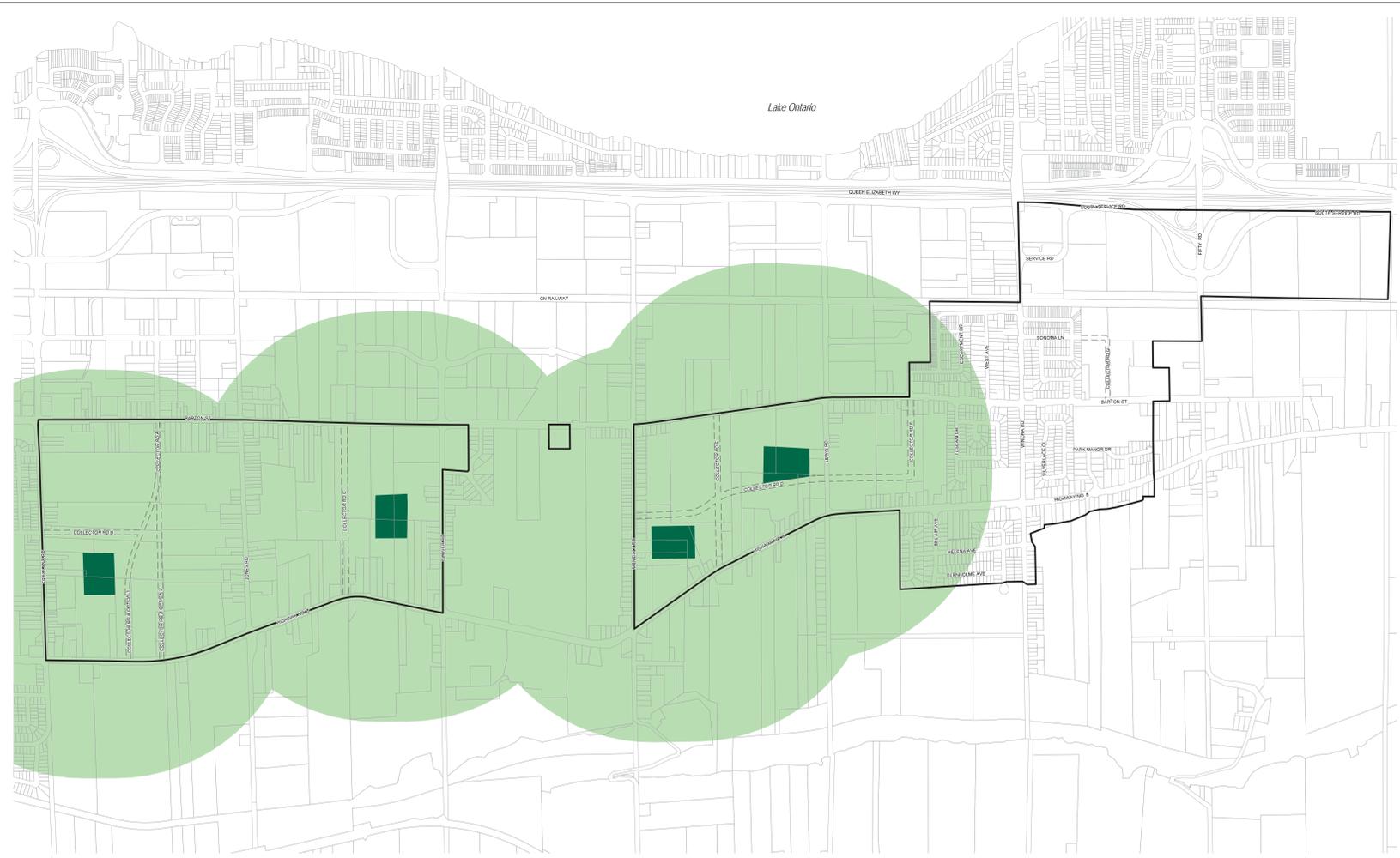
<b>ISSUE NO. 2:</b>	<ul style="list-style-type: none"> <li>• Road widening along Barton Street for the Barton Street Pedestrian Promenade (trail)</li> </ul>
<b>NOV. 19, 2013 PLAN:</b>	<ul style="list-style-type: none"> <li>• Provides for a trail on the south side of Barton Street. Up to an additional 4 metres of land is required to be added to the road right of way for the trail. The land will be taken from the south side of the road as properties are developed.</li> </ul>
<b>ADDITIONAL INFORMATION:</b>	<ul style="list-style-type: none"> <li>• There will be opportunities to build parts of the trail and have it connect back to the sidewalk in areas that have not been developed.</li> <li>• The Barton Street Environmental Assessment will determine the details of the trail design. This study could determine that less than 4 metres of additional land is required to establish the trail.</li> </ul>
<b>OPTIONS:</b>	<ul style="list-style-type: none"> <li>• Clarify that the amount of the road widening to be taken will be determined through the Barton Street Environmental Assessment.</li> </ul>

# STATION 4

## Parks and Schools



# Neighbourhood Park Service Radius



**Legend**

- Neighbourhood Park
- 800m Service Radius

**Other Features**

- Proposed Roads
- Secondary Plan Boundary

**Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Neighbourhood Park Service Radius**

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# Possible Park/School Site Options



**Legend**

**Residential Designations**

- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential 2

**Commercial and Mixed Use Designations**

- Local Commercial
- District Commercial
- Arterial Commercial

**Parks and Open Space Designations**

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Employment Area - Business Park
- Institutional
- Elementary School (ES)
- Utility
- Storm Water Management (SWM)

**Other Features**

- Area or Site Specific Policy
- Lands in the Rural Area
- Major Gateway
- Minor Gateway
- Proposed Roads
- Secondary Plan Boundary

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Fruitland-Winona  
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# PARKS

## Neighbourhood Park

- Walking Paths
- Play Equipment
- Basketball Courts
- Serving the Neighbourhood



## Community Park

- Programmed Sports Fields
- Recreation Buildings
- Splash Pads
- Lit Sports Fields
- Serving the Community



# PARKS AND SCHOOLS

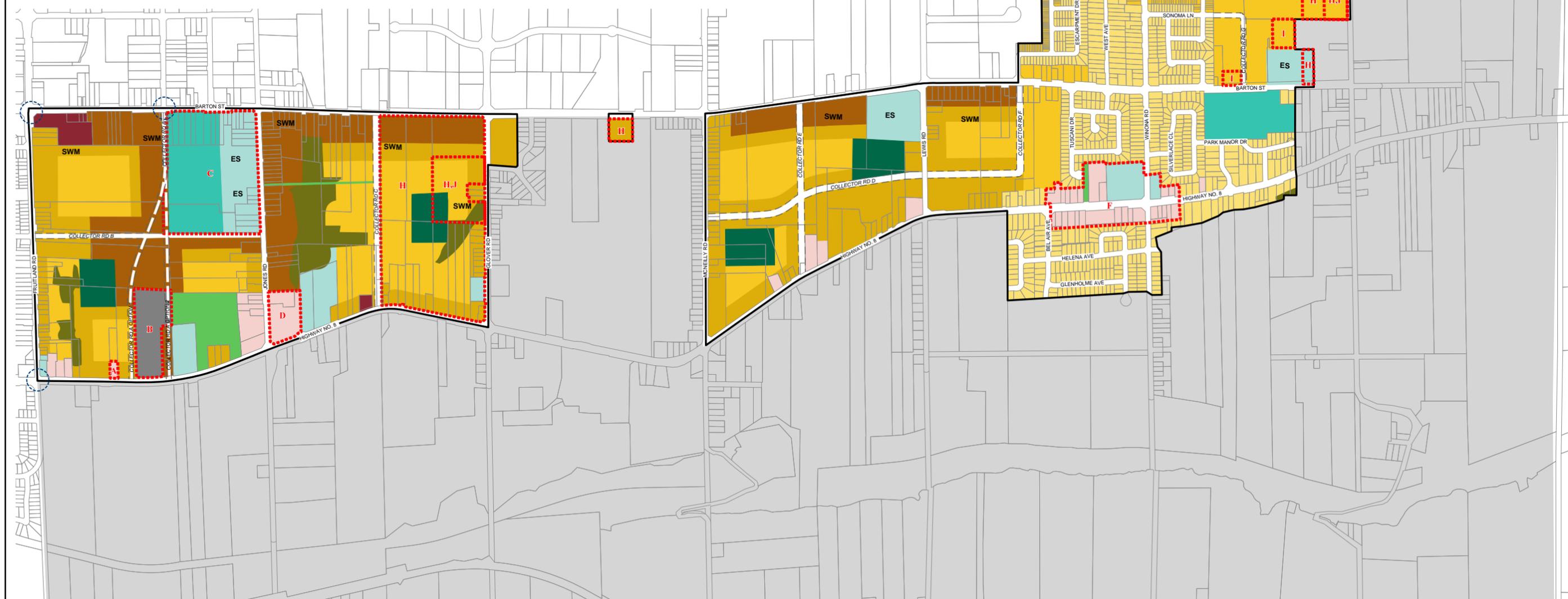
<b>ISSUE:</b>	<ul style="list-style-type: none"> <li>• Location of Community Park and schools and concerns about expropriation</li> </ul>
<b>NOVEMBER 19, 2013 PLAN:</b>	<ul style="list-style-type: none"> <li>• The park and schools are centrally located as a hub in the Fruitland area of the plan. The hub is on a major transit route, easily accessed by walking, biking and automobile, creates a focal point and major destination for the neighbourhood, improves accessibility and convenience for people using these services, provides opportunities to share parking and other amenities.</li> </ul>
<b>OPTIONS:</b>	<ul style="list-style-type: none"> <li>• Other locations for the Community Park and schools have been considered including other blocks, the Niagara Escarpment Plan lands and the Greenbelt Plan lands; however, an appropriate alternative site could not be identified. Relocation of the park and schools would need to be considered by Committee and Council.</li> <li>• Committee and Council could consider adding a policy to the plan that confirms that the City will not expropriate lands for parks.</li> <li>• Decrease the size of the Community Park and the schools (subject to input from the school boards) and remove portion of the park and school from the lands fronting on Barton Street.</li> </ul>

# STATION 5

## Amount and Types of Housing

# AMOUNT AND TYPES OF HOUSING

	Permitted Uses	Maximum Height	Density (Net Units Per Ha.)
 <b>Low Density Residential 1</b>	Singles	2-storeys	1 to 20
 <b>Low Density Residential 2</b>	Singles, Semis, Duplex, Triplex, Street Town Homes	3-storeys	20 to 40
 <b>Low Density Residential 3</b>	Singles, Semis, Duplex, Triplex, all forms of Town House Dwellings, Places of Worship (subject to a Zoning By-law Amendment)	3-storeys	40 to 60
 <b>Medium Density Residential 2</b>	Multiple Dwellings (except Street Town Homes), Live-work Units, Institutional (subject to a Zoning By-law Amendment), Local Commercial (on ground floor)	4-storeys	60 to 75



**Legend**

**Residential Designations**

-  Low Density Residential 1
-  Low Density Residential 2
-  Low Density Residential 3
-  Medium Density Residential 2

**Commercial and Mixed Use Designations**

-  Local Commercial
-  District Commercial
-  Arterial Commercial

**Parks and Open Space Designations**

-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

**Other Designations**

-  Employment Area - Business Park
-  Institutional
-  ES Elementary School
-  Utility
-  SWM Storm Water Management

**Other Features**

-  Area or Site Specific Policy
-  Lands in the Rural Area
-  Major Gateway
-  Minor Gateway
-  Proposed Roads
-  Secondary Plan Boundary

**Urban Hamilton Official Plan**  
**Fruitland-Winona**  
**Secondary Plan**  
 Land Use Plan  
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# AMOUNT AND TYPE OF HOUSING (DENSITY)

## Low Density Residential 1

- Single detached dwellings only
- Density: Maximum of 20 units per hectare
- Height of up to 3 storeys



## Low Density Residential 2

- Singles, Semi-detached, duplex, triplex, street townhouses
- Density: 20 to 40 units per hectare
- Height of up to 3 storeys



## Low Density Residential 3

- Singles, semi-detached, duplex, triplex, all forms of townhouses
- Density: 40 to 60 units per hectare
- Height of up to 3 storeys



## Medium Density Residential 2

- Multiple dwellings, except street townhouses
- Live – work housing units are permitted
- Ground floor commercial permitted
- Density: 60 to 75 units per hectare
- Height of up to 4 storeys



# BUILDING HEIGHT AND AIR DRAINAGE

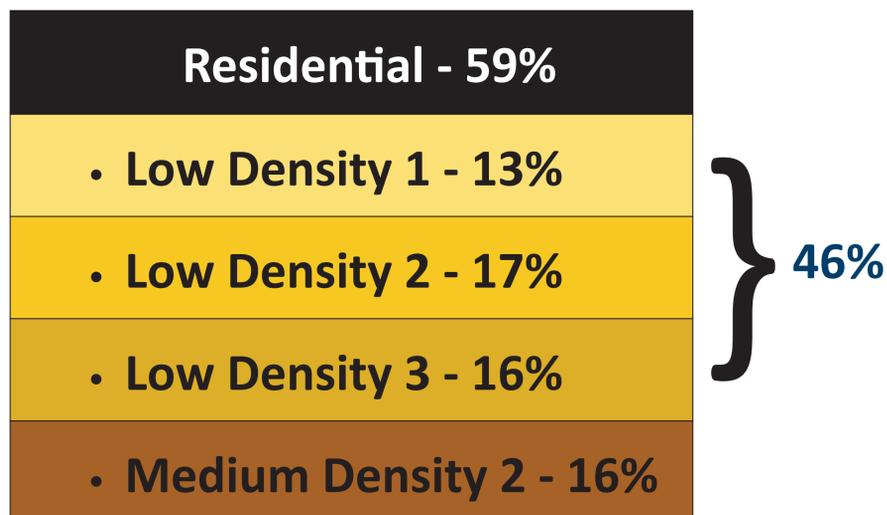
## Height (Medium Density)

<b>ISSUE:</b>	<ul style="list-style-type: none"> <li>Concerns about the height of buildings.</li> </ul>
<b>NOVEMBER 19, 2013 PLAN:</b>	<ul style="list-style-type: none"> <li>In June 2013, Staff recommended up to 6 storeys, Committee changed the maximum height to 4 storeys.</li> <li>The maximum height of 4 storeys was carried forward in the November 2013 plan.</li> </ul>
<b>OPTIONS:</b>	<ul style="list-style-type: none"> <li>Any further reductions in height would need to be considered by Committee and Council.</li> </ul>

## Air Drainage

<b>ISSUE:</b>	<ul style="list-style-type: none"> <li>Cold air needs to be able to move over and away from the escarpment towards the lake to provide the right climate to permit tender fruit to grow.</li> </ul>
<b>NOVEMBER 19, 2013 PLAN:</b>	<ul style="list-style-type: none"> <li>Higher buildings (4 storeys) are permitted as far north as possible along Barton Street or in a north/south orientation to promote air flow.</li> <li>Before any development can occur, air drainage must be reviewed.</li> </ul>
<b>OPTIONS:</b>	<ul style="list-style-type: none"> <li>For requests to increase height anywhere in the Plan area, require an air drainage study.</li> </ul>

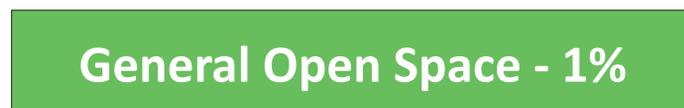
# LAND USE SUMMARY



*Projected Population: 15, 400*



*\* Local Commercial uses and live-work units are also permitted on the ground of Medium Density Residential*



# STATION 6

**Where have we been?  
Where are we going?**

# PUBLIC CONSULTATION MEETINGS HELD

## Statutory Public Meetings:

June 4, 2013	Regional Official Plan & Stoney Creek Official Plan Amendments
November 19, 2013	Urban Hamilton Official Plan Amendment

## Public Consultation Centres:

PIC 1 - June 19, 2007	Introductory Meeting - Secondary Plan Process
PIC 2 - Dec. 4, 2007	Issues and Opportunities
PIC 3 - June 9, 2009	Presentation of Concepts A, B and C
PIC 4 - June 24, 2010	Presentation of Draft Preferred Plan
May 23, 2013	Community Meeting
February 6, 2014	Open House and Information Centre

## Community Advisory Committee Meetings:

Meeting #1 - Sept. 20, 2007	Introductory Meeting
Meeting #2 - May 27, 2008	Vision
Meeting #3 - July 10, 2008	Goals and Objectives
Meeting #4 - Sept. 11, 2008	Finalize Goals and Objectives
Meeting #5 - Oct. 23, 2008	Develop Design Alternatives
Meeting #6 - Jan. 22, 2009	Review of Secondary Plan Process and Update on Fruitland Road EA
Meeting #7 - Feb. 26, 2009	Secondary Plan Workshop, Residential Component
Meeting #8 - April 23, 2009	Review Concept Plans, Goals and Objectives
Meeting #9 - March 25, 2010	Staff Preferred Plan Presentation and Group Discussion
Meeting #10 - Jan. 17, 2010	Wrap-up and Final Meeting with CAC

# RECOMMENDED PLAN AND STATUS OF CONCEPT C

## What is the Recommended Plan and how was it developed?

- The Recommended Plan is the November 19, 2013 Plan.
- It was developed based on comments received on Concepts A, B and C, provincial and City targets and policies, and the background studies.
- It is based on the land use plan presented to the public in 2010 and meets all provincial and City targets and policies and various study results.

## Why was Concept C not brought forward as the Recommended Plan?

- Concept C does not meet required provincial and City targets and policies.
- May impact air drainage and impacts other study results.
- City planning staff are not able to support Concept C because it is not based on the required planning principles.
- Council directed planning staff to amend the November 19, 2013 Recommended Plan.

# NEXT STEPS

**February 6, 2014** - Open House and Information Session

**February 14, 2014** - Final date for submitting comment to the City

**February 28, 2014** - Open House and Public Information Session Report posted on the City's Website. Report will be prepared by Facilitator, Sue Cumming, Cumming+Company

**March 31, 2014** - Staff Report available on City's website

**April 10, 2014** - Planning Committee Agenda available

**April 15, 2014** - Planning staff recommendation considered by Planning Committee

**April 23, 2014** - Planning Committee recommendation considered by Council

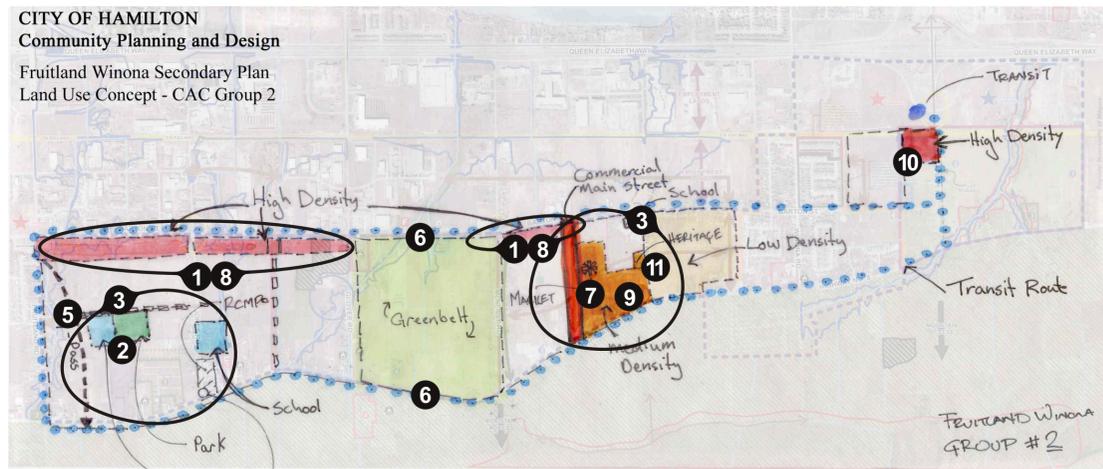
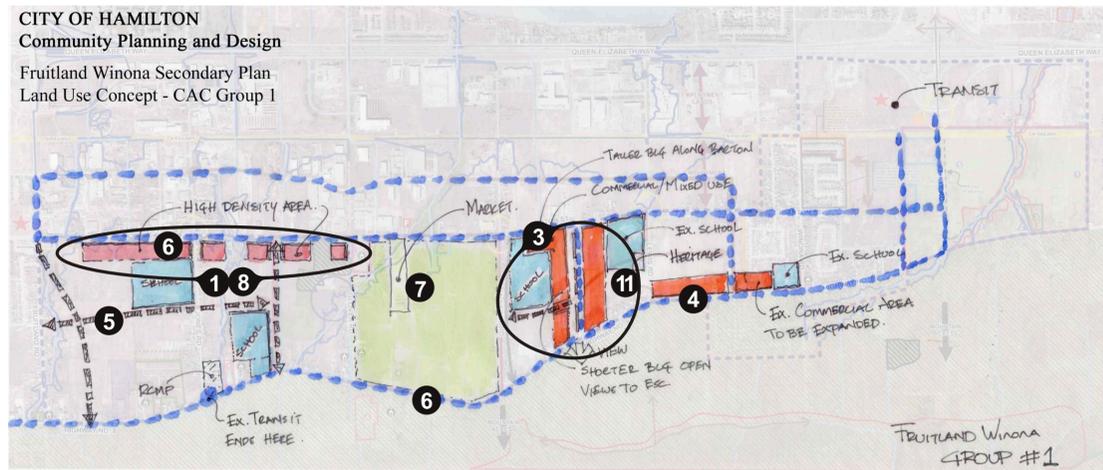
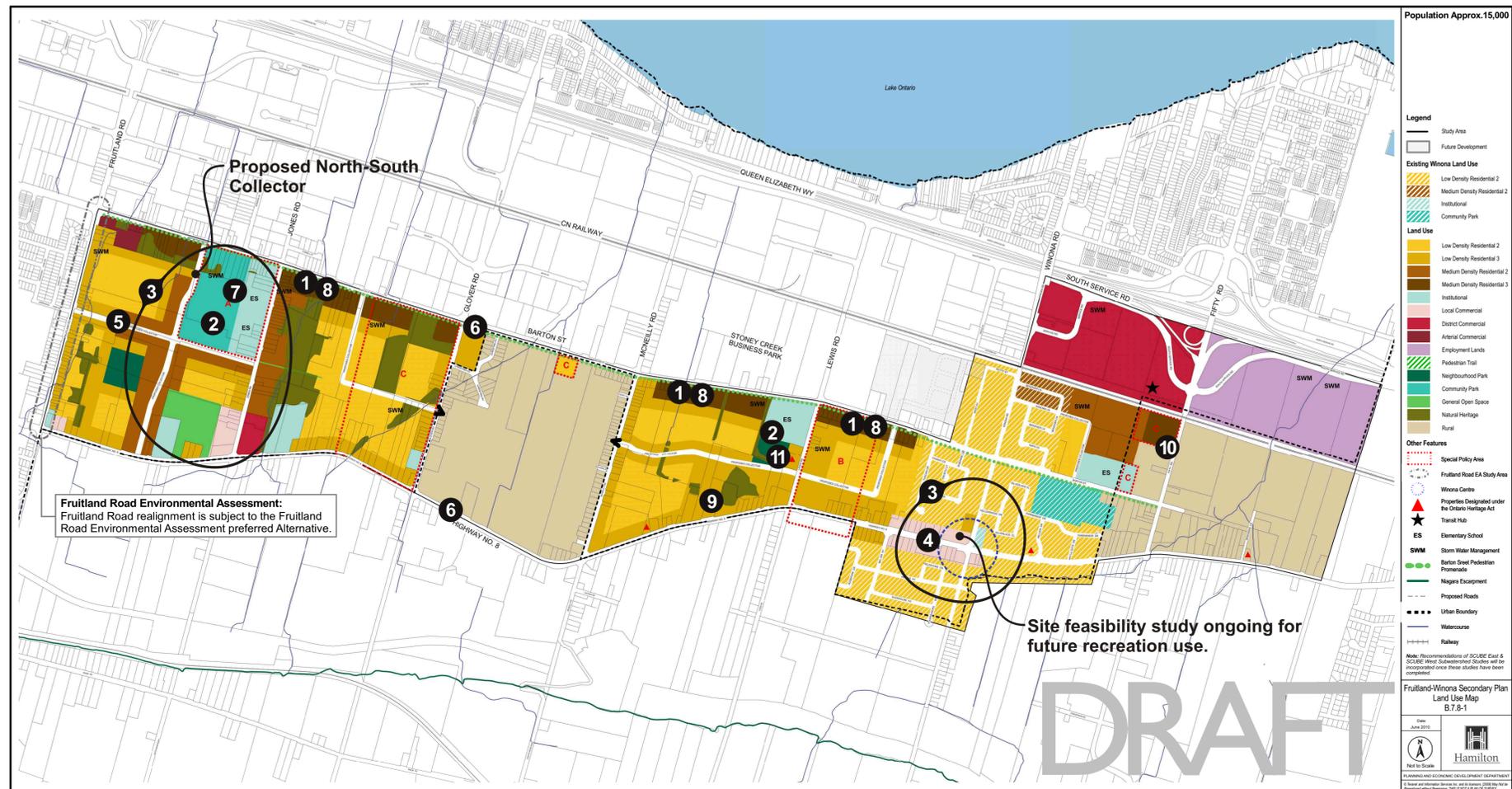
**May 14, 2014** - Adoption of Official Plan Amendment by Council

**May 23, 2014** - Notice of Adoption and appeal period begins

**June 11, 2014** - Appeal period ends

# Fruitland Winona Secondary Plan

## Integration of Community Advisory Committee (CAC) Concepts into the Preferred Plan (June 2010)



The following elements were translated into the Preferred Plan:

- 1 High density along Barton Street
- 2 School/Park relationship
- 3 Neighbourhood Nodes of Focal Areas
- 4 Existing Winona commercial area to be expanded
- 5 Collector Road for Schools and Parks
- 6 Integration of transit routes along Barton Street and Highway No. 8
- 7 Integration of a local Farmers' Market
- 8 Taller buildings along Barton Street to permit and enhance views and vistas of the Escarpment
- 9 More density East of Winona
- 10 High density along the rail corridor at Fifty Road
- 11 Integration of heritage buildings

# PUBLIC CONSULTATION MEETINGS HELD

## Statutory Public Meetings:

<b>June 4, 2013</b>	Regional Official Plan & Stoney Creek Official Plan Amendment
<b>November 19, 2013</b>	Urban Hamilton Official Plan Amendment

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# RECOMMENDED PLAN AND STATUS OF CONCEPT C

## What is the Recommended Plan and how was it developed?

- The Recommended Plan is the November 19, 2013 Plan.
- It was developed based on comments received on Concepts A, B and C, provincial and City targets and policies, and the background studies.
- It is based on the land use plan presented to the public in 2010 and meets all provincial and City targets and policies and various study results.

## Why was Concept C not brought forward as the Recommended Plan?

- Concept C does not meet required provincial and City targets and policies.
- May impact air drainage and impacts other study results.
- City planning staff are not able to support Concept C because it is not based on the required planning principles.
- Council directed Planning staff to amend the November 19, 2013 Recommended Plan.

# NEXT STEPS

**February 6, 2014** - Open House and Information Session

**February 14, 2014** - Final date for submitting comment to the city

**February 28, 2014** - Open House and Public Information Session Report posted on the City's Website. Report will be prepared by Facilitator, Sue Cumming, Cumming+Company

**March 31, 2014** - Staff Report available on City's website

**April 10, 2014** - Planning Committee Agenda available

**April 15, 2014** - Planning staff recommendation considered by Planning Committee

**April 23, 2014** - Planning Committee recommendation considered by Council

**May 14, 2014** - Adoption of Official Plan Amendment by Council

**May 23, 2014** - Notice of Adoption and Appeal Period Begins

**June 11, 2014** - Appeal Period Ends

# HANDOUTS

## **FRUITLAND-WINONA SECONDARY PLAN**

**Open House and Information Session, February 6, 2014**

### ***Information Sheet – Frequently Asked Questions***

---

#### **FREQUENTLY ASKED QUESTIONS**

***What is the projected population of the Secondary Plan?***

- 15,400 people

***What is the area of the Secondary Plan?***

- Approximately 376 hectares (929 acres) with approximately 291 hectares (719 acres) available for development.

***How many dwelling units may be built?***

- Approximately 5,900 units

***Why is the area between Glover Road, Barton Street, McNeilly Road and Highway No. 8 not part of the Secondary Plan?***

- These lands are part of the Greenbelt Plan and cannot be developed for urban uses.

***What was the role of the Community Advisory Committee (CAC)?***

- The role of the CAC was to provide input from residents, property owners, and other stakeholders into the Fruitland-Winona Secondary Plan. The CAC was in place from 2007 to 2010. A total of ten CAC meetings were held during this time period. The CAC helped confirm issues, develop and review alternative solutions, and helped communicate with the community.

***Why were Concepts A, B, and C developed?***

- Three concepts were prepared for the Secondary Plan and presented at a Public Information Centre on June 9, 2009, to encourage discussion and look at different options for growth. Two of the concepts were developed by the Community Advisory Committee (CAC) at a workshop (Concepts A and B) and one was developed by Staff (Concept C). Based on ideas and comments received on all the three concepts, staff went on to develop the preferred land use plan that was presented at the Public Information Session held on June 24, 2010.

***What is the Recommended Plan and how was it developed?***

- The Recommended Plan is the November 19, 2013 Plan. It is founded on Concepts A, B and C, provincial and City targets and policies, public and stakeholder input, and the background studies. It is based on the land use plan presented to the public in 2010 and meets all provincial and city targets and policies and various study results.

***How were the Natural Open Space areas selected?***

- The SCUBE Subwatershed Studies identified all the natural areas and the Secondary Plan has included these areas as Natural Open Space.

***Why are there no parkettes in the Secondary Plan?***

- Parkettes are small parcels that because of their size cannot have any play equipment or recreation programs. Parkettes are useful in higher density areas like downtowns where it is difficult to get land for larger parks. Greenfield areas, like Fruitland-Winona, can be planned for larger parks, called Neighbourhood Parks, which can include play equipment and recreation programs.

## FRUITLAND-WINONA SECONDARY PLAN

### Open House and Information Session, February 6, 2014

#### *Information Sheet – Frequently Asked Questions*

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##### ***Why are there four Neighbourhood Parks in the Secondary Plan?***

- Based on the Parkland Standards from the Urban Hamilton Official Plan, the projected population of the Secondary Plan area and to ensure that people are within an 800 metre walking distance of a Neighbourhood Park, four Neighbourhood Parks are needed.

##### ***Who will build Collector Road "A" as identified in the Fruitland Road Environmental Assessment (EA)?***

- Phases 3 and 4 of the EA still need to be carried out and will determine the final location of the road. The road will be built by developers through the development approvals process.

##### ***Who will build the Barton Street Pedestrian Promenade and when will it be built?***

- The Barton Street Pedestrian Promenade will be located on the south side of Barton Street and it will be built as development happens along Barton Street. The lands will be dedicated to the City through development applications. It may take many years for it to be built; however, there will be opportunities to build parts of the Promenade and have it connect back to the sidewalk in areas that have not been developed.

##### ***What is the purpose of this Open House and Information Session?***

- To explain what the Secondary Plan will mean for you and your property.
- To clarify issues about roads and traffic, amount and types of housing and parks and schools.
- To discuss minor changes related to these issues.
- To explain where we have been and where we are going (Secondary Plan approval process and next steps) and to receive your input and discuss comments and question.

##### ***How can I provide my input?***

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##### ***Next Steps and Key Dates:***

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**[www.hamilton.ca/fruitland-winona](http://www.hamilton.ca/fruitland-winona)**

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**FRUITLAND-WINONA SECONDARY PLAN****Open House and Information Session, February 6, 2014*****Information Sheet – Fruitland Road Chronology*****STATION 3  
ROADS AND  
TRAFFIC****FRUITLAND ROAD CHRONOLOGY KEY DATES AND INFORMATION**

**Late 1989** – A Municipal Class Environmental Assessment (EA) study was initiated for the Fruitland Road realignment project.

**September 1990** – The Regional Municipality of Hamilton-Wentworth, at its Council meeting, approved the delay of the construction of the realignment of Fruitland Road until the Urban Area Boundary Study being undertaken by the City of Stoney Creek was completed.

**September 1992** – the former Regional Municipality of Hamilton-Wentworth completed the Fruitland-Road Realignment Class EA which recommended the realignment of Fruitland Road east of the existing location at Highway No. 8. The study did not rule out a future extension up the Niagara Escarpment. The report also stated that the Region would carry out all necessary future reviews and updates, should construction of the recommendations commence after a time period of three years. This realignment was adopted into the former City of Stoney Creek Official Plan and Regional Official Plan. Construction of the road was never started.

**January 2001**, the new City of Hamilton was formed (amalgamation).

**October 2003**, City Council adopted the Regional Official Plan Amendment (OPA) No. 14, and Stoney Creek OPA No. 99 to permit the expansion of the urban boundary in Stoney Creek. The OPAs were appealed to the Ontario Municipal Board (OMB). Following the OMB decision to approve the expansion, the Fruitland-Winona Secondary Plan study for the area began.

The Red Hill Expressway comes back as a project idea in 1995 and is constructed in 2003, changing the need for another Escarpment crossing in the New City of Hamilton.

No construction had been carried out on the realignment, and the 1992 Environmental Assessment study for Fruitland Road expired (there was, at the time, a five year lapse of time between Municipal Class Environmental Assessment filing and approval with the Ministry of Environment and start of construction).

The SCUBE Transportation Master Plan (TMP) was completed in **November 2008**. The TMP determined the general layout of the roadways for the SCUBE area, but did not specify a new solution for Fruitland Road. The TMP was too general a study to solve the problem/opportunity of Fruitland Road to the desired detail.

The new Fruitland Road Environmental Assessment was started in **January 2009**, and was completed in January 2011. The study followed the Municipal Class Environmental Assessment (EA) process for Schedule C projects. Phases 1 and 2 were completed. The EA recommended that Phases 3 and 4 be carried out by the landowners.

## FRUITLAND-WINONA SECONDARY PLAN

Open House and Information Session, February 6, 2014

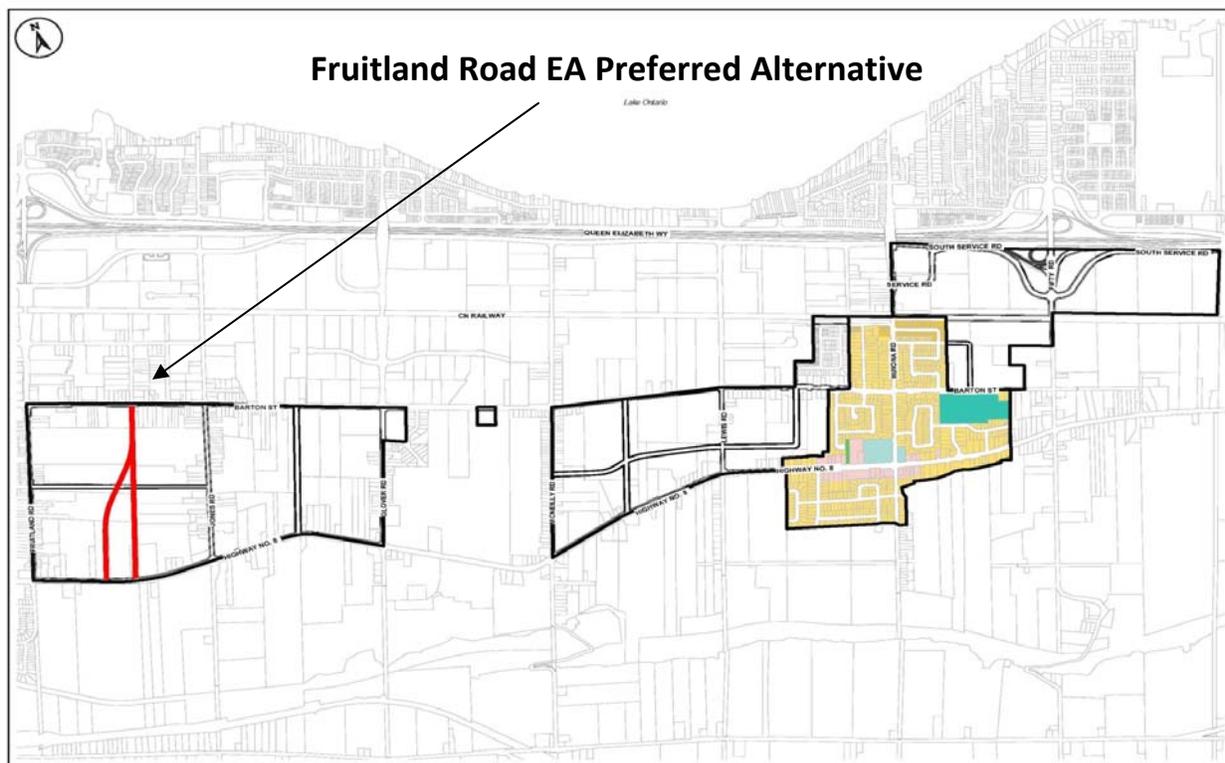
### Information Sheet – Fruitland Road Chronology

**STATION 3  
ROADS AND  
TRAFFIC**

**What was recommended:** The 2011 Fruitland Road Environmental Assessment recommended a new north/south collector road, east of the existing Fruitland Road, between Highway No. 8 and Barton Street that would accommodate the truck route currently on Fruitland Road. It also recommended that Fruitland Road remain open.

**How does this relate to the NOVEMBER 19, 2013 Secondary Plan:** New north/south collector road between Fruitland Rd. and Jones Rd. (to be the new truck route) is proposed (implements the Fruitland Road EA). The final location will be determined through a future study. There is a commitment to investigate the relocation of the truck route to the Greenbelt if the lands become urban.

**Options and additional studies:** A variety of options have been reviewed including: the proposed north/south collector, new collector road/ truck route in the Greenbelt Plan lands, the previously proposed Fruitland Road bypass with the closure of Fruitland Road, extending Arvin Avenue east of Jones Road and connecting it to Collector Road C. Additional studies on road and truck traffic could be considered by Committee and Council.



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**FRUITLAND-WINONA SECONDARY PLAN****Open House and Information Session, February 6, 2014****Information Sheet – Parks and Schools****STATION 4  
PARKS AND  
OPEN SPACE****NEIGHBOURHOOD AND COMMUNITY PARKLAND KEY INFORMATION**

The Urban Hamilton Official Plan contains the following standards to be used to determine the amount of parkland needed for a neighbourhood or a grouping of neighbourhoods:

<b>Park Type (Classification)</b>	<b>Per 1,000 population (ratios) (# of hectares required for every 1,000 people)</b>	<b>Minimum Service Radius (walking distance)</b>
Neighbourhood Parks	0.7 hectares per 1,000 population	800 metres
Community Parks	0.7 hectares per 1,000 population	2 kilometres
City-wide Parks	0.7 hectares per 1,000 population	n/a (serves the City)

**CHARACTERISTICS OF DIFFERENT PARK TYPES**

<p><b>Neighbourhood Parks</b> Minimum size of 2.0 hectares. Serve a population of approx. 5,000 people. Provide for the recreational needs and interests of the residents that can easily walk or bike to these parks. Include a mixture of passive areas, sports facilities, informal and formal play areas and may include natural areas. Examples include: John Wilson Park and Lakepoint Park (Fifty Point area).</p>	<p><b>Community Parks</b> Minimum size of 7.0 hectares. Serve a population of approx. 20,000 people. Serve more than one neighbourhood, but are not intended to serve the City as a whole. Have more intense recreational facilities such as sports fields with lighting and/or community centres. These parks should have good transportation access along arterial or collector roads and should provide adequate parking to meet anticipated demand. Community Parks in the urban area should be located along transit routes. Examples include: Sherwood Park (Stoney Creek) and Sam Manson (Hamilton).</p>
<p><b>City-wide Parks</b> City-wide Parks range greatly in size and type. They are municipally, regionally, provincially or nationally significant destinations that meet the needs of residents and are of interest to visitors. These facilities are often associated with major recreation, education or leisure activities and may have natural, historic or unique features. Examples include: Bayfront Park (Waterfront area) and Gore Park (Downtown Hamilton).</p>	<p><b>Parkettes</b> Parkettes are small open spaces which have no or limited recreational facilities. They are generally located in the older urban areas where there are limited opportunities for new parks. In these locations, they serve an important function in the provision of open space opportunities. Parkettes have no parkland standards because of their small size and limited recreational opportunities. Parkettes are purchased when no other parks or open spaces exist in the vicinity and there are no other opportunities to purchase Neighbourhood or Community Parks.</p>

**FRUITLAND-WINONA SECONDARY PLAN**

Open House and Information Session, February 6, 2014

**Information Sheet – Parks and Schools****STATION 4  
PARKS AND  
OPEN SPACE****PARKLAND CALCULATIONS FOR FRUITLAND-WINONA**

November 19, 2013 Plan as presented to Council		
Population	Parkland Requirement (hectares)	Parkland Proposed (hectares)
15,404	10.8	10.8

<u>Proposed Parkland – Breakdown by park*</u>	<u>Size (ha)</u>
Community Park (west block)	9.7
Neighbourhood Park (west between Fruitland Rd & Collector)	2.5
Neighbourhood Park (west between Jones Rd and Glover Rd)	2.6
Neighbourhood Park (east, just west of Lewis Rd)	3.0
Neighbourhood Park (east, between McNeilly & Collector)	2.7

\*In urbanizing areas like Fruitland-Winona, Parkettes are not supported. Parkland is to be provided in the form of Neighbourhood Parks.

**SCHOOL BOARDS SITING REQUIREMENTS FOR NEW ELEMENTARY SCHOOLS**

- Sites should be no less than 2.4 hectares in size and preferred if adjacent to parkland.
- The land shall be designated Institutional i.e. permit Elementary or Secondary schools.
- Centrally located within the community.
- Not encumbered by any easement(s).
- Access to an arterial roadway and possibly two secondary roads.
- Cannot be located adjacent to or part of any Environmentally Sensitive Area or overhead transmission/hydro lines.
- Soil, topography, shape and grading conducive to school construction and program functionality – general flat.
- Access to municipal roadways to be at least 20 meters wide to accommodate school buses and their turning radius.
- Sidewalks to facilitate safe walking access to and around the school.
- Municipally maintained walkways to access surrounding neighbourhoods to/from the school site.
- Access to municipal sewer, water and stormwater management services.

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**FRUITLAND-WINONA SECONDARY PLAN****Open House and Information Session, February 6, 2014*****Information Sheet – Amount and Types of Housing*****STATION 5  
AMOUNT AND  
TYPES OF  
HOUSING****AMOUNT AND TYPES OF HOUSING IN THE SECONDARY PLAN*****Required Provincial Density Targets***

The Fruitland-Winona Secondary Plan is known as a greenfield area. The Provincial Growth Plan for the Greater Golden Horseshoe (2006) states that greenfield areas will be planned to achieve a minimum density target that is not less than 50 people and jobs combined per hectare. The greenfield target for Hamilton is 70 people and jobs combined per hectare for new neighbourhoods. This comes from the Urban Hamilton Official Plan and is needed to make sure that the City achieves the provincial target of 50 people and jobs.

<b>Designation</b>	<b>Permitted Uses in the Fruitland-Winona Secondary Plan</b>	<b>Maximum Height</b>	<b>Units per hectare</b>
Low Density Residential 1	Singles	2 storeys	0-20
Low Density Residential 2	Singles, semis, duplex, triplex, street townhomes	3 storeys	20-40
Low Density Residential 3	Singles, semis, duplex, triplex, all forms of townhouse dwellings, places of worship (subject to a zoning by-law amendment)	3 storeys	40-60
Medium Density Residential 2	Multiple dwellings (except street townhomes), live-work units, institutional (subject to a zoning by-law amendment), local commercial (on ground floor)	4 Storeys	60-75

<b><i>How much of the Secondary Plan area will be planned for singles, semis and street townhouses?</i></b> 46% of the total area	<b><i>How much of the Secondary Plan area will be planned for townhouses and multiple dwellings?</i></b> 13% of the total area
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***What have other Secondary Plan areas in the City been planned for?***

<b>Neighbourhood</b>	<b>People and Jobs per hectare</b>
Waterdown South	73
Waterdown North	61 * <i>approved prior to the adoption of the UHOP</i>
Rymal Road & Upper Centennial (Glanbrook)	53 * <i>approved prior to the Provincial density targets</i>
Trinity West (Upper Stoney Creek)	84
Heritage Green (Upper Stoney Creek)	84 * <i>approved prior to the Provincial density targets</i>
Binbrook	34 * <i>approved prior to the Provincial density targets</i>

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# FRUITLAND-WINONA SECONDARY PLAN

Open House and Information Session, February 6, 2014

*Information Sheet – Secondary Plan Process and Next Steps*

**STATION 6**  
**WHERE HAVE WE**  
**BEEN AND**  
**WHERE ARE WE**  
**GOING**

## SECONDARY PLAN PROCESS AND NEXT STEPS

### WHAT IS THE RECOMMENDED PLAN AND HOW WAS IT DEVELOPED?

- The Recommended Plan is the November 19, 2013 Plan.
- It is founded on Concepts A, B and C, provincial and City targets and policies, the background studies and public and stakeholder input.
- It is based on the land use plan presented to the public in 2010 and meets all provincial and city targets and policies and various study results.

### STATUTORY PUBLIC MEETINGS HELD

- **June 4, 2013 – Regional Official Plan and Stoney Creek Official Plan Amendment.** The Secondary Plan was approved, with modifications, by Council on June 26, 2013. The Secondary Plan was an amendment to both the Regional Municipality of Hamilton-Wentworth Official Plan and the former City of Stoney Creek Official Plan.
- **August 2013 – Urban Hamilton Official Plan approved by the Ontario Municipal Board.** Following the approval of the Fruitland-Winona Secondary Plan in June 2013, the Urban Hamilton Official Plan (UHOP) was approved by the Ontario Municipal Board (OMB). The UHOP replaced the Stoney Creek Official Plan, including the Official Plan Amendment for the Fruitland-Winona Secondary Plan that was adopted by Council in June, 2013. This triggered the requirement for Council to hold a further statutory meeting and reapprove the Secondary Plan.
- **November 19, 2013 – Urban Hamilton Official Plan Amendment - Fruitland-Winona Secondary Plan**  
*COUNCIL RESOLUTION from the Statutory Meeting held November 19, 2013: That the Fruitland-Winona Secondary Plan and Official Plan Amendment be tabled to allow for the Ward Councillor to work with staff and the residents to amend the current plan.*

***What happens if I appealed the first Official Plan Amendment in June 2013?***  
*Any appeals that were filed to the Stoney Creek amendment will remain before the Ontario Municipal Board (OMB). However, if you appealed the first time and you still have concerns, you will need to appeal the new Secondary Plan. Anticipating that there will be appeals to the Urban Hamilton Official Plan amendment, the intent is to request of the OMB in due course that these two matters (the appeals of the Stoney Creek amendment and the appeals of the Urban Hamilton Official Plan amendment) be joined. How the OMB will deal with these two matters will be addressed at that time.*

### WHY IS THIS OPEN HOUSE AND INFORMATION SESSION BEING HELD?

- To explain what the Secondary Plan will mean for you and your property.
- To clarify issues about roads and traffic, amount and types of housing and parks and open space.
- To discuss minor changes related to these issues.
- To explain where we have been and where we are going (Secondary Plan approval process and next steps).
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**FRUITLAND-WINONA SECONDARY PLAN****Open House and Information Session, February 6, 2014*****Information Sheet – Secondary Plan Process and Next Steps***

<b>STATION 6</b> <b>WHERE HAVE WE</b> <b>BEEN AND</b> <b>WHERE ARE WE</b> <b>GOING</b>
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**HOW CAN I PROVIDE MY INPUT?**

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**SECONDARY PLAN STUDIES COMPLETED**

<b>Pre 1999</b>	Stoney Creek initiates work on urban boundary expansion.
<b>October 2003</b>	Urban boundary expansion adopted
<b>November 2003</b>	Urban Boundary Expansion Amendments appealed
<b>April 2007</b>	OMB approved urban boundary expansion
<b>2007</b>	SCUBE Commercial and Employment Analysis completed
<b>2008</b>	SCUBE Transportation Master Plan completed
<b>2010</b>	SCUBE Sub-watershed Studies initiated
<b>2010</b>	Commercial and Employment Analysis addendum completed
<b>2010</b>	Fruitland Road EA initiated
<b>2011</b>	Fruitland Road EA completed
<b>2012</b>	Breeding Birds Survey completed
<b>2013</b>	SCUBE Sub-watershed Study Notice of Completion

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