

PED13099(b)

Fruitland-Winona Secondary Plan

Planning Committee: April 15, 2014

BACKGROUND

- November 19, 2013 – Public Meeting – Fruitland-Winona Secondary Plan UHOP Amendment
 - Tabled, Motion:
“That the Fruitland-Winona Secondary Plan be tabled to allow for the Ward Councillor to work with staff and residents to amend the current plan”

OPEN HOUSE AND INFORMATION SESSION

- February 6, 2014 – Open House and Information Session:
 - Explain what the Secondary Plan means to residents and their property
 - Clarify issues about roads, traffic, the amount and types of housing and parks and schools
 - Discuss minor changes related to these issues
 - Explain where we have been and where we are going

OPEN HOUSE AND INFORMATION SESSION

Six information stations:

Displays of key information and maps.

Information on key Issues identified by the Public and options where possible to address these.

City staff available to provide information, discuss key issues and minor changes related to these issues and to respond to questions about the Secondary Plan.

Comment Forms and paper to provide comments and questions.

OPEN HOUSE AND INFORMATION SESSION

STATION 1– Welcome

STATION 2 – What does this mean for me and my property?

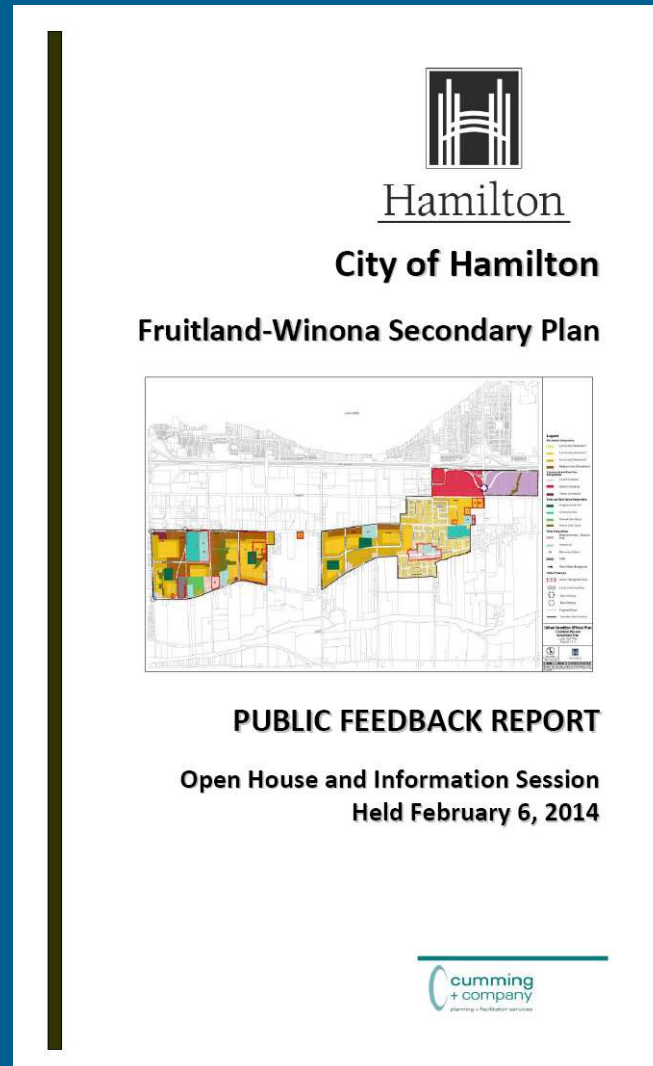
STATION 3 – Roads and Traffic

STATION 4 – Parks and Schools

STATION 5 – Amount and Types of Housing

STATION 6 – Where have we been and where are we going?

FACILITATOR'S FEEDBACK REPORT



KEY THEMES AND ISSUES

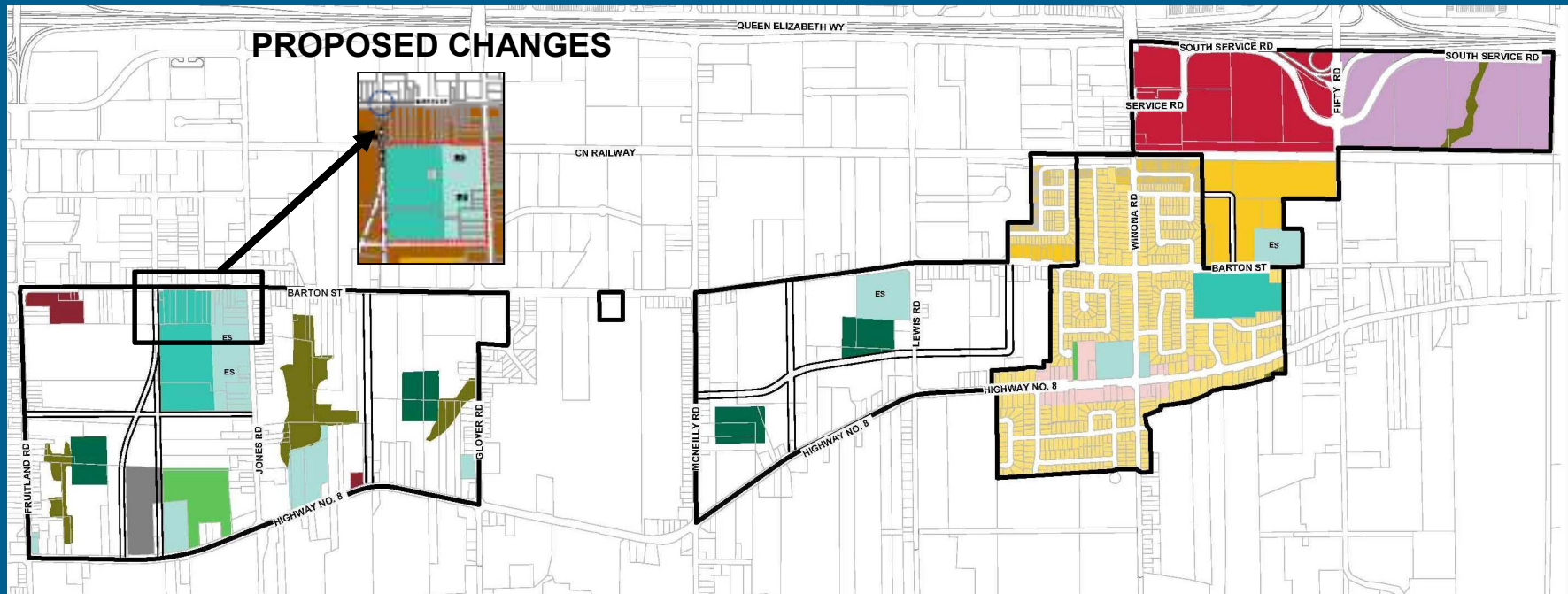
ROADS AND TRAFFIC

- Barton Street, Highway No. 8 and Fifty Road
- Barton Street Pedestrian Promenade
- Fruitland Road
- Alignment of Collector Road 'A'



PARKS AND SCHOOLS

- Community Park and School Designations – Expropriation
- Timing of Park Acquisition
- Community Park and School Location

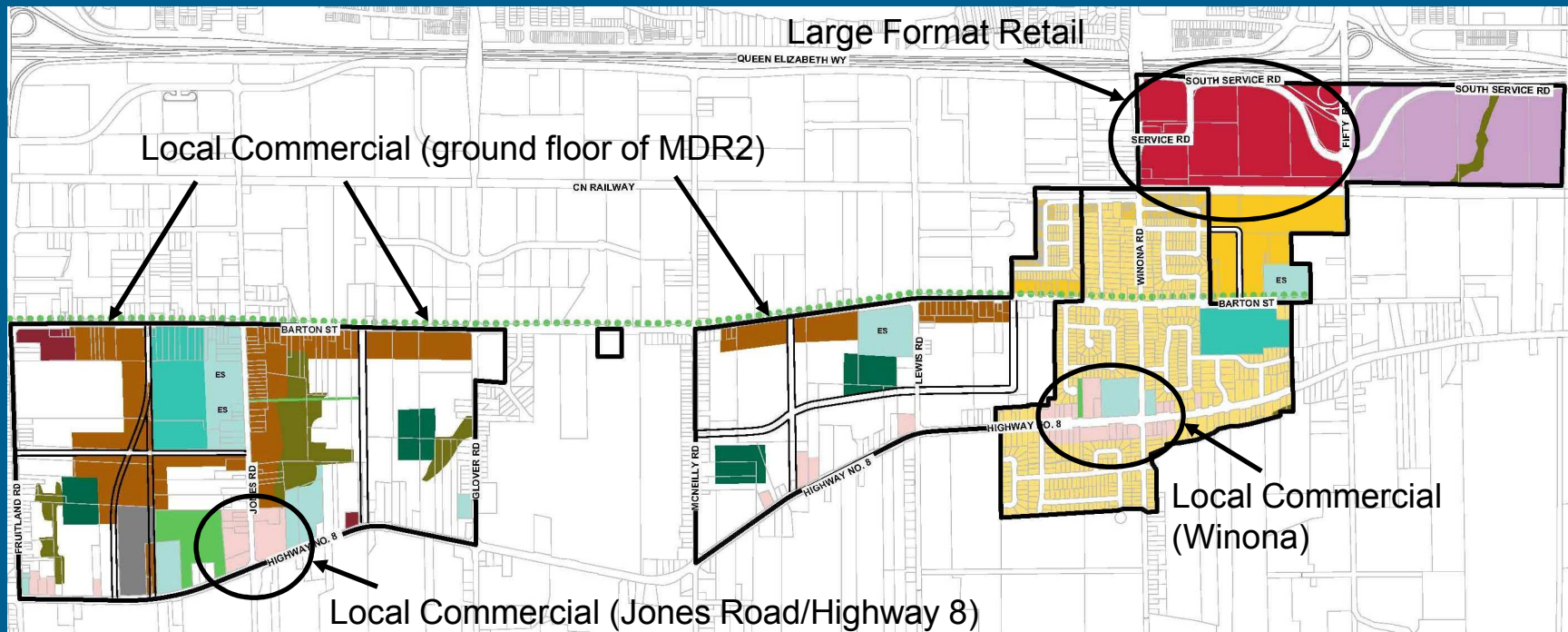


AMOUNT AND TYPES OF HOUSING

- Heights and Air Drainage
- Form of Development, Density and Location of Townhomes in Proximity of Singles
- Loss of Property Rights

COMMERCIAL

- Lack of Commercial Areas



OTHER ITEMS

- Infrastructure
- Drainage and Wetlands
 - Drainage, servicing
 - Protection of natural heritage
- Mixed Support for the recommended plan – November 2013

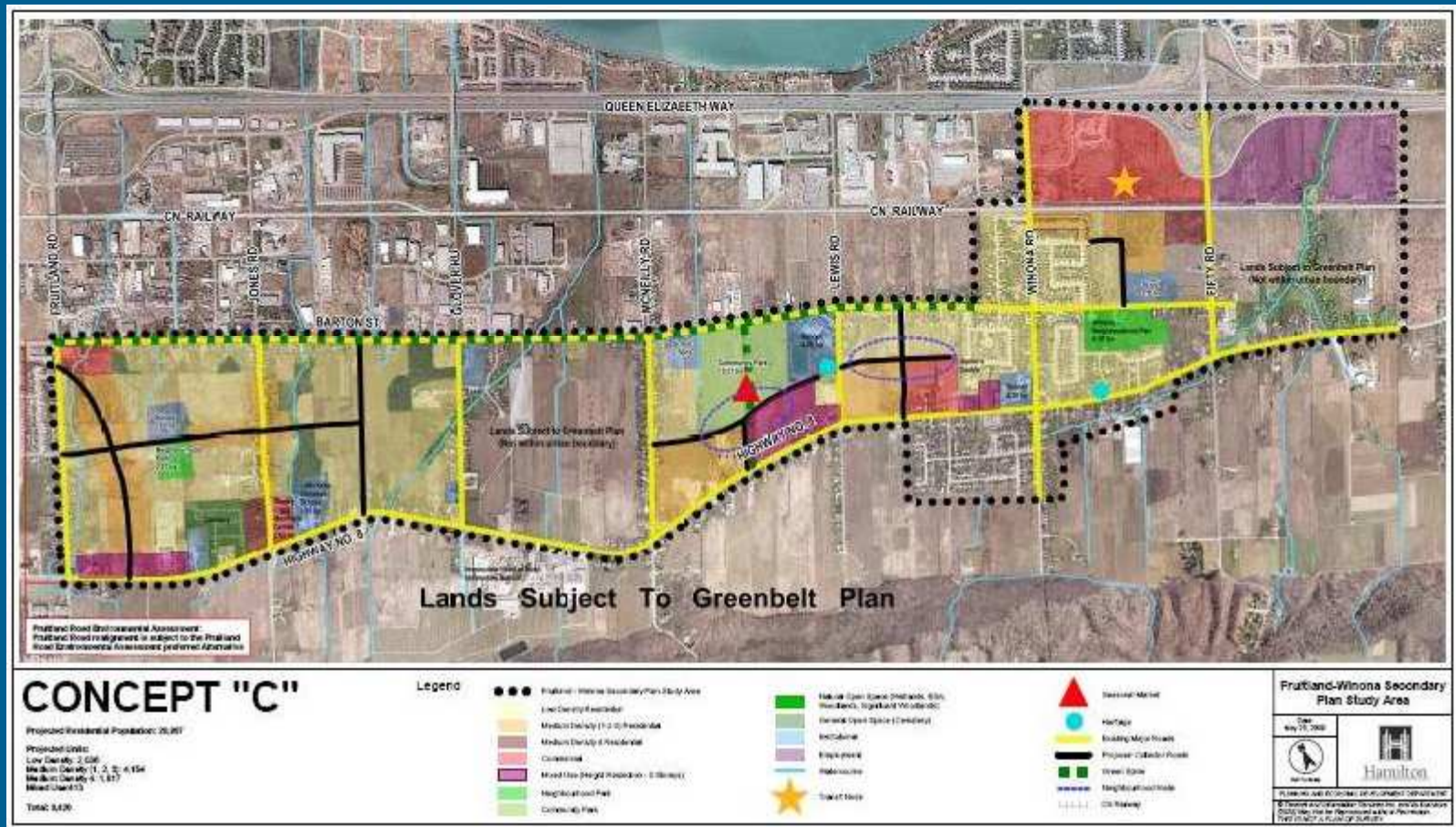
OTHER ITEMS

- 685 Highway No. 8 – Commercial designation (Fruitland Motel)



- Other items that cannot be addressed through land use

Concept C – April 2009



Concept 'C' Population: 20,887

November 2013 Plan Population: 15,404

Concept 'C' Density – 91 pj/ha

November 2013 Plan Density – 70 pj/ha

Concept 'C' Heights – 8 storeys maximum

November 2013 Plan Heights – 4 storeys maximum

Concept 'C' Neighbourhood Parkland: 2.51 ha

November 2013 Plan Neighbourhood Parkland: 10.8 ha

Concept 'C' Community Parkland: 15.37 ha

November 2013 Plan Community Parkland: 9.7 ha

SUMMARY OF MODIFICATIONS TO THE NOVEMBER 19, 2013 PLAN

Council Resolution

- **New Policy:** City shall not acquire lands for the Community Park by means of expropriation.

Additional Policy Changes:

- **New Policy:** Air Drainage Analysis Brief to be added to studies that may be required as part of a complete application.
- **New Policy:** The Zoning By-law may be amended to recognize a legal non-complying residential use as an existing use.

SUMMARY OF CHANGES TO THE NOVEMBER 19, 2013 PLAN

Additional Policy Changes:

- **New Policy** – To clarify that EA's will be carried out for Barton Street, Fifty Road, and Highway No. 8
- **New Policy** – Clarifies that less than 4 metres may be taken for the Pedestrian Promenade

SUMMARY OF CHANGES TO THE NOVEMBER 19, 2013 PLAN

Mapping Changes:

- Lands fronting onto Barton Street and Jones Road be changed to Medium Density Residential 2
- 685 Highway No. 8 – Revised local commercial designation area





Hamilton

Thank you