

# ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

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1216, 1218 and 1226 Barton Street and 1219 Highway No. 8  
City File Nos. ZAC-17-076 & 25T-201711

## **PUBLIC MEETING**

**BRANTHAVEN WINONA HILLS INC.  
CITY OF HAMILTON**

July 14, 2020



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



BARTON STREET

HIGHWAY NO.8

LEWIS ROAD

BEL AIR AVENUE

WINONA ROAD

FIFTY ROAD

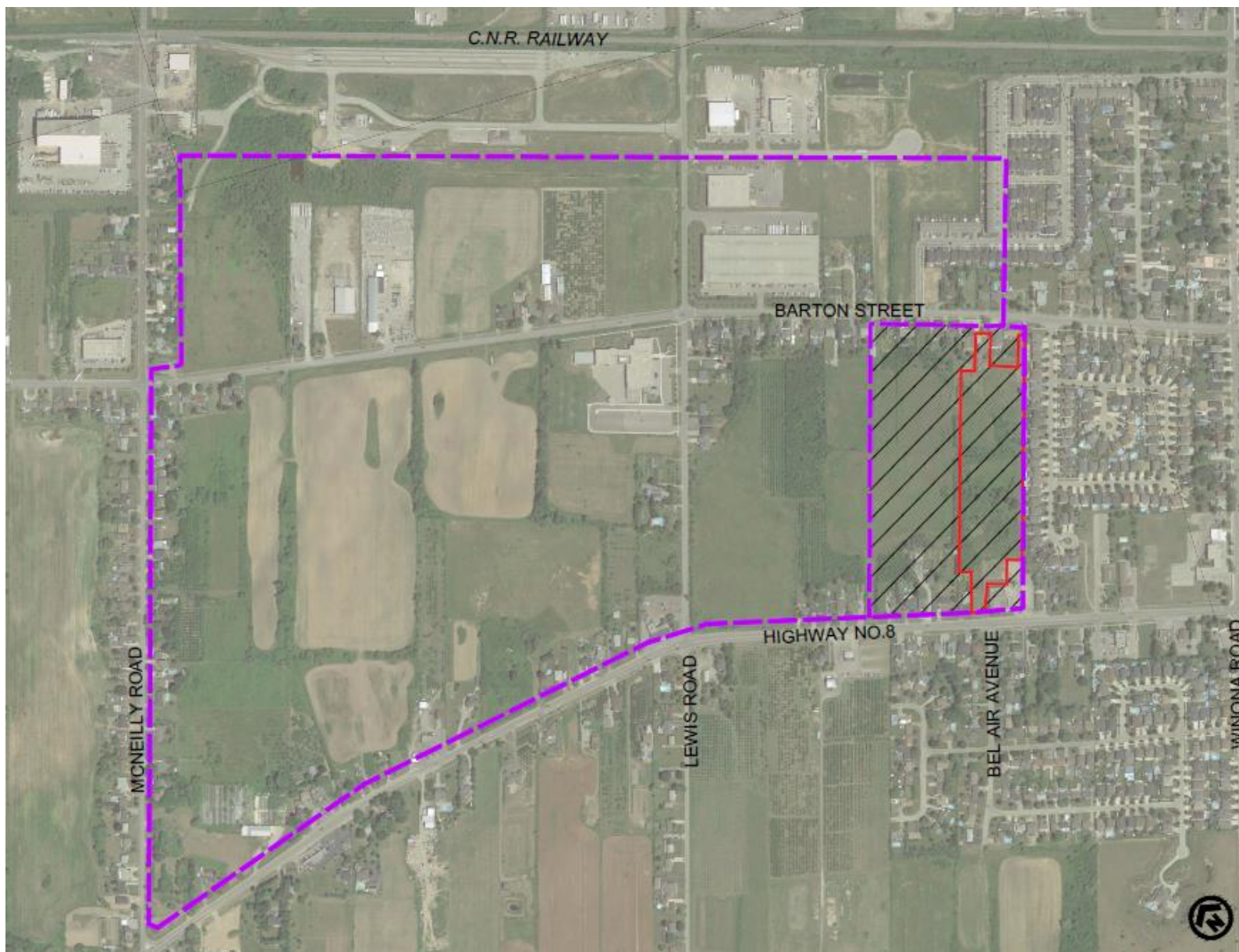
# AERIAL CONTEXT

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8

SUBJECT LANDS







## BLOCK SERVICING STUDY AREA

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8

SUBJECT LANDS



BSS STUDY AREA



LANDS OUTSIDE OF BSS STUDY AREA



# FRUITLAND-WINONA SECONDARY PLAN

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8

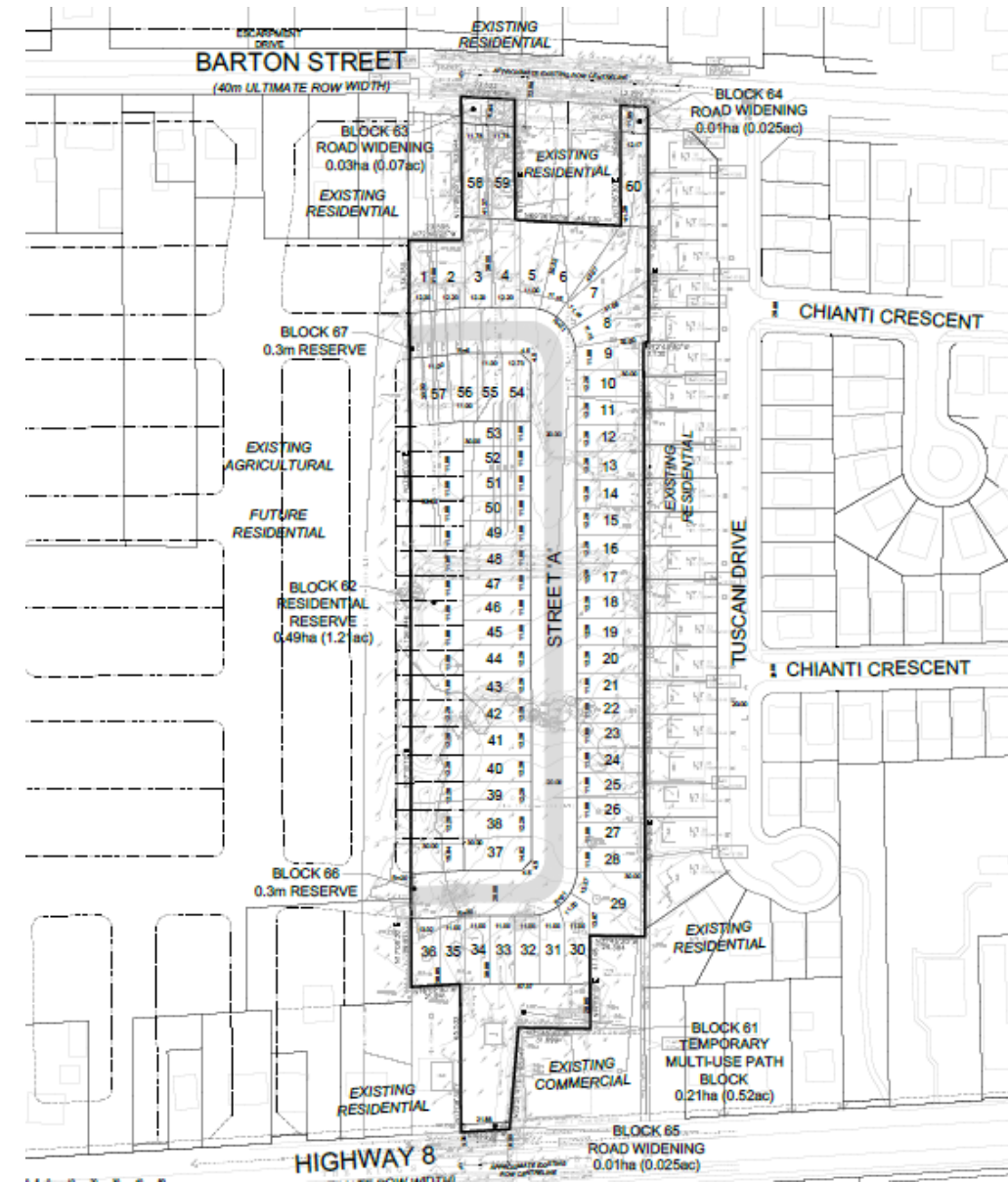


## ZONING BY-LAW AMENDMENT

- Rezone the lands from the Agricultural Specialty “AS” Zone and the Rural Residential “RR” Zone, to a Single Residential “R4” Zone, with modifications
- Rezone a portion of the lands from Agricultural Specialty “AS” Zone to the General Commercial “GC” Zone, with modifications
- Holding provisions introduced to address servicing and grading details

## DRAFT PLAN OF SUBDIVISION

- Blocks 1 – 50 (50 residential units (24, 12.2 m lot frontage units and 36, 11.0 m lot frontage units)
- Blocks 51 (one temporary multi-use path block)
- Block 52 – 61 (ten residential reserve blocks)
- Block 62 – 64 (temporary stormwater management block)
- Blocks 65 – 67 (three road widening blocks)
- Blocks 68 – 69 (two 0.3 residential reserve blocks)
- Street ‘A’ – 20.0 m right of way



## PROPOSED DEVELOPMENT

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8

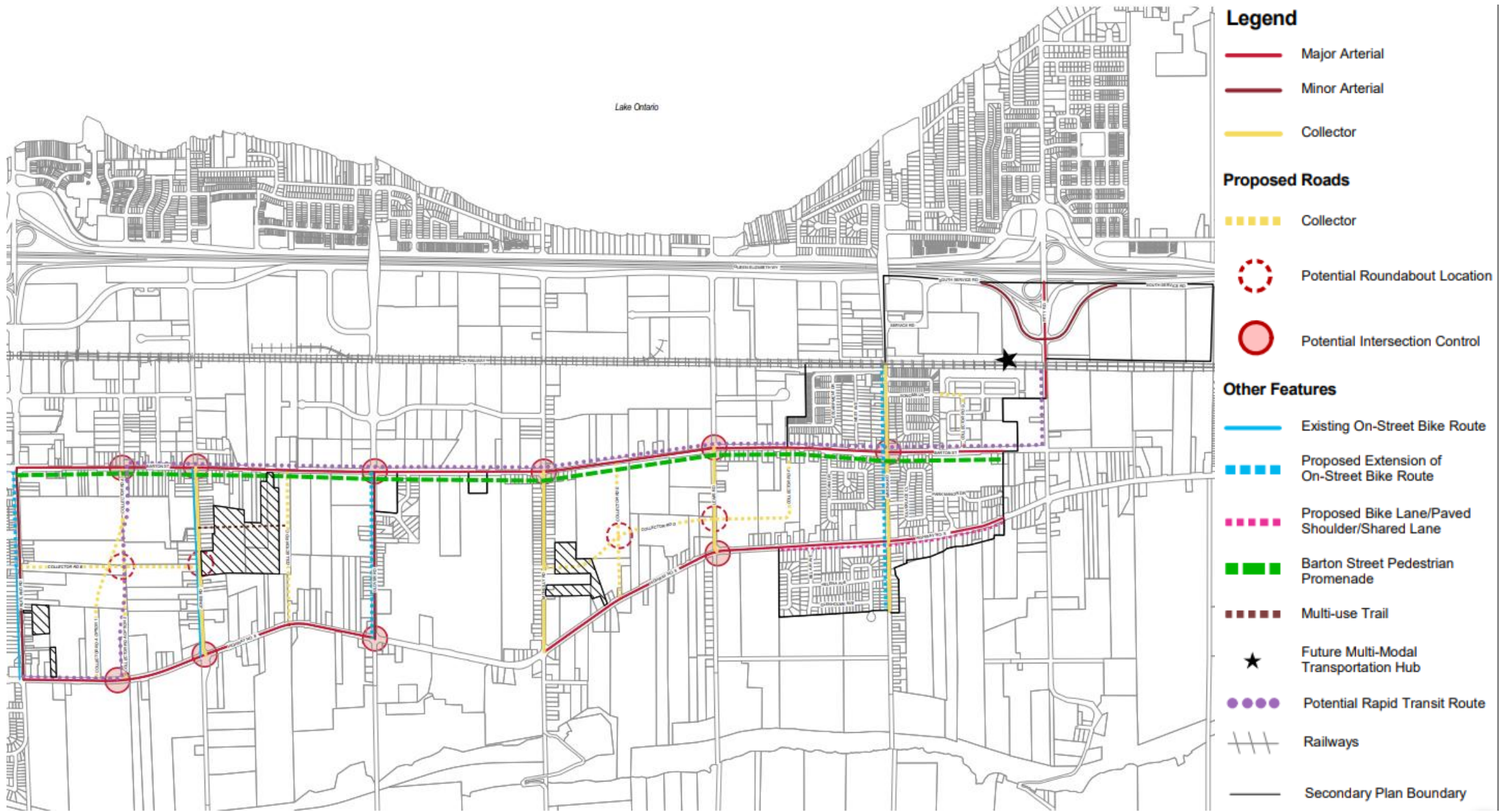


# RENDERINGS

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8

# THANK YOU QUESTIONS?

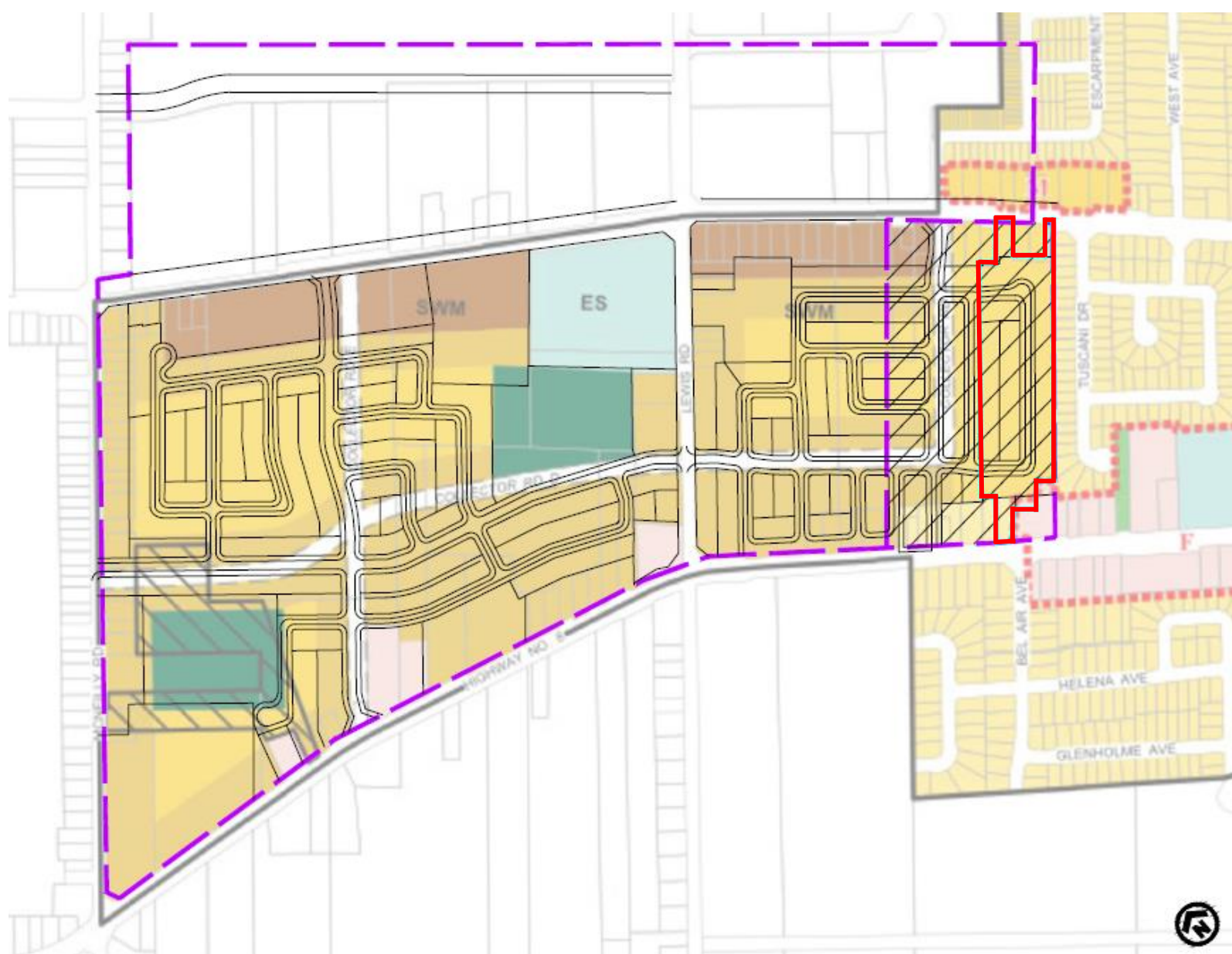




# TRANSPORTATION CLASSIFICATION PLAN (SECONDARY PLAN — MAP B.7.4-3)

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8



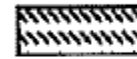




**Block 1** - Change in Zoning from the Agricultural Specialty "AS" Zone to the Single Residential "R4-35" Zone, Modified



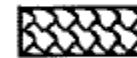
**Block 2** - Change in Zoning from the Rural Residential "RR" Zone to the Single Residential "R4-35" Zone, Modified



**Block 3** - Change in Zoning from the Single Residential "R1" Zone to the Single Residential "R4-35" Zone, Modified



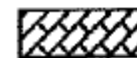
**Block 4** - Change in Zoning from the Agricultural Specialty "AS" Zone to the Single Residential "R4-36" Zone, Modified



**Block 5** - Change in Zoning from the Agricultural Specialty "AS" Zone to the Single Residential "R4-36(H)" Zone, Modified, Holding



**Block 6** - Change in Zoning from the Agricultural Specialty "AS" Zone to the Single Residential "R4-37" Zone, Modified

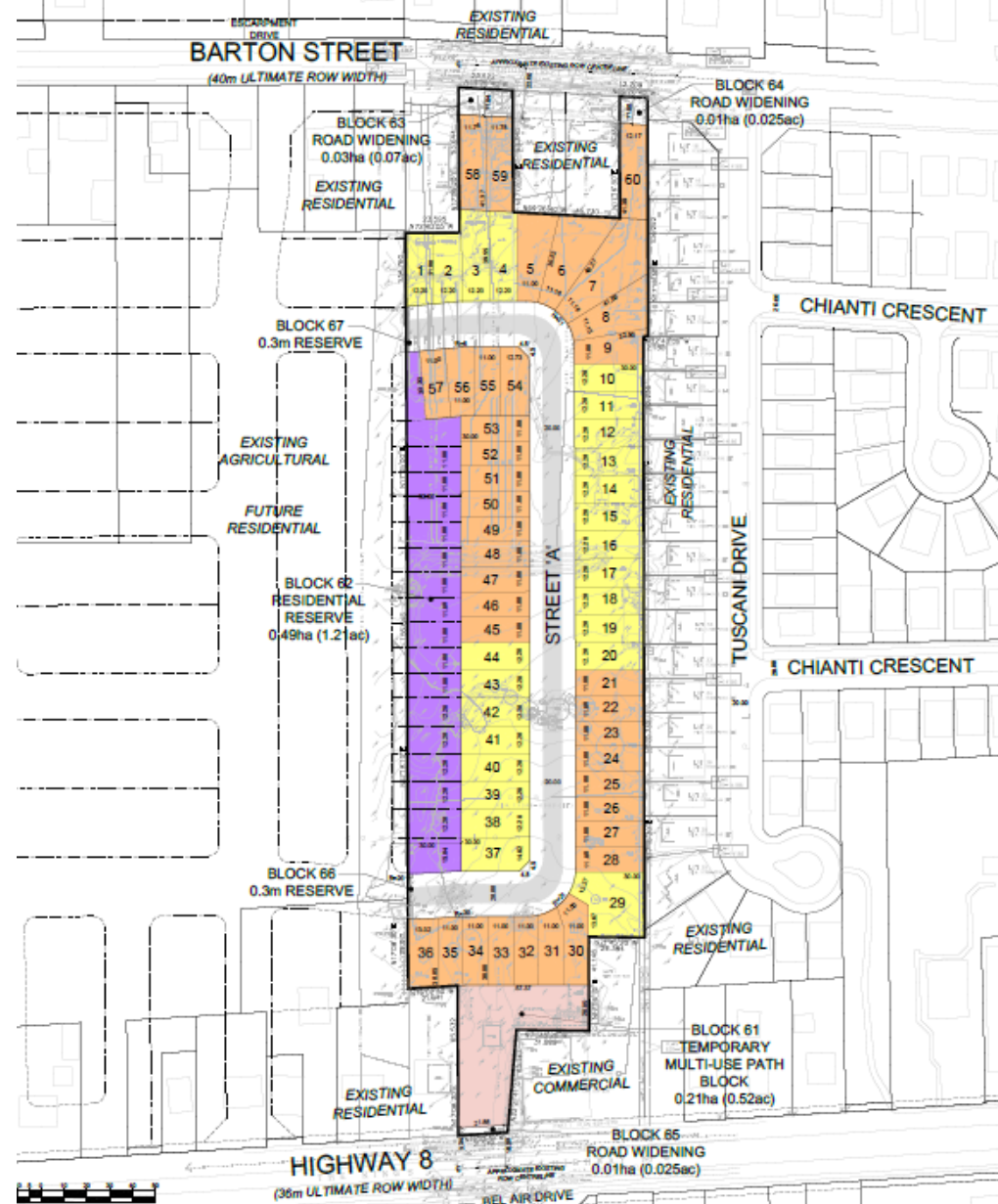


**Block 7** - Change in Zoning from the Agricultural Specialty "AS" Zone to the General Commercial "GC-30(H)" Zone, Modified, Holding

# PROPOSED ZONING BY-LAW

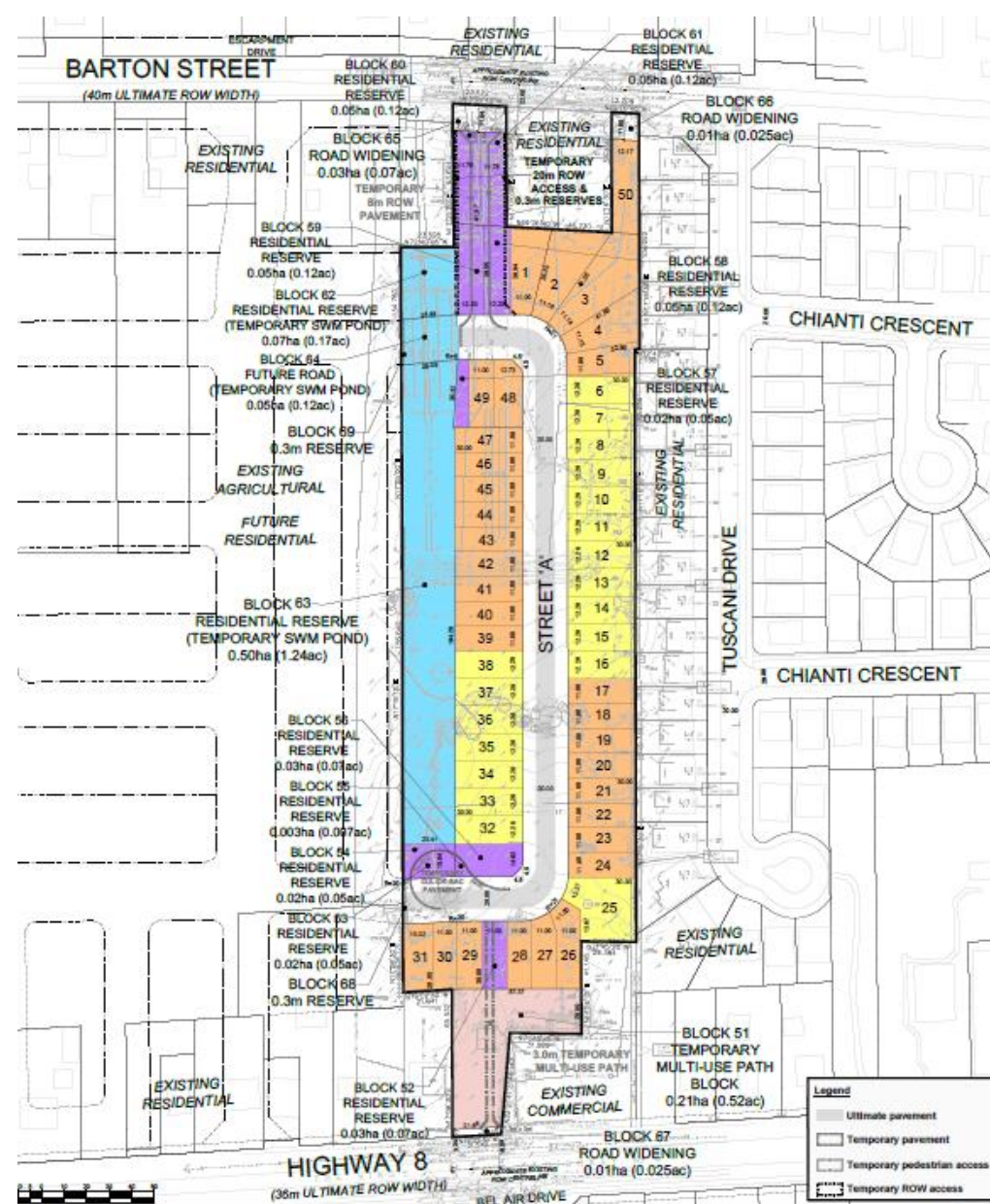
1216, 1218 and 1216 Barton Street and 1219 Highway No. 8





# ULTIMATE DRAFT PLAN OF SUBDIVISION

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8

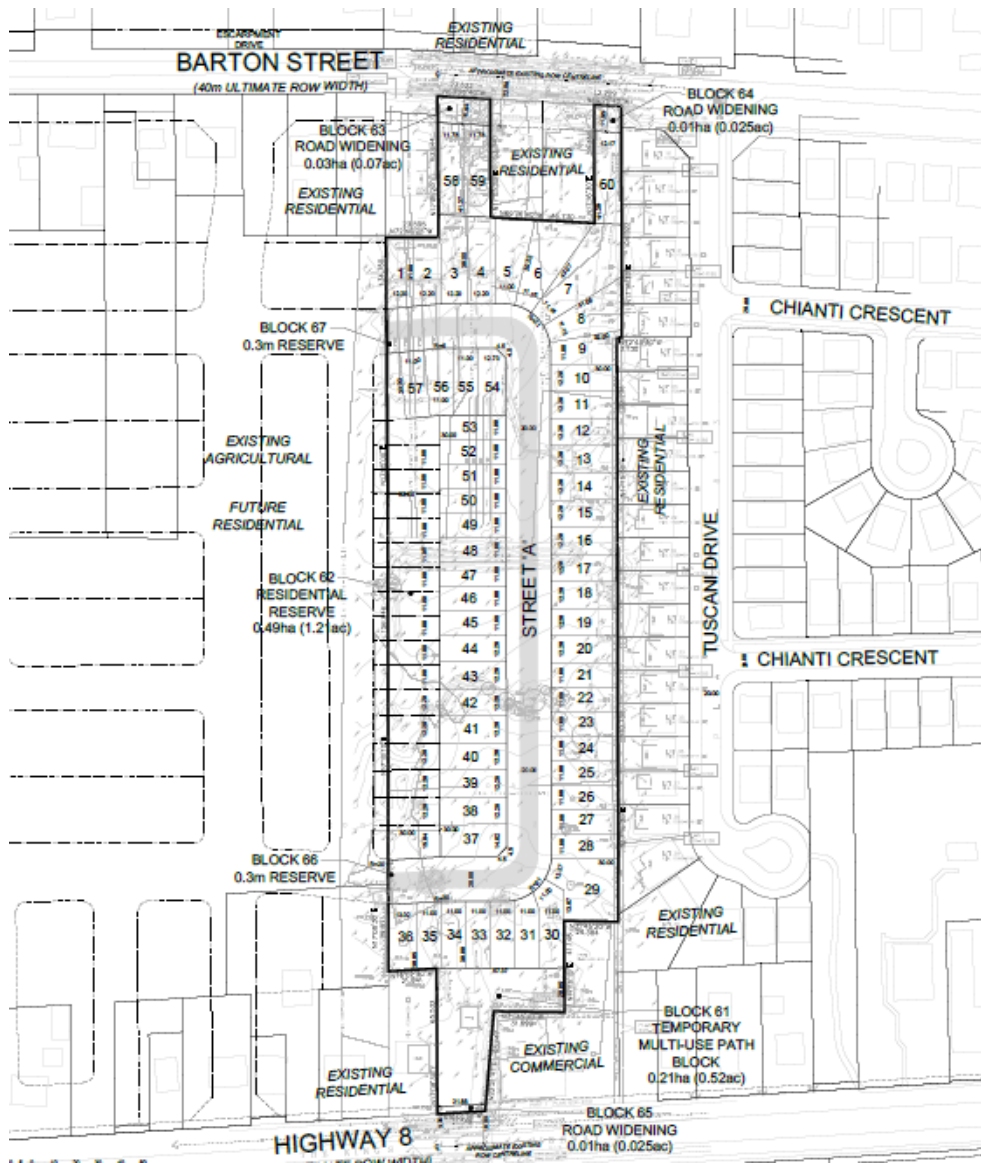


# INTERIM DRAFT PLAN OF SUBDIVISION

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8



# ULTIMATE

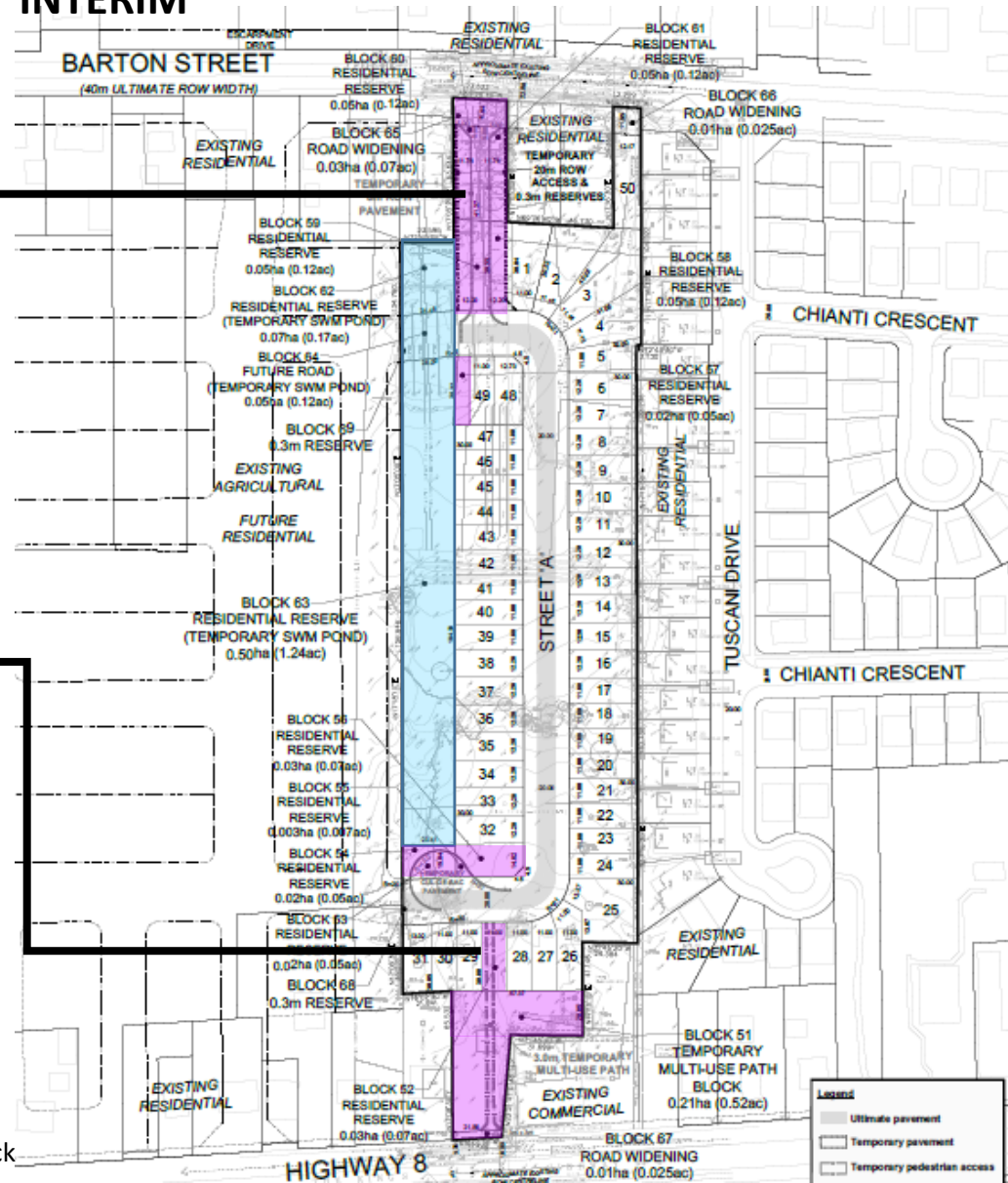


Temporary Vehicle Access  
to Barton Street

Temporary Multi-use  
Trail to Highway 8

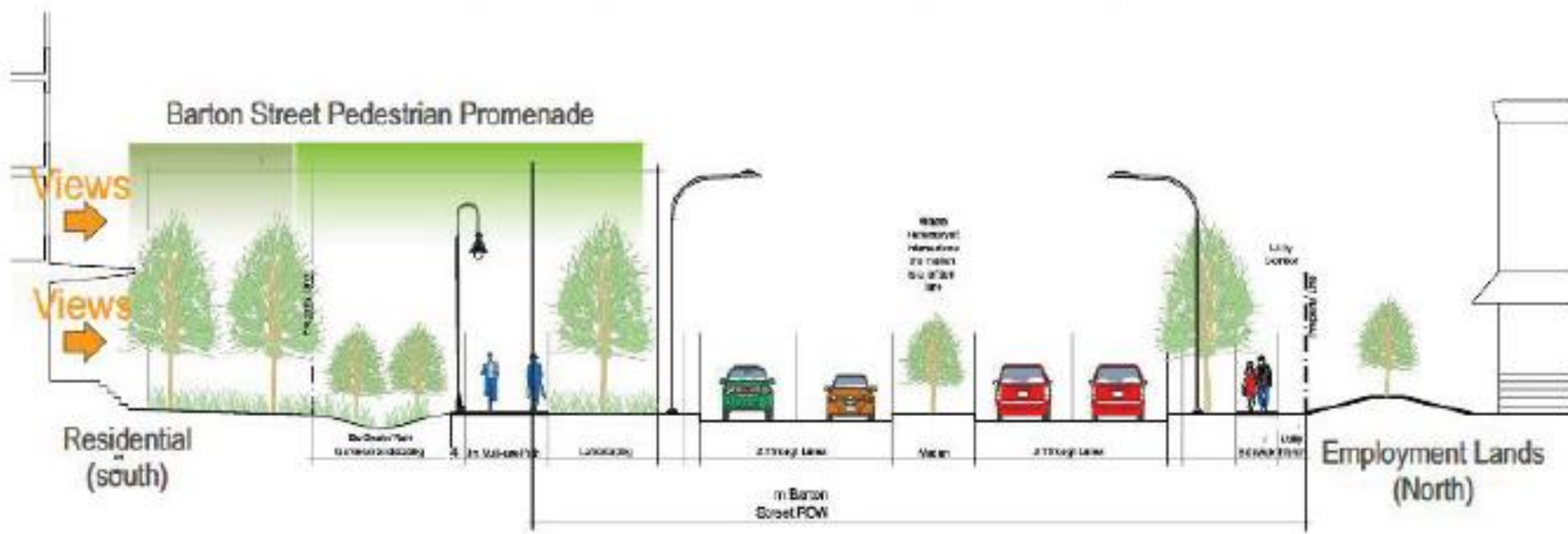
- Temporary SWM
- Residential Reserve Block

# INTERIM



## PROPOSED DEVELOPMENT — DRAFT PLAN OF SUBDIVISION

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8



# BARTON STREET PEDESTRIAN PROMENADE CONCEPT CROSS-SECTION

1216, 1218 and 1216 Barton Street and 1219 Highway No. 8