



WELCOME TO THE CITY OF HAMILTON

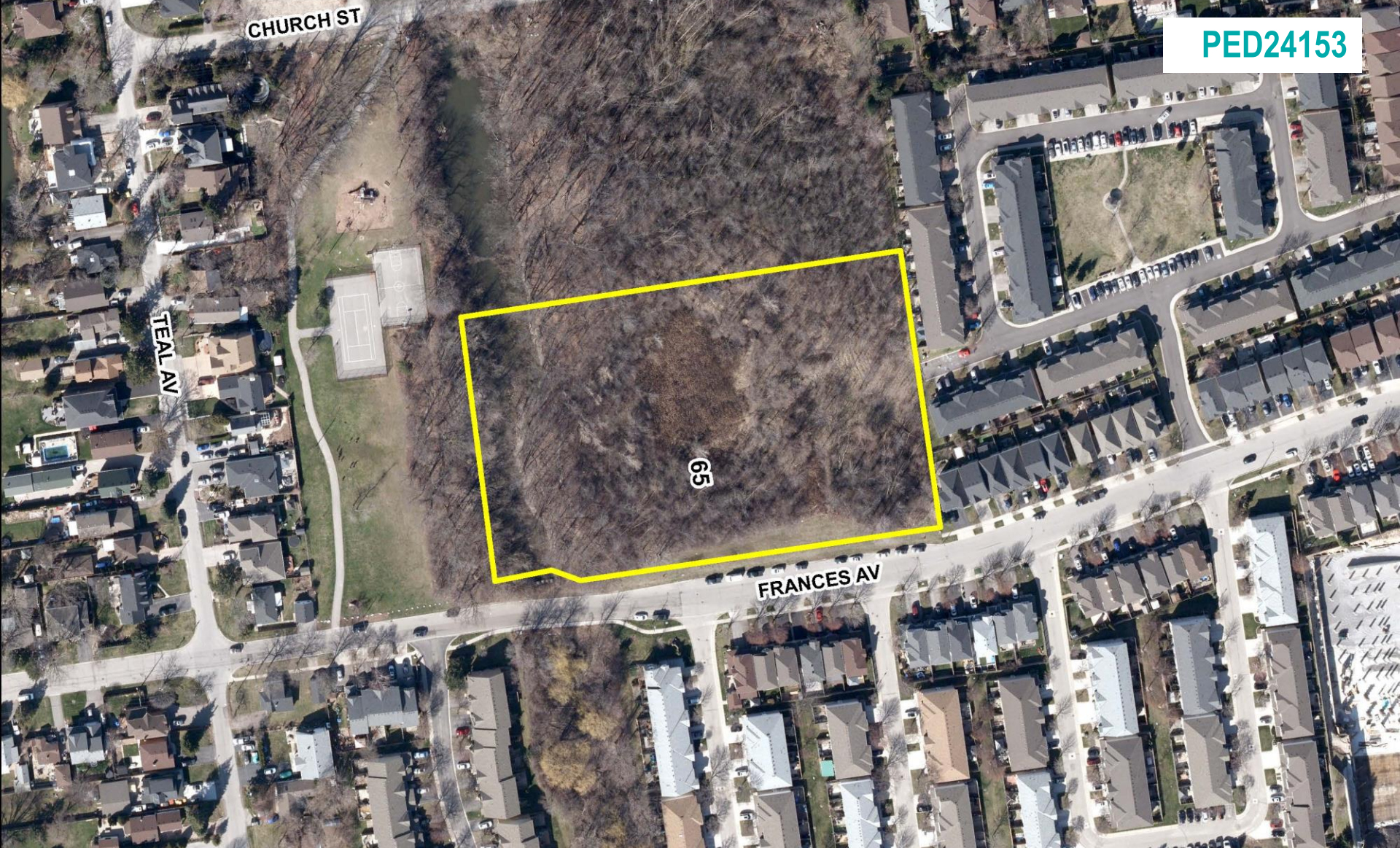
PLANNING COMMITTEE

November 19, 2024

PED24153 – (CI-23-P)

City Initiated Application for a Zoning By-law Amendment for Lands Located at 65 Frances Avenue, Stoney Creek.

Presented by: Scott Turnbull



SUBJECT PROPERTY



65 Frances Avenue, Stoney Creek

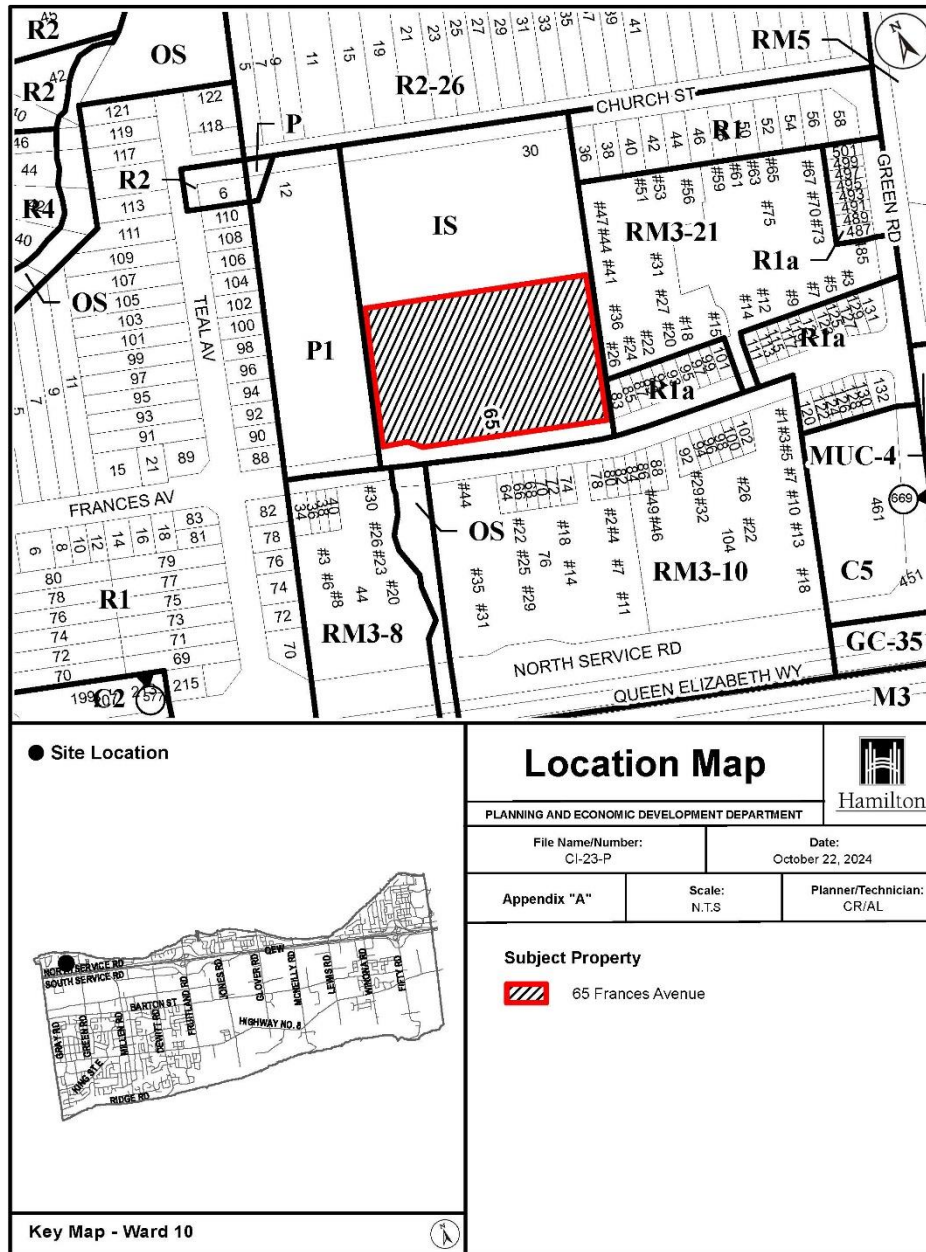


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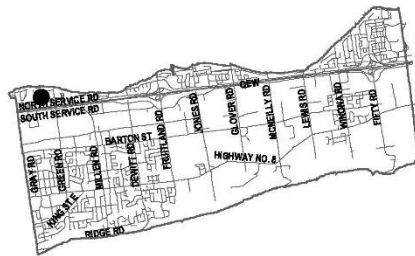
Photo 1



Informal Walking Trails Located on the Subject Property



● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
CI-23-P

Date:
October 22, 2024

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/AL

Subject Property



65 Frances Avenue

History

- The subject property was previously owned by the Hamilton-Wentworth District School Board (HWDSB) and was zoned Small Scale Institutional for a future school use.
- October 2019 - The Hamilton-Wentworth District School Board provided written notice to the City of its proposal to sell the property.
- January 2020 – The City did not purchase the lands from the School Board. However, Council did pass a motion that the property be referred to the Planning Committee for consideration of a proposed City-initiated rezoning of the land to open space.
- March 2023 - Council approved a Confidential Motion directing and authorizing the City to acquire the property, and to advise Council and the public through a Communications Update once the property purchase was completed.
- A donation from the Patrick McNally Charitable Foundation was provided to the City for the purchase of the property. The Corporate Real Estate Office (CREO) engaged in negotiations with the Hamilton Wentworth District School Board, and in May 2023, the City acquired 65 Frances Avenue.

Natural Heritage

Urban Hamilton Official Plan Schedule B – Core Areas

- Community Beach Ponds Environmentally Significant Area (ESA);
- Significant Woodland;
- Watercourse

Environmental Impact Statement (Dougan and Associates, 2006)

- Significant Wildlife Habitat (Land Bird Migratory Stopover); and
- Unevaluated Wetland

A portion of the property is located within the Hamilton Conservation Authority Regulated Area.





View of Subject Property from Frances Avenue



Watercourse



Wetland Located on the Subject Property



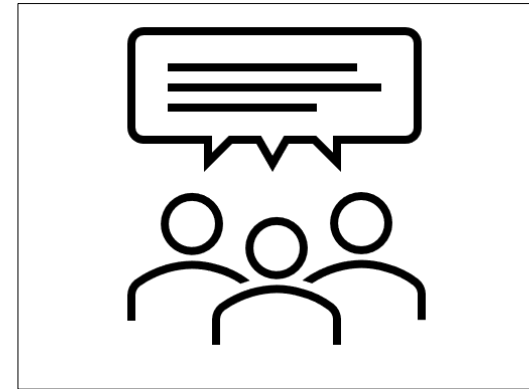
Wetland Located on the Subject Property

Proposed Zoning By-law Amendment

EXISTING ZONING	➔ PROPOSED ZONING
<p>Small Scale Institutional "IS" Zone, Zoning By-law No. 3692-92 (former City of Stoney Creek Zoning By-law)</p>	<p>Conservation/Hazard Land (P5) Zone, Zoning By-law No. 05-200</p>
<p><u>Current Permitted uses:</u></p> <ul style="list-style-type: none"> ● Cemeteries ● Churches ● Community Centers ● Day Nurseries ● Elementary Schools ● Group Homes ● Hospices ● Libraries ● Museums ● Places of Worship ● Police Stations ● Residential Care Facilities ● Post Offices ● Accessory dwelling units, uses, and structures 	<p><u>Proposed Permitted uses:</u></p> <ul style="list-style-type: none"> ● Conservation ● Flood and Erosion Control Facilities ● Recreation, Passive

Public Engagement

- Notice of application and public meeting circulated to property owners within 120 metres.
- Public notice sign installed on the property.
- August 12, 2024 – Planning Division hosted a drop-in open house event at Edgelake Park.
- Approximately 35 members of the public attended the event.





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE