

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Planning Statement (2024)		
Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Planning for People and Homes</p> <p>Policy: 2.1.6, 2.2.1, and 2.3.1.2</p>	<p>Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and childcare facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.</p> <p>Planning authorities shall provide for all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, promoting densities for new housing which efficiently use land, and requiring transit-supportive development in proximity to transit, including corridors.</p> <p>Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, and are transit supportive.</p>	<p>The proposed development supports the creation of complete communities. The development accommodates a long term care facility, dwelling units, and open space to meet long-term needs and it makes efficient use of land and supports transit.</p> <p>The proposed development provides direct sidewalk connections to Highway No. 8 and supports active transportation by providing 12 short term bicycle parking. The proposed development supports transit and proposes a development along an existing transit route (Route 55).</p> <p>The proposal is consistent with these policies.</p>

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<p>Settlement Area Policy: 2.3.1.1</p>	<p>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</p>	<p>The proposed development is located within a settlement area.</p> <p>The proposal is consistent with this policy.</p>
<p>General Policies for Agriculture Policy: 4.3.1.3</p>	<p>Specialty crop areas shall be given the highest priority for protection.</p>	<p>Air drainage patterns exist between these lands and Lake Ontario over the subject lands. Lands south of Highway No. 8 are designated “Specialty Crop” in the Rural Hamilton Official Plan.</p> <p>An Air Drainage Analysis, prepared by SLR Consulting Canada Inc. dated August 25, 2025, finds the development is not expected to measurably disrupt regional cold-air drainage. Although the proposal does not obstruct the creek traversing the property, the creek must remain free of physical barriers in all future phases, as it functions as a local cold-air drainage pathway. The Conservation/Hazard Land (P5) Zone is considered for the creek and associated floodplain, which will limit development and obstructions.</p> <p>The proposal is consistent with this policy.</p>

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<p>Natural Hazards</p> <p>Policy: 5.2.1</p>	<p>Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites, and manage development in these areas, in accordance with provincial guidance.</p>	<p>A Functional Servicing Report and Stormwater Management Report, prepared by S. Llewellyn and Associates dated March 2025, was submitted. The report indicates the proposal can be constructed to meet the requirements of the City, Hamilton Conservation Authority (HCA) and Block 2 Servicing Study.</p> <p>The site is within the watershed of Stoney Creek Numbered watercourse 7.0, which flows to Lake Ontario. Watercourse 7.0 crosses the centre of the site, surrounded by a regulated wetland, and another tributary runs along the western boundary of the site. The subject property contains floodplain and erosion hazards associated with watercourse 7.0.</p> <p>The subject property is regulated by Hamilton Conservation Authority pursuant to the Conservation Authority Act and Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). The regulated area is associated with the flooding and erosion hazards associated with watercourse 7.0, and the regulated wetland located on the property. Therefore, written permission will be required from the Hamilton Conservation Authority prior to any site alteration, development, or watercourse alteration on the subject lands.</p> <p>Hamilton Conservation Authority staff suggest additional work and assessment is required which will be completed through the Site Plan Control stage, and permission will be required prior to any site alteration.</p> <p>The proposal is consistent with this policy.</p>

Urban Hamilton Official Plan		
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<p>Urban Design Policies – General Policies and Principles</p> <p>Policies: B.3.3.2.2 – B.3.3.2.10</p>	<p>The principles in Policies B.3.3.2.3 through B.3.3.2.10 inclusive, shall apply to all development and redevelopment, where applicable. These principles include:</p> <ul style="list-style-type: none"> • Fostering sense of community pride; • Creating quality spaces; • Creating places that are safe, accessible, connected, and easy to navigate; • Enhancing the character of the existing environment; • Creating places that are adaptable to future changes; • Promoting the reduction of greenhouse gas emission and protecting and enhancing the natural environment; and, • Enhancing physical and mental health. 	<p>An Urban Design Brief, prepared by Esposto Architects, dated August 26, 2025, was submitted. The proposed development creates quality spaces and would be connected well with existing and proposed transit through sidewalks. The development includes an appropriate buffer from the watercourse and associated wetland and enhances the natural environment. The proposal offers an outdoor courtyard and active transportation promoting physical and mental wellbeing.</p> <p>Design details, such as landscaping, building material and lighting will be addressed through a future Site Plan Control application.</p> <p>The proposal complies with these policies.</p>
<p>Hazard Lands</p> <p>Policy: B.3.6.5.6</p>	<p>Hazard lands shall be conserved and land uses or activities which could be affected by prevailing hazardous conditions such as flooding or erosion, or could increase the inherent hazard, shall be prohibited in hazard lands and on lands adjacent to hazard lands.</p>	<p>The subject site is affected by the flood and erosion hazards associated with Stoney Creek numbered watercourse 7.0. The proponents submitted a Functional Servicing Report (FSR), addressing grading, stormwater management (quantity, quality, and erosion controls), water balance and erosion hazard recommendations of the Block 2 Servicing Strategy. The entire flood plain area is placed within a Conservation/Hazard Land (P5) Zone which limits development and through the site plan control stage Hamilton Conservation Authority permission will be required prior to any site alteration.</p> <p>The proposal complies with this policy.</p>

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<p>Natural Heritage System</p> <p>Policies C.2.2.4, C.2.2.8, C.2.3.3, C.2.5.5, C.2.5.8, C.2.5.9, C.2.5.12</p>	<p>Additional Core Areas may be mapped and identified, or Core Area boundaries may be refined with the submission of:</p> <ul style="list-style-type: none"> a) individual Environmental Impact Statements; b) watershed or subwatershed studies; c) natural areas inventories; d) Environmental Assessments; or, e) other similar studies. <p>All natural features, required vegetation protection zones, and enhancement or restoration areas on a property shall be placed under appropriate zoning in the zoning by-law to the satisfaction of the City or the relevant Conservation Authority.</p> <p>The natural features and ecological functions of Core Areas shall be protected and where possible, enhanced. Encroachment into Core Areas shall generally not be permitted, and appropriate vegetation protection zones shall be applied to all Core Areas.</p> <p>New development and site alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there shall be no negative impacts on the natural features or on their ecological functions.</p> <p>New development or site alteration subject to Policies C.2.5.3 to C.2.5.7 requires, prior to</p>	<p>The features identified in Volume 1 are “Key Hydrologic Feature” stream and “Key Natural Heritage and Key Hydrologic Feature Wetlands” on the subject lands, and a “Key Natural Heritage Feature Significant Woodlands” is located on the adjacent property to the east.</p> <p>These features have also been identified as Core Areas, Vegetation Protection Zones (VPZs), Linkages and Restoration Areas in the Fruitland-Winona Secondary Plan. The proposal is not considering major changes to these features. A technical amendment to the FWSP is required to recognize existing natural features and their buffering areas.</p> <p>An Environmental Impact Statement, prepared by SLR Consulting Canada Inc., dated September 4, 2025, was submitted. The EIS assessed watercourse 7.0, wetlands, and the adjacent woodland to the northeast. A Vegetation Protection Zone of 15 metres from both the watercourse and the woodland are required.</p> <p>The proposal will rezone the lands within the floodplain and vegetation protection zone areas to a Conservation/Hazard Land (P5) Zone. This zone will prohibit development and contribute to maintaining and enhancing the ecological function of the lands.</p> <p>With the placement of the lands in a Conservation/Hazard Land (P5) Zone, connectivity between Core Areas will be maintained and improved as the zone permits only low impact uses, such as vegetation restoration, resource management, and open space.</p> <p>The Environmental Impact Statement was considered by the Environmentally Significant Areas Impact Evaluation Group with</p>

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<p>Natural Heritage System</p> <p>Policies C.2.2.4, C.2.2.8, C.2.3.3, C.2.5.5, C.2.5.8, C.2.5.9, C.2.5.12 (Continued)</p>	<p>approval, the submission, and approval of an Environmental Impact Statement demonstrating that:</p> <ul style="list-style-type: none"> a) There shall be no negative impacts on the Core Area's natural features or their ecological functions. b) Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and ground water, plants, and wildlife across the landscape. c) The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible. <p>An Environmental Impact Statement shall propose a vegetation protection zone which:</p> <ul style="list-style-type: none"> a) has sufficient width to protect the Core Area and its ecological functions, and where possible and deemed feasible to the satisfaction of the City, restores, or enhances the Core Area and/or its ecological functions; and b) is established to achieve and be maintained as natural self-sustaining vegetation. <p>Permitted uses within a vegetation protection zone shall be dependent on the sensitivity of the feature and determined through approved studies and</p>	<p>the limits of the floodplain, wetland, and woodland being staked in consultation with HCA and Natural Heritage Staff on November 13, 2025.</p> <p>Through the review of the Environmental Impact Statement and comments from Natural Heritage Planning Staff, the applicants have agreed to zone a swath of land as Conservation Hazard Land (P5) Zone. This represents a redesign that reduces impacts and protects onsite and surrounding natural heritage features. Further to this, through the Site Plan Control stage, a revised Environmental Impact Statement will be provided by the applicants to further address restoration areas, linkage areas and enhancements that can be incorporated into the design of the new development.</p> <p>The proposal complies with the policies.</p>

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<p>Natural Heritage System Policies C.2.2.4, C.2.2.8, C.2.3.3, C.2.5.5, C.2.5.8, C.2.5.9, C.2.5.12 (Continued)</p>	<p>the vegetation protection zone should remain in or be returned to a natural state.</p>	
<p>Tree Management Policy: C.2.11.1</p>	<p>The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p>	<p>A Tree Protection Plan, prepared by SLR Consulting Canada Inc. dated August 29, 2025, was submitted. A total of 76 trees have been inventoried and 47 trees have been proposed to be removed.</p> <p>The Tree Protection Plan has not been approved. The decision to retain trees is to be based on condition, aesthetics, age, and species. Further evaluation of the Tree Protection Plan and Landscape Plan will be required as part of the Site Plan Control process with a 1 to 1 compensation required for any trees (10 cm DBH or greater) that are proposed to be removed.</p> <p>The proposal complies with this policy, subject to tree compensation being provided for at the Site Plan Control stage.</p>
<p>Transportation Policy: C.4.5.12</p>	<p>A Transportation Impact Study shall be required for an Official Plan Amendment and/or a major Zoning By-law Amendment.</p>	<p>A Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 21, 2025, was submitted. Staff found that the local transportation network can support the proposed development. Infrastructure improvements, right-of-way dedications, driveway access and internal site circulation will be addressed through the Site Plan Control stage.</p> <p>The proposal complies with this policy.</p>

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<p>Infrastructure</p> <p>Policy: C.5.3.6</p>	<p>All redevelopment within the urban area shall be connected to the City’s water and wastewater system.</p>	<p>A Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn and Associates Limited, dated August 22, 2025, was submitted. The proposed development represents a higher density than what was approved in the Block 2 Servicing Strategy for the Fruitland-Winona Secondary Plan. As such, the applicant is required to provide an updated sanitary sewer design sheet for the Block 2 Servicing Strategy to confirm that the municipal sanitary sewer on Glover Road (upstream of MH C2) has sufficient capacity.</p> <p>A Watermain Analysis Report, prepared by CIMA+ dated October 2, 2025, was submitted. Staff found that the provided information is satisfactory to support the Official Plan and Zoning By-law Amendment applications.</p> <p>Development Engineering supports the applications subject to a Holding Provision for an external works agreement for any required infrastructure improvements.</p> <p>The proposal complies with this policy, subject to the inclusion of the Holding Provision.</p>
<p>Archaeology</p> <p>Policy: B.3.4.4.3</p>	<p>In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission.</p>	<p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential. The applicant prepared a Stage 1-2 (P462-0256-2023) archaeological assessment, which examined the archaeological potential of the site. The assessment recommended that no additional archaeological assessment of the study area is recommended. Staff request a copy of the letter from the Ministry when available.</p> <p>The proposal complies with this policy.</p>

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<p>Noise Policy: B.3.6.3.1</p>	<p>Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.</p>	<p>An Environmental Noise Assessment, prepared by SLR Consulting Canada Inc. dated September 4, 2025, was submitted. Staff analysis found that Highway No. 8 and Glover Road are sources of road traffic noise. There are no significant stationary noise sources identified with a potential to impact the development. The surroundings include mostly residential buildings and institutional buildings (places of worship), with several single detached dwellings located along Highway No. 8 and Glover Road.</p> <p>The report recommends standard Ontario Building Code requirements will mitigate road traffic noise, the installation of air conditioning, and that warning clauses shall be registered on title and/or contained within any future Resident Agreements. These measures will be addressed through the future Site Plan Control and Building Permit stages.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods Policy: E.2.7.2 and E.2.7.4</p>	<p>The Neighbourhoods element of the urban structure shall permit and provide the opportunity for a full range of housing forms, types, and tenure, including affordable housing and housing with supports.</p>	<p>The proposed development is a long term care facility and provides housing with supports.</p> <p>The proposal complies with this policy.</p>
<p>Neighbourhoods Designation - Function Policy: E.3.2.1</p>	<p>Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.</p>	<p>The proposed development is a long term care facility and provides housing with supports which is a permitted use.</p> <p>The proposal complies with this policy.</p>

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<p>Neighbourhoods Designation – Scale and Design</p> <p>Policies: E.3.2.7 and E.3.2.8</p>	<p>Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria: new development on large sites shall support a grid system of streets of pedestrian scale, short blocks, street oriented structures, and a safe and attractive public realm, garages, parking areas, and driveways along the public street shall not be dominant, adequate, and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided, and development shall comply with Section B.3.3 – Urban Design Policies.</p> <p>Proposals for supporting uses, except local commercial uses, within the Neighbourhoods designation shall be evaluated on the following criteria: compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, and landscaping; access to a collector or major or minor arterial road shall be preferred; provision of adequate off-street parking with appropriate buffering and landscaping from residential uses; compliance with Section B.3.3 – Urban Design Policies and B.3.5 – Community Facilities/Services Policies; and, adjacency and integration with parks to provide an attractive extension of parks and maximize the use of parkland facilities.</p>	<p>A Landscape Concept Plan, prepared by Adesso design inc, dated August 19, 2025, was submitted. The concept plan provides a street oriented building, the parking area will be screened by landscaping, and pedestrian access will be provided with a two metre wide sidewalk from Highway No. 8.</p> <p>Initial concerns were identified with the massing, eastern setback and façade facing Highway No. 8, tree planting and paving, and on site, and vehicular and pedestrian circulation. The proposal has been revised to address the eastern setback and concerns such as vehicular and pedestrian circulation and tree planting will be addressed through Site Plan Control. Many of the design parameters for the building are established by standards set by the province for long term care facilities and offer little if any room for modifications.</p> <p>The proposal is located along a major arterial road (Highway No. 8) with access and is appropriate in terms of scale, massing, height, siting, and orientation. The building proposed is six storeys with no shadowing impacts or wind impacts to neighbouring residential uses. The proposal rezones lands set aside for park and also offers its own amenity area for its residents.</p> <p>The proposal complies with these policies.</p>
<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy: E.3.2.14</p>	<p>New housing with supports shall be permitted within the Neighbourhoods designation in accordance with the locational and design criteria</p>	<p>The proposal is for a six storey building, and staff find the Medium Density Residential locational and design criteria the most appropriate for this application.</p>

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<p>Neighbourhoods Designation – Scale and Design Policy: E.3.2.14 (continued)</p>	<p>of the residential category to which the density and built form best complies.</p>	
<p>Medium Density Residential Policies: E.3.5.1 and E.3.5.9</p>	<p>Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads. Development within the medium density residential category shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> • should have direct access to a collector or major or minor arterial road. • shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations. • Shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area. • shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets 	<p>As indicated above, Policy E.3.2.14 indicates that locational and design criteria to which density and built form best complies should be considered. The lands are at a periphery of a neighbourhood and front a major arterial road. The proposed building represents a built form that is similar to medium density residential development.</p> <p>The proposed development has direct access from a major arterial road (Highway No. 8).</p> <p>The proponents have submitted a Shadow Study, prepared by Esposto Architects, dated July 15, 2025. Private amenity areas of neighbouring and nearby existing and proposed residential properties meet the City’s terms of reference for Sun Shadow Studies.</p> <p>The proponents submitted a Pedestrian Wind Assessment, prepared by RWDI, dated July 11, 2025. The assessment concludes that the proposal will increase wind speeds on site, but wind conditions expected are appropriate and meet pedestrian wind safety criteria. Uncomfortable wind is expected at the northwest corner of the building during winter.</p> <p>Design details, such as landscaping, amenity features, wind screening and on site circulation will be addressed through a future Site Plan Control application.</p>

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<p>Medium Density Residential</p> <p>Policies: E.3.5.1 and E.3.5.9 (continued)</p>	<ul style="list-style-type: none"> • demonstrate that the height, orientation, design, and massing of a building or structure shall not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses. <p>The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area.</p>	<p>The building is not higher than six storeys and did not require the submission of a visual impact assessment.</p> <p>The proposal complies with these policies.</p>
<p>Community Facilities/ Services</p> <p>Policies E.3.10.1, E.3.10.2, and E.3.10.4</p>	<p>Community facilities/services uses include healthcare and social service facilities, long term care facilities, day care centres, and seniors' centres. (OPA 64)</p> <p>The City shall encourage a diverse range of community facility/service uses and promote the sharing of facilities and resources as capacities permit.</p> <p>The City shall collaborate with other community facilities/services organizations to facilitate the provision of a wide range of services in close proximity to residents.</p>	<p>The proposal is for a long term care facility providing options for people of different ages and abilities in need of continuing care.</p> <p>The proposed development facilitates the needs of a growing population of older adults by allowing residents to remain in the Fruitland-Winona community as they age.</p> <p>The proposal complies with these policies.</p>

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<p>Residential Greenfield Design</p> <p>Policies: E.3.7.1 and E.3.7.3</p>	<p>New greenfield communities shall be designed with a unique and cohesive character. Buildings, streetscapes, street patterns, landscaping, open spaces, and infrastructure shall be designed to contribute to this character.</p> <p>The configuration of streets, trails, and open spaces shall ensure clear and convenient pedestrian, cycling, and vehicular connections from within the greenfield community to the focal point and adjacent neighbourhoods.</p>	<p>The proposed development is designed to promote pedestrian activity and to enhance the streetscape by bringing the building closer to the street. The proposed development provides pedestrian connections directly from Highway No. 8 to the building. The proposed Official Plan Amendment and Zoning By-law Amendment provide land to be set aside for parks and natural open space for the remainder of the greenfield community.</p> <p>The proposal complies with these policies.</p>
<p>Institutional Designation</p> <p>Policies : E.6.2.1, E.6.2.2, E.6.2.4, E.6.3.1</p>	<p>The Institutional designation applies to lands greater than 4 hectares in size designated Institutional on Schedule E-1 - Urban Land Use Designations. Lands used for institutional purposes less than 4 hectares shall be permitted within the “Neighbourhoods” and “Commercial Mixed Use” designations subject to the provisions of this Plan. (OPA 64)</p> <p>The following uses shall be permitted on lands designated Institutional on Schedule E-1 – Urban Land Use Designations: educational facilities, religious facilities, cultural facilities, healthcare facilities and long term care facilities.</p> <p>Residential uses ancillary to an institutional use, such as student residences, convents, and continuing care projects may be permitted provided the following conditions are met:</p> <ul style="list-style-type: none"> • The site and/or building shall be designed to minimize negative impacts on institutional uses. 	<p>The “Institutional” designation policies apply to sites that are greater than 4.0 hectares. However, the Fruitland-Winona Secondary Plan directs that Section E.3.10 - Community Facilities/Services and Section E.6.0 - Institutional Designation of Volume 1 shall apply to lands designated “Institutional”. As such, Section E.6.0 is also considered.</p> <p>The proposed use is for a long term care facility and is a permitted use within the “Institutional” designation.</p> <p>Four dwelling units are proposed to be located within the building containing the long term care facility to provide temporary accommodation to visitors. The long term care facility has been evaluated in accordance with the Medium Density Residential policies as provided in this policy review.</p> <p>The proposal meets the criteria referred to in Policy E.6.3.1 as the proposal provides sufficient parking. Long term care facilities require 1 space for each 3 patient beds, and a 160 patient bed proposal would require 53 spaces. The proposal exceeds this requirement. A Landscape Concept Plan, prepared by Adesso</p>

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<p>Institutional Designation</p> <p>Policies : E.6.2.1, E.6.2.2, E.6.2.4, E.6.3.1</p> <p>(continued)</p>	<ul style="list-style-type: none"> • Residential uses shall be developed in accordance with Section E.3.4 or Section E.3.5. The appropriate density shall be determined on a site by site basis provided it meets the applicable policies of Sections E.3.3 and E.3.5, inclusive. • Adequate on-site parking shall be provided. <p>When considering development proposals for new institutional uses or expansions to existing institutional uses within existing “Institutional” designations, the following criteria shall be evaluated:</p> <ul style="list-style-type: none"> • availability of sufficient off-street parking to meet projected demand, to minimize spill-over parking on adjacent local streets; • provision of adequate and appropriate landscaping and buffering to effectively screen parking, loading and service areas from adjacent residential uses; • the scale of the proposed institutional use and its compatibility with the character of established development in the surrounding area; • the capability of the site for providing convenient access to public transit with all buildings located within a reasonable walking distance; and, • use of underground parking or parking structures. 	<p>design inc, dated August 19, 2025, was submitted. The parking area will be screened by landscaping. The proposal is not anticipated to result in adverse shadowing or overlook impacts on adjacent existing or proposed residential uses and implements a built form and height that staff consider to be compatibility integrated within the surrounding area. The proposal is within walking distance to existing and planned transit facilities and proposes an underground parking facility.</p> <p>The proposal complies with these policies.</p>

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Fruitland-Winona Secondary Plan		
<p>General Policies</p> <p>Policies: B.7.4.3 c) and d)</p>	<p>Development within the Fruitland-Winona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes.</p> <p>When reviewing an application for development within the Fruitland-Winona Secondary Plan area, the following matters shall be evaluated: compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other nuisance effects, transition in height and density to adjacent and existing residential development, and the policies in Section 7.4.14 – Block Servicing Strategy and all other applicable policies of this Secondary Plan.</p>	<p>The proposal is for a long term care facility providing housing options for people of different ages and abilities in need of continuing care.</p> <p>The proposed height of the building at six storeys has warranted the request for a sun shadow study and pedestrian level wind study. The sun shadow study, prepared by Esposito Architects dated October, 2025, and wind study, prepared by RWDI, dated July, 2025, meet the City’s Terms of Reference and there are no impacts.</p> <p>The proposal is not expected to result in concerns of overlook and provides a transition in built form adjacent to existing residential development which is expected to evolve in the area. The proponents have submitted a revised plan that provides a greater setback for the proposed southern wing and eastern property line, which reduces overlook and shadowing concerns for the proposed development to the east. With regard to noise, an Environmental Noise Assessment, prepared by SLR Consulting Canada Inc. dated September 4, 2025, was submitted. The report recommends the installation of air conditioning, and that warning clauses shall be registered on title and/or contained within any future Resident Agreements. With regard to lighting, a lighting plan will be required to be submitted through Site Plan Control. With regard to traffic, A Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 21, 2025, was submitted. Staff found that the local transportation network can support the proposed development.</p> <p>The proposal complies with these policies.</p>

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<p>Institutional Designation</p> <p>Policy: B.7.4.8 a)</p>	<p>For the subject lands, Section E.3.10 - Community Facilities/Services and Section E.6.0 - Institutional Designation of Volume 1 shall apply to lands designated Institutional on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan:</p> <p>a) Notwithstanding Policy E.6.2.6, where institutional uses cease on lands designated institutional located on the south side of Barton Street, Medium Density Residential 2, parks, and open space uses, or community facilities/services uses may be permitted without an amendment to this Plan, provided the residential uses are compatible with the surrounding area and are in keeping with the policies of this Plan.</p>	<p>The lands are currently predominantly designated “Low Density Residential 2” and “Low Density Residential 3” while remaining portions are designated “Neighbourhood Park” and “Natural Open Space” in the Fruitland-Winona Secondary Plan. The proposed use is a long term care facility, as such the “Institutional” designation is appropriate for the lands.</p> <p>As noted in the Volume 1 policies above, the proposal has been evaluated against Medium Density Residential criteria due to its location and built form. Staff note that the Fruitland Winona Secondary Plan limits Medium Density Residential development to 3.5 storeys in height, whereas the proposal is for a six storey building (see Appendix “I” to Report PED26068 for further discussion on maximum height). The intent of the Fruitland-Winona Secondary Plan’s height maximums (particularly its Residential designations) is for compatibility, character, and air drainage.</p> <p>The proposal implements a built form and height that staff consider to be compatibly integrated within the surrounding area. The surrounding area is made up of vacant land slated for development with existing residential buildings and institutional buildings (places of worship), with several single detached dwellings located along Highway No. 8 and Glover Road.. An Air Drainage Analysis, prepared by SLR Consulting Canada Inc. dated August 25, 2025, finds the development is not expected to measurably disrupt regional cold-air drainage.</p> <p>The proposal meets the Medium Density Residential design criteria of Volume 1 as the proposal is directly accessed from a major arterial road, is integrated with other lands in the Neighbourhoods Designation, provides adequate landscaping, amenity features, parking, and buffering, and is not anticipated to</p>

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<p>Institutional Designation</p> <p>Policy: B.7.4.8 a) (continued)</p>		<p>result in adverse shadowing or overlook impacts on adjacent residential uses.</p> <p>The proposed Official Plan Amendment is to redesignate the subject lands from “Low Density Residential 2” and “Low Density Residential 3” designations to “Institutional”, as such Sections E.3.10 and E.6.0 have been evaluated earlier in this policy review. Subsection a) does not apply as the lands are not located off of Barton Street.</p> <p>The proposal complies with the policy.</p>
<p>Neighbourhood Park Designation</p> <p>Policy: B.7.4.7.2</p>	<p>In addition to Section B.3.5.3 – Parkland Policies and Section C.3.3 – Open Space Designations of Volume 1, the following policies shall apply to lands designated Neighbourhood Park on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan:</p> <p>a) Lands designated Neighbourhood Park shall be visible and accessible to the public with unobstructed views provided to improve natural surveillance;</p> <p>b) Neighbourhood Parks shall generally be square or rectangular in shape and have significant street frontage. The specific location, size and shape of Neighbourhood Parks may vary subject to approval of the City without amendment to this plan.</p>	<p>The design and layout of the Neighbourhood Park will have to be considered further when the Fruitland Winona Secondary Plan progresses through subsequent development applications.</p> <p>The proposal is to redesignate a portion of lands designated “Neighbourhood Park” to “Natural Open Space”. The purpose of the redesignation is to recognize a vegetation protection zone from the drip line of the woodlands to the east. Staff are supportive of this as the revision is technical and considers the limits of the adjacent natural heritage features to be added to the “Natural Open Space” designation, as discussed below.</p> <p>The proposal complies with this policy.</p>

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<p>Natural Open Space Designation</p> <p>Policy: B.7.4.7.5</p>	<p>In addition to Section B.3.5.3 – Parkland Policies and Section C.3.3 - Open Space Designations of Volume 1, the following policies shall apply to lands designated Natural Open Space on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan:</p> <p>a) Notwithstanding Policy C.3.3.4, the following uses only shall be permitted on lands designated Natural Open Space:</p> <ul style="list-style-type: none"> i) Pedestrian pathways, trails, bikeways, and walkways; and, ii) Forest, fish, and wildlife management areas. 	<p>The realigned area to be designated “Natural Open Space” is being zoned Conservation/Hazard Land (P5) Zone for the protection and enhancement of the identified floodplain and vegetation protection zone areas. The zone limits land uses to conservation, flood and erosion control facilities and passive recreation.</p> <p>The proposal complies with this policy.</p>
<p>Streetscape and Built Form</p> <p>Policy: B.7.4.10.6</p>	<p>The layout of streets, configuration of lots and the siting of buildings shall ensure there is no reverse lotting adjacent to streets; streets and open spaces have an appropriate degree of continuity; opportunities are provided for the creation of views both within the community and adjacent to natural heritage areas; and, pedestrian connections to public streets and other outdoor spaces are encouraged.</p>	<p>The proposal orients the building north/south and does not result in reverse lotting adjacent to Highway No. 8. The proposed building is connected via a sidewalk to Highway No. 8.</p> <p>The proposal complies with this policy.</p>
<p>Natural Heritage</p> <p>Policies B.7.4.2.5, B.7.4.11.1, B.7.4.11.2, and B.7.4.11.3</p>	<p>Ensure natural heritage features, such as environmentally significant areas, valley lands, streams, significant woodlands, and wetlands are protected and enhanced, and prohibit development on lands with natural hazards such as flood plains. In addition to Section 2.0 – Natural Heritage System of Volume 1, the following policies shall apply to lands within the Fruitland-Winona Secondary Plan Area:</p>	<p>The proposal includes the Conservation/Hazard Land (P5) Zone on a portion of the subject lands to ensure protection of the natural heritage features. A Vegetation Protection Zone of 15 metres is included from both the watercourse, the woodland, and the lands within the flood plain are to be zoned Conservation/Hazard Land (P5) Zone. This zone will prohibit development and contribute to maintaining, enhancing, and linking the natural heritage system and promote a natural heritage corridor.</p>

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<p>Natural Heritage</p> <p>Policies B.7.4.2.5, B.7.4.11.1, B.7.4.11.2, and B.7.4.11.3 (continued)</p>	<p>Ensure natural heritage features, such as environmentally significant areas, valley lands, streams, significant woodlands, and wetlands are protected and enhanced, and prohibit development on lands with natural hazards such as flood plains. In addition to Section 2.0 – Natural Heritage System of Volume 1, the following policies shall apply to lands within the Fruitland-Winona Secondary Plan Area:</p> <ul style="list-style-type: none"> a) Promote a healthy Natural Heritage System by restoring, enhancing, and linking habitat/Core Areas, vegetation protection zones, linkages, and restoration areas; b) Shall comply with the Endangered Species Act, 2007 or its successor legislation; and, <p>Vegetation Protection Zones and Restoration Areas Vegetation Protection Zones and Restoration Areas are identified on Map B.7.4- 2 – Fruitland-Winona Secondary Plan - Natural Heritage System.</p> <p>In addition to Section 2.0 – Natural Heritage System of Volume 1, the following policies shall apply to lands identified as Vegetation Protection Zones and Restoration Areas:</p> <ul style="list-style-type: none"> • Where possible, the Vegetation Protection Zone should restore or enhance the features and/or ecological functions of the Core Area as recommended by an Environmental Impact Statement. 	<p>The proposal complies with these policies.</p>

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<p>Natural Heritage</p> <p>Policies B.7.4.2.5, B.7.4.11.1, B.7.4.11.2, and B.7.4.11.3 (continued)</p>	<ul style="list-style-type: none"> When new development or site alteration is proposed adjacent to or within a Restoration Area, the Restoration Area shall be evaluated through an Environmental Impact Statement in accordance with the SCUBE Sub-watershed Studies where required by the City of Hamilton and shall require site specific restoration or planting plans as per the completed Environmental Impact Statement. 	
<p>Active Transportation Network</p> <p>Policy: B.7.4.13.1</p>	<p>Active transportation, including walkability shall be promoted in the design of the Fruitland-Winona Secondary Plan area through the provision of transit facilities, transportation demand management, pedestrian facilities, and connections between all major destinations such as schools, parks, and commercial areas.</p>	<p>The proposed development supports active transportation by including 11 long term and 16 short term bicycle parking spaces. The proposal provides pedestrian connection to the main entrance from Highway No. 8 and is within walking distance to existing and planned transit facilities.</p> <p>The proposal complies with this policy.</p>
<p>Block Servicing Strategy and Implementation</p> <p>Policies: B.7.4.14.1 c), B.7.4.14.1 n), B.7.4.14.1 o), B.7.4.14.1 q), B.7.4.17.2, B.7.4.17.3, and B.7.4.14.4</p>	<p>A Block Servicing Strategy shall be used by the City to guide the review of planning applications within the respective Block Servicing Strategy area.</p> <p>All development applications shall demonstrate that they comply with, and all development shall proceed in accordance the approved Block Servicing Strategy.</p> <p>Notwithstanding Policy F.1.4.7 of Volume 1, and in accordance with Policy 7.4.17.1 of this Plan, the boundaries of the land use designations on Map B.7.41 – Fruitland –Winona Secondary Plan – Land Use Plan, and the alignment of proposed collector roads identified on Map B.7.4-3 – Fruitland- Winona Secondary Plan –</p>	<p>The proposed development has been reviewed in accordance with the Block 2 Fruitland-Winona Servicing Strategy. A sanitary sewer extension of approximately 175 m from the intersection of Glover Road and Highway No. 8 to the subject lands is proposed, which generally complies with the alternative local sanitary sewer location illustrated in the Fruitland-Winona Block 2 Servicing Strategy.</p> <p>The Block 2 Servicing Strategy identifies a future local road over the subject lands. The proponents do not require this road as their access is proposed from Highway No. 8. Staff note that an adjacent landowner to the east has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (UHOPA-25-015, ZAC-25-029, and 25T-202506), which proposes alternate alignments of this local road. The removal of the local road will not have an impact on the future access to this site or to other properties which consider the</p>

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<p>Block Servicing Strategy and Implementation</p> <p>Policies: B.7.4.14.1 c), B.7.4.14.1 n), B.7.4.14.1 o), B.7.4.14.1 q), B.7.4.17.2, B.7.4.17.3, and B.7.4.14.4 (continued)</p>	<p>Transportation Classification Plan, are intended to be flexible and may be modified within the Block Servicing Strategy to achieve a desirable urban pattern without amendment to this Plan, provided the proposed change does not result in a decrease in the residential density for the Block area or alter the intention and functionality of the collector road system;</p> <p>The following shall apply to new road crossings:</p> <ul style="list-style-type: none"> i) Where possible, road crossings shall avoid significant and/or sensitive natural features; ii) Where it is not possible for road crossings to avoid significant and/or sensitive natural features, road crossings may be located in previously disturbed watercourse reaches or in locations where the disturbance or removal of riparian vegetation can be minimized; iii) New roadway culverts and bridges shall have sufficient conveyance capacity to pass the regulatory flood event to avoid adverse backwater effects; and, <p>If a minor realignment of the stream channel is necessary to achieve the desired crossing configuration, the new channel should be established using natural channel design principles.</p>	<p>local road within the Block 2 Servicing Strategy. The adjacent applications remain under review. Sufficient land has been left in place should the east-west link be required through the subject lands from the central proposed collector road in Block 2 to Glover Road in the future.</p> <p>The proposed development represents a higher density than what was approved in the Block 2 Servicing Strategy for the Fruitland-Winona Secondary Plan. As such, the applicant is required to provide an updated sanitary sewer design sheet for the Block 2 Servicing Strategy to confirm that the municipal sanitary sewer on Glover Road has sufficient capacity.</p> <p>An amendment to the Block 2 Servicing Strategy as shown in Appendix “J” to Report PED26068 is recommended for approval. The proposal is found to be generally consistent with the Block 2 Servicing Strategy, considering the future local roads are not required for the subject lands, and provided the proponents prepare an updated sanitary sewer design.</p> <p>The proposal complies with these policies.</p>

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Access Management Policy B.7.4.13.9 d)	Access locations and access design shall conform to all City and Transportation Association of Canada guidelines	Access to the site from Highway No. 8 will conform with the City and Transportation Association of Canada guidelines. The proposal complies with this policy.
Stormwater Management Policy: B.7.4.16.1 d)	Stormwater management facilities shall be designed to provide visual attraction and passive recreation where possible.	The proposal considers underground storage tanks for stormwater quantity control, which allows for more flexibility for surface features. Details for visual attraction and passive recreation can be achieved through the Site Plan Control process. The proposal complies with this policy.
Air Drainage Policy: B.7.4.17.6	In addition to Section F.1.19.6 – Complete Application Requirements and Formal Consultation, the following study shall be required: (OPA 221) a) An Air Drainage Analysis Brief, which has been prepared by a qualified environmental engineer with additional information being provided by a climatologist, and agrologist who are specialized in the field of tender fruit and grape production, to the satisfaction of the City. The Air Drainage Analysis Brief shall include the following: i) A review of the existing conditions, including air photos, topography, thermal conditions, climate, and air movement down the Niagara Escarpment and towards Lake Ontario, to evaluate the effects of the proposed development on the existing microclimate and airflow.	An Air Drainage Analysis, prepared by SLR Consulting Canada Inc. dated August 25, 2025, finds the development is not expected to measurably disrupt regional cold-air drainage. Although the proposal does not obstruct the creek traversing the property, the creek must remain free of physical barriers in all future phases, as it functions as a local cold-air drainage pathway. A Conservation/Hazard Land (P5) Zone is proposed for the creek and associated floodplain, which will limit development and obstructions.