

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 11
COMMITTEE DATE: June 4, 2013	
SUBJECT/REPORT NO: Fruitland-Winona Secondary Plan and Official Plan Amendments and Stoney Creek Urban Boundary Expansion Sub-watershed Study (PED13099/PW13040) (Ward 11) (Outstanding Business List Item)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department Don Hull Acting General Manager Public Works Department	PREPARED BY: Alissa Mahood (905) 546-2424 Ext. 1250 Nahed Ghbn (905) 546-2424 Ext. 6413
SIGNATURE: 	

RECOMMENDATION

- (a) That draft Official Plan Amendment No. [REDACTED] to the former Regional Municipality of Hamilton-Wentworth Official Plan, attached as Appendix “A” to Report PED13099/PW13040, be adopted by Council;
- (b) That draft Official Plan Amendment No. [REDACTED] to the former City of Stoney Creek Official Plan, attached as Appendix “A” to Report PED13099/PW13040, be adopted by Council;

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- (c) That draft Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan, attached as Appendix “B” to Report PED13099/PW13040, be received and held in abeyance until such time as the relevant sections of the Urban Hamilton Official Plan come into force and effect; and when the relevant sections of the Urban Hamilton Official Plan come into force and effect, that Planning and Economic Development staff be directed and authorized to hold a Public Meeting, pursuant to the provisions of the Planning Act, to consider the proposed Urban Hamilton Official Plan Amendment for the Fruitland-Winona Secondary Plan;
- (d) That the Fruitland-Winona Urban Design Guidelines, attached as Appendix “C” to Report PED13099/PW13040, be adopted;
- (e) That the General Manager of the Public Works Department be authorized and directed to file the Stoney Creek Urban Boundary Expansion (SCUBE) Sub-watershed Study with the Municipal Clerk for a minimum thirty (30) day public review period (see Appendix “D” to Report PED13099/PW13040);

NOTE: Due to the size of the Stoney Creek Urban Boundary Expansion Sub-watershed Study it has not been attached as part of this Staff report. A complete hard copy is available for public viewing in the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton City Hall or via the City of Hamilton website at www.hamilton.ca/Fruitland-Winona.

- (f) That the Outstanding Business List Item, respecting the Stoney Creek Urban Boundary Expansion (SCUBE) – Sub-watershed Study, be identified as complete and be removed from the Planning Committee Outstanding Business List.

EXECUTIVE SUMMARY

Fruitland-Winona Secondary Plan:

The Fruitland-Winona Secondary Plan has been completed for the lands east of Fruitland Road, north of Highway No. 8, south of Barton Street (including Winona); and the lands east of Winona, north of Highway No. 8, south of the QEW, and west of the City limits, (see Appendix “E”).

The purpose of the Fruitland-Winona Secondary Plan is to establish land uses, the transportation network, infrastructure requirements, and development standards to guide the development of lands located in the Fruitland-Winona Secondary Plan area for the next 20 years. At the same time, the Secondary Plan provides protection to the neighbourhood’s natural areas and heritage resources. It is anticipated that the

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Secondary Plan will accommodate approximately 6,700 dwelling units, and approximately 15,700 residents.

The policies of the Secondary Plan will become part of the former City of Stoney Creek Official Plan. The Secondary Plan will also be amended into the Urban Hamilton Official Plan (UHOP) once the Plan is in effect.

Preparation of the Secondary Plan has involved extensive consultation with City staff, agencies, and the public. The City engaged key stakeholders and the broader community in a series of consultation events aimed at identifying common principles, opportunities, and constraints, and a preferred land use strategy for the area, which became the basis for the Fruitland-Winona Secondary Plan.

A number of studies were also carried out to support the Secondary Planning process including transportation, sub-watershed, and commercial studies. The transportation studies provided the framework for the transportation system within the Plan area. The sub-watershed studies identified the framework for the Natural Heritage System and Block Servicing Strategy. The commercial studies provided direction for the amount and types of commercial uses the Secondary Plan area could accommodate. These studies are described in the summary report entitled "Fruitland-Winona Secondary Plan Summary Report" (see Appendix "F").

A number of issues were also identified during the Secondary Plan process, which contributed to shaping the final design of the land use plan. These issues include the existing Business Park to the north, the Greenbelt Plan block that separates the Plan into two areas, physical challenges related to the topography of the area, air drainage issues related to the rural farming area to the south, the natural heritage system, planning for a range of densities, and the need for a community focal point to provide a sense of image and identity for the community.

A summary of the issues, opportunities, and process undertaken to develop the Fruitland-Winona Secondary Plan is described in the "Fruitland-Winona Secondary Plan Summary Report" (see Appendix "F").

Accompanying the Secondary Plan is a set of Urban Design Guidelines, which are to be adopted by Council and will assist in promoting the unique character and design of the Fruitland-Winona Secondary Plan area (see Appendix "C"). The Urban Design Guidelines will not form part of the Official Plan, but will be adopted by Council to guide the urban form and design of development within the Secondary Plan area at the Subdivision and Site Plan stages of development. Development applications shall be in accordance with the Urban Design Guidelines.

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The Fruitland-Winona Secondary Plan is consistent with the Provincial Policy Statement, the Places to Grow Growth Plan, the Greenbelt Plan, and the Urban Hamilton Official Plan framework. The Plan identifies future locations for new residential development, commercial, and employment opportunities at a range of densities and forms, mixed-use development, parks, and open space areas. The Secondary Plan will allow for development of the area, which is sensitive to land uses in the surrounding area, including the Greenbelt, natural open space areas, the existing low density residential development within the community of Winona, and future Employment lands to the north.

Stoney Creek Urban Boundary Sub-Watershed Study:

On June 20, 2012, Council tabled the Stoney Creek Urban Boundary Expansion (SCUBE) Sub-watershed Study (PW12049) to respond to comments from the Hamilton Conservation Authority (HCA).

A summary of the outstanding items, highlighted in the letter by HCA dated, May 18, 2012, is provided below:

- HCA recommends that additional breeding bird surveys be undertaken for the entire SCUBE area. In particular, further investigation of locality data and breeding evidence for Bobolink and Eastern Meadowlark;
- HCA requests that flows and floodlines associated with SCUBE West be updated; and,
- HCA requests that Woodland 6 in the SCUBE West area, together with potential linkages, be identified as a core area.

The City has completed the following complementary studies and field work to respond to HCA's comments.

Breeding Bird Survey:

The City completed a breeding bird survey for the entire SCUBE area. The survey report was forwarded to HCA for comments. On November 7, 2012, HCA expressed their satisfaction with the Breeding Bird Survey Report. The Survey Report determined that no area within SCUBE was required to be preserved in order to avoid the impacts of avian Species at risk (SAR). Subsequently, the Sub-watershed Study Reports (SCUBE East Phases 1 and 2, SCUBE West Phases 1 and 2, and SCUBE Phase 3) were updated to incorporate findings from the Breeding Bird Survey Report. The breeding bird survey is attached as Appendix "G".

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Flow and Rain Monitoring Program Along With Hydrology and Hydraulics Update:

Two flow monitors and one precipitation gauge were installed. The precipitation gauge was installed on the roof of the Kiwanis Club building on Jones Road. Information was collected (continuously in 5 minute increments) and downloaded monthly. The two flow monitors were installed in Watercourse 5.0 and Watercourse 6.0, between South Service Road and the QEW.

The results from the rain and flow monitoring program were used to recalibrate the hydrology model and update the hydraulic model of the SCUBE Sub-watershed Study. Along with supporting documents, updated flows and floodlines associated with SCUBE West were submitted to HCA. On January 2, 2013, an updated Report on the hydrology for SCUBE West was provided to HCA. This document will replace the existing sections in the SCUBE West Phase 1 and 2 Report from March 2012.

On January 29, 2013, the updated section in the SCUBE West Report relating to hydraulics was submitted. Meetings with HCA were also held on January 10, and March 8, 2013, to discuss the updated information with the hydrology and hydraulics results. The HCA was satisfied with the information submitted. A policy has been added to the Secondary Plan to determine the floodplains for two locations along Watercourse 5.0 and one location along Watercourse 8.0.

Woodlot 6:

Due to access limitations, the Sub-watershed Study did not have the required information for classifying Woodlot 6 as a core area. However, it was agreed that the Fruitland-Winona Secondary Plan show Woodlot 6 along with potential linkages as a candidate core area subject to refinement with the required field surveys. Updated figures were provided to the City on April 17, 2012. HCA's November 7, 2012, letter states that preservation of Woodland 6 in the Secondary Plan is satisfactory. However, on April 22, 2013, City staff and the Hamilton Conservation were made aware that Woodlot 6 had been removed.

Localized Flooding Concerns:

The Ward Councillor identified several locations with historic localized flooding problems. Staff met on site with the Councillor on November 20, 2012. The first area of concern is roughly bounded by Highway No. 8 to the north, Winona Road to the east, Lorado Drive to the South, near Winona Tim Horton's restaurant (south-west corner) and Rosepark Crescent to the west. All of these locations were included as part of the flood investigation project initiated in December 2012 by Infrastructure and Source Water Planning (ISWP) to analyse flooding issues and develop mitigation measures.

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Two more sites located on Barton Street upstream and downstream of Watercourse 5.0 and Watercourse 7.0 were also identified with poor drainage problems and debris blockage. Road Operations staff cleaned debris and sediments on these sites.

HCA expressed no objection to the filing of the Sub-watershed Study reports in their March 28, 2013, letter.

Alternatives for Consideration - See Page 30.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: Development Charges - As development occurs, the City will receive development charges for the residential units, employment lands, as well as commercial and institutional development. Exact development charges will be known at the time of development, at the applicable Development Charges rate.

Tax Assessment - The City will receive additional tax assessment from the area after development occurs. This assessment will be dependent on the market value and type of development (residential, commercial, etc.) and the tax rate in place.

Staffing: There are no staffing implications.

Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an Official Plan Amendment.

HISTORICAL BACKGROUND (Chronology of events)

Fruitland-Winona Secondary Plan:

On October 23, 2003, the City of Hamilton adopted amendments to the Regional Official Plan (ROPA 14) and the Stoney Creek Official Plan (OPA 99) to expand the urban boundary in lower Stoney Creek to accommodate future growth. The urban boundary expansion included the lands east of Fruitland Road to the Hamilton municipal boundary between Highway No. 8 and Barton Street, as well as lands north of Barton Street on the west side of Fifty Road and north of the CNR tracks, as illustrated in Appendix "I". Two appeals were filed against the urban boundary expansion and, subsequently, in 2005, the Province's Greenbelt Plan came into effect and removed approximately one third of the original urban boundary expansion area proposed for urban use. In November 2005, the Ontario Municipal Board (OMB) issued a decision on the appeals

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(OMB Decision/Order No. 1202), which approved the City and Province's settlement to allow the lands outside the Greenbelt area to be designated "Urban" with a Special Policy Area. The Special Policy Area required a transportation study, water, wastewater and stormwater analysis, and an evaluation of the appropriateness of commercial development on lands located north of the CN Railway tracks and east and west of Fifty Road. Once these studies were complete, the City could proceed with comprehensive planning for the entire area, including a general land use concept for all the lands on the basis of housing density and mix, projected population, school requirements, commercial lands, and employment lands. A second OMB Decision was issued on September 9, 2010, to permit urban uses on three parcels that were within the Province's Greenbelt Plan (970 Barton Street, 1361 Barton Street, and 347 Fifty Road) and add them to Special Policy Area 'F'.

The Fruitland-Winona Secondary Plan area includes lands east of Fruitland Road, north of Highway No. 8, south of Barton Street (including Winona); and the lands east of Winona, north of Highway No. 8, south of the QEW, and west of the City limits, as illustrated in Appendix "E". The Secondary Plan area consists of approximately 376 hectares of land, with approximately 291 hectares available for future development. Lake Ontario is located to the north of the area and the Niagara Escarpment to the south. The mix of existing land uses found between the Lake and the Escarpment include residential, employment, rural, and Greenbelt land. These uses create a unique setting that required planning and design sensitivities. The Plan area is divided into two parts: east and west, which are separated by lands protected by the Greenbelt Plan. The location, shape, configuration, and unique characteristics of the area posed opportunities and challenges that affected the overall design and the Draft Preferred Land Use Plan.

SCUBE Sub-Watershed Study:

On June 20, 2012, staff presented the Stoney Creek Urban Boundary Expansion (SCUBE) Sub-watershed Study (PW12049) at the General Issues Committee (GIC). Committee directed staff to report back after completion of all reports and studies to respond to the comments from Hamilton Conservation Authority (HCA).

The Stoney Creek Urban Boundary Expansion (SCUBE) Sub-watershed Study was prepared for Public Works by Aquafor Beech Limited, for the Lower Stoney Creek Area in consultation with Planning and Economic Development staff, the Hamilton Conservation Authority, and the public. High level strategies for watershed management and stormwater management were developed to reflect the contemplated land uses in the study area. The Sub-watershed Study was conducted as a Master Plan intended to satisfy Phases 1 and 2 of the Municipal Engineers Association (MEA) Municipal Class Environment Assessment Act (Class EA) process (October 2000, as amended in 2007).

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This EA process includes problem/opportunity identification, evaluation of alternative solutions, and selection of a preferred solution. Stakeholder consultation is an important part of the EA process, and a key component of the Study.

The Sub-watershed Study is a framework document that will be used to implement stormwater management strategies at modern service levels, and to guide any future Secondary Plan Policies for the Fruitland-Winona Secondary Plan area. Interested parties will have the opportunity to provide comments during the 30-day review period. Study recommendations can be incorporated into the block servicing strategies following the successful completion of this 30-day review period.

The Study recommendations have guided the development of the Fruitland-Winona Secondary Plan and policies, delineation of the Natural Heritage System, and the development of related policies in the Secondary Plan for additional master servicing analyses and/or block servicing strategies.

POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS

The major elements of the policy framework affecting the Fruitland-Winona Secondary Plan are outlined below.

PROVINCIAL PLANNING FRAMEWORK:

1.0 Provincial Policy Statement (2005):

The Planning Act requires that a Council of a municipality, in exercising any authority that affects a planning matter, shall be consistent with policy statements issued under Section (1) of the Planning Act. This provision refers to the Provincial Policy Statement (PPS), a document with policies that focus on key provincial interests related to land use planning, conservation, and development. In regard to the growth and development of the Fruitland-Winona lands, the PPS set the parameters for the planning process. The PPS requires municipalities to focus growth in Settlement Areas and implement policies such as 1.1.1b) “accommodate an appropriate range and mix of residential, employment, recreational, and open space uses to meet long term needs”. Policies 1.1.3.2 and 1.4.1 speak to the provision of densities that efficiently use land to allow for a mixture of uses and promote intensification and compact urban form. The Fruitland-Winona Secondary Plan promotes healthy active communities through the provision of a range of housing types and densities, Community and Neighbourhood Parks, and multi-use path systems. In addition, the proposed plan is also consistent with PPS Policy 2.1.1, which requires that natural features/areas be protected for the long term.

Throughout the planning process for the Fruitland-Winona Secondary Plan, the PPS has been used as a guide and, as such, the proposed Fruitland-Winona Secondary Plan policy direction is consistent with the PPS.

2.0 Places to Grow Growth Plan (2006):

The Places to Grow - Growth Plan for the Greater Golden Horseshoe is the Ontario government's plan to manage growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life across the Greater Golden Horseshoe. This Plan guides decisions on a wide range of issues, including economic development, land use planning, urban form, housing, natural heritage and natural resource protection, and provincial infrastructure planning. More specifically, it provides broad level policies generally applicable throughout the Greater Golden Horseshoe. The Growth Plan is a 25 year plan that aims to:

- Create complete communities that offer more options for living, working, learning, shopping, and playing;
- Provide housing options to meet the needs of people at any age;
- Curb sprawl and protect farmland and green spaces; and,
- Reduce traffic gridlock by improving access to a greater range of transportation options.

The Growth Plan provides direction for managing growth, including Greenfield areas. The Plan generates more consistent urban growth decisions in the City, promotes urban residential intensification, as well as provides a means to better utilize past and future infrastructure investments. For Greenfield developments, growth is to be managed by encouraging compact communities, reducing dependence on the automobile through the development of mixed-use, transit supportive, pedestrian-friendly urban environments, and by encouraging the development of a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces, and easy access to local stores and services. The density target for Greenfield areas is a minimum of 50 residents and jobs combined per hectare.

The proposed Fruitland-Winona Secondary Plan implements the policies of the Growth Plan, as demonstrated by the land uses, densities, and policies of the Secondary Plan.

MUNICIPAL PLANNING FRAMEWORK:

1.0 Region of Hamilton-Wentworth Official Plan:

In the former Region of Hamilton-Wentworth Official Plan (HWOP), the majority of the Fruitland-Winona Secondary Plan area is designated as “Urban”. The “Urban” designation provides for:

“A wide range of urban uses are permitted on lands designated “Urban” if full municipal services are available. The HWOP land use strategy for the Urban Area consists of a compact urban form and a firm urban area boundary. Infrastructure and Services are key components to supporting development.”

The Regional Official Plan also requires that Area Municipalities undertake Secondary Plans to target density, population/employment ratio, and intensification. The land use designations outlined in the Secondary Plan will result in opportunities for intensification through increased density in the urban area. The proposed Secondary Plan has been designed to ensure adequate populations are located close to future transit in keeping with the direction of the Regional Official Plan. In addition, Part D, Section 8, Watershed/Sub-watershed Planning of the Regional Official Plan, recognizes sub-watershed planning as a desirable process to be utilized in advance of, or in conjunction with Secondary Planning to produce more environmentally sensitive forms of development. As such, the Fruitland-Winona Secondary Plan includes direction from the associated SCUBE Sub-watershed studies.

Accordingly, the proposed plan complies with the land use and infrastructure policies of the former Region of Hamilton-Wentworth Official Plan. A Regional Official Plan Amendment is required to implement the Fruitland-Winona Secondary Plan. In addition, a number of properties within the Secondary Plan area, known as 1215, 1217, 1219, 1221, 1227, 1231, 1235, and 1239 Barton Street (see Appendix “H”) are designated “Industrial - Business Park” in the Regional Official Plan. A redesignation from “Business Park” to “Urban” is required.

2.0 Stoney Creek Official Plan:

The former City of Stoney Creek Official Plan designates the study area as follows:

- **“Special Policy Area F”** - requires comprehensive planning and a number of studies to be carried out for the Fruitland-Winona Secondary Plan area.

- **“Winona Urban Community Secondary Plan”** - recognizes the existing community of Winona, and includes low density residential uses and uses that are deemed necessary to serve the needs of local residents and the surrounding area.
- **“Residential”** - located north of Barton Street and east of Winona Road, which was a result of a previous Official Plan Amendment and OMB Hearing.
- **“General Commercial”** - includes scattered properties along Barton Street and Highway No. 8, as well as an area located at the southwest quadrant of the Queen Elizabeth Way and Fifty Road. This designation permits retail and service uses including offices, local institutional, community uses, restaurants and hotels, as well as uses similar and accessory such as dwelling units.
- **“Institutional”** - “Institutional” designated lands recognize existing places of worship, schools, and other institutional uses.
- **“Industrial - Business Park”** - eight properties located on the north side of Barton Street are designated “Industrial - Business Park” permitting a broad range of employment uses.
- **“Open Space”** - lands designated “Open Space” recognize an existing cemetery and the Winona Community Park.

An Official Plan Amendment will be required to the Stoney Creek Official Plan to adopt the Fruitland-Winona Secondary Plan.

3.0 Urban Hamilton Official Plan MMAH Modified, Currently Under Appeal to the Ontario Municipal Board:

On July 9, 2009, City Council adopted the Urban Hamilton Official Plan. The Plan was approved, with modifications, by the Ministry of Municipal Affairs and Housing in March, 2011. This Plan is currently under appeal to the Ontario Municipal Board. Lands in the Fruitland-Winona Secondary Plan area are designated as follows:

- **“Neighbourhoods”** - the majority of lands within the Secondary Plan area fall within the “Neighbourhoods” designation and are intended to function as complete communities, including the full range of residential dwelling types and densities, as well as supporting uses. Uses permitted include: residential dwellings, open space and parks, community facilities/services, and commercial uses.

Greenfield policies within the “Neighbourhoods” designation of the Urban Official Plan provide direction for density, requiring a minimum of 70 people and jobs per hectare. In addition, Residential Greenfield Design policies direct Greenfield communities to be designed to include a focal point with all elements of the design of the community, including the layout of streets, trails, and connections contributing to the creation of the community focal point. Further direction is given with regard to addressing natural heritage, urban design, and opportunity for alternative development standards.

- **“District Commercial”** - there are two areas in the Fruitland-Winona Secondary Plan area designated as “District Commercial”: a block of land west of Fifty Road, south of the QEW and east of Winona Road; and, the Horizon Utilities property located on Highway No. 8 between Fruitland Road and Jones Road. This designation is intended to provide retail and service commercial uses to serve the immediate neighbourhood.
- **“Industrial - Business Park”** - the area east of Fifty Road and north of the CN Rail line is designated “Industrial - Business Park”, as well as eight residential properties located at 1215, 1217, 1219, 1221, 1227, 1231, 1235, and 1239 Barton Street. Business Parks are intended for a broad range of employment uses. Staff was directed by Council, on March 20, 2012, to redesignate the lands on Barton Street from “Business Park” to “Neighbourhoods”.
- **“Open Space”** - there are two areas in the Fruitland-Winona Secondary Plan area designated as “Open Space” in the Urban Official Plan: Mountainview Garden Cemetery, located at 735 Highway No. 8, and Winona Park, located off Barton Street, east of Winona Road. Permitted uses include active and passive parks, recreation and community centres, pedestrian pathways, trails, bikeways, walkways, marinas, forest and fish management areas, and cemeteries.
- **“Area Specific Policy USC-3”** - The Secondary Plan study area is identified as Urban Area Specific Policy USC-3. These policies represent the implementation of OMB Decision No. 1202, requiring a number of studies and the Secondary Planning process to be carried out prior to development in the area (it carries forward the policies contained in Special Policy Area ‘F’ of the Stoney Creek Official Plan).

An amendment to the new Urban Hamilton Official Plan will be required to implement the Fruitland-Winona Secondary Plan.

RELEVANT CONSULTATION

Fruitland-Winona Secondary Plan:

Public consultation was an important component of the planning process for the Fruitland-Winona Secondary Plan and included the following:

- Technical Advisory Committee (Internal and Agency Consultation).
- Public Information Centres.
- Community Advisory Committee.
- Web Page.

The details relating to the consultation carried out for the Secondary Plan are included in the “Fruitland-Winona Secondary Plan Summary Report” (see Appendix “F”).

SCUBE Sub-Watershed Study:

Subsequent to the Council Report (PW12049) in June 20, 2012, consultations have been conducted with staff from the Planning and Economic Development, Hamilton Conservation Authority (HCA), and the Ward Councillor. Three meetings took place with HCA on November 7, 2012, January 10, 2013, and March 8, 2013. At the meetings, findings and results of the undertaken complementary studies and field survey were discussed. City staff and HCA agreed to proceed with filing of the Sub-watershed Study. HCA expressed no objection to the filing of the Sub-watershed Study reports, as indicated in the letter provided by HCA on March 28, 2013.

City staff met with the Ward Councillor on November 20, 2012, on site to discuss the localized flooding concerns identified by the Councillor. Another meeting with the Councillor took place on February 20, 2013. Status and findings of the undertaken studies, as well as the feedback from Hamilton Conservation Authority, were discussed at this meeting.

No objection to filing the SCUBE Sub-watershed Study was identified.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

Fruitland-Winona Secondary Plan:

The Fruitland-Winona Secondary Plan area is a unique Greenfield development area that offered many challenges during the development of the Secondary Plan. There

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were a number of issues and opportunities that shaped the final design of the land use plan and policies. The Plan area is located south of an existing partially developed business park to the north, separated by Barton Street (an arterial road truck route). The lands to the south of the Plan are regulated by the Niagara Escarpment Plan and contain Niagara Escarpment lands, with agricultural land uses. One of the most challenging elements was the centrally located Greenbelt block that divides the Secondary Plan area.

In addition to the physical challenges of the geography of the study area, there were also a number of issues and opportunities that were identified throughout the process, and through consultation with City staff, stakeholders, and the public. These are detailed in the Fruitland-Winona Summary Report (see Appendix “F”).

Overall, the key comments and concerns raised throughout the process included:

- Truck traffic on Fruitland Road and the future location of the Fruitland Road By-pass;
- New development should be of a similar scale and respect the small town character of existing areas, and be of good quality design;
- Density - the community expressed a desire for a generally low density community;
- Preservation of the existing Winona Urban Community as a unique community;
- Provision of more parkland and community facilities;
- Improvements to existing watercourses and natural areas;
- Opportunities to enhance pedestrian movement and access; and,
- The proposed District Commercial development on Fifty Road.

The intent of the Fruitland-Winona Secondary Plan is to establish a detailed land use framework for the study area, and to incorporate this framework into the former City of Stoney Creek Official Plan and the new Urban Hamilton Official Plan. The Secondary Plan is consistent with the Provincial Policy Statement, as it accommodates a range of densities and a mix of uses to meet residents’ long-term needs and provides park and open space areas for active and passive use. The Secondary Plan conforms with and implements the Places to Grow Growth Plan and density targets for Greenfield areas. The Urban Hamilton Official Plan also gives direction for Greenfield development densities, and according to the policies, Greenfield areas such as the Fruitland-Winona

area must be planned to achieve 70 persons and jobs per hectare to meet the overall density target of the City. The range of built form and densities provided within the Secondary Plan area achieves a projected density of approximately 73 persons and jobs per hectare and projected population of 15,700 residents. The proposed policy framework for the Fruitland-Winona Secondary Plan is in conformity with the intent and objectives of the former Region of Hamilton-Wentworth and former City of Stoney Creek Official Plans, and the intent and objectives of the City's new Urban Hamilton Official Plan. The Fruitland-Winona Secondary Plan will provide land use and urban design direction for the orderly and efficient development of lands within the Secondary Plan area. The proposed Secondary Plan designations are compatible with existing and planned development in the immediate area.

1.0 The Fruitland-Winona Secondary Plan Structure:

The Fruitland-Winona Secondary Plan area is divided into east and west modules by lands designated "Rural" and protected by the Greenbelt Plan. The eastern half includes the Winona Urban Community, an existing stable residential community which has been incorporated into the Secondary Plan. Within the heart of the Winona Urban Community, a local commercial main street area will provide a place making opportunity for a pedestrian friendly, mixed-use area for the community. There is also a mix of low and medium density residential areas, two new neighbourhood parks, and two elementary schools.

The western portion of the plan area comprises a mix of low and medium density residential areas, two new neighbourhood parks, a variety of commercial and institutional uses along Highway No. 8, and natural heritage features. The western portion of the Secondary Plan also contains a community focal point, which includes two elementary schools and a Community Park surrounded by medium density residential development. This focal point will provide the community with a sense of identity and a community landmark where people can come together for many reasons, including recreation, education, and social activities. A small neighbourhood commercial node at Highway No. 8 and Jones Road is planned to provide an opportunity for local commercial uses to serve community shopping needs. Along the length of the Secondary Plan, area collector roads divide the plan further into neighbourhoods.

Along the northern edge of the plan area is Barton Street, where a proposed pedestrian multi-use trail, the Barton Street Pedestrian Promenade, will provide an east/west connection throughout the Secondary Plan. This trail will provide additional open space that will buffer the new residential uses on the south side of Barton Street from the employment uses to the north. Higher densities are proposed adjacent to the Promenade in order to take advantage of scenic views

of the Escarpment and the Lake. Other walking trails have been integrated into the design of the community, and will provide important paths and linkages through the community to streets.

Highway No. 8 is the southern boundary of the Secondary Plan area and contains a variety of proposed land uses, including residential, commercial, and institutional. It has also been designated a Character Road to commemorate its history as a major transportation route. As the area develops, the character of Highway No. 8 will change transforming the streetscape to one which is urban on one side and rural on the other, providing many scenic opportunities. Within strategic and highly visible areas, gateways will be located creating a sense of identity and place-making for the neighbourhoods. Policies in the Secondary Plan require the preparation of a Streetscape Master Plan for Highway No. 8 from Fruitland Road to Fifty Road.

2.0 Secondary Plan Supporting Studies:

The following studies provided direction for the systems and foundations of the Secondary Plan.

SCUBE Sub-watershed Study and Natural Heritage System:

The SCUBE Sub-watershed studies identified the natural heritage system for the Fruitland-Winona Secondary Plan area and provided direction for stormwater management and the Block Servicing Strategy. The recommendations include identifying the streams, wetlands, and woodlots as core features with associated buffers. The Natural Heritage System for the Fruitland-Winona Secondary Plan area consists of Core Areas, Linkages, Restoration Areas, Vegetation Protection Zones, and streams, and is illustrated on Map B.7.4-2- Natural Heritage System Map of the Secondary Plan.

SCUBE Transportation Master Plan and Fruitland Road Municipal Class EA:

The transportation system for the Fruitland-Winona Secondary Plan was based on the findings from the SCUBE Transportation Master Plan, and further modified through the Fruitland Road Environmental Assessment Study. Early in the Secondary Plan process, connectivity challenges within the study area were identified. The spatial disconnect caused by the central Greenbelt block (Glover Road to McNeilly Road) results in a mid-block collector road break. Barton Street and Highway No. 8 are both arterial roads with truck routes that will act as active transportation corridors.

The Fruitland-Road Environmental Assessment preferred alternative 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. The collector road system and major transit route are identified in the Secondary Plan.

SCUBE Commercial and Employment Analysis:

During the study process it was determined, through a commercial and employment analysis, that the Secondary Plan area could not absorb any additional identifiable commercial service nodes due to the previous approval of lands located at the south-west intersection of the Queen Elizabeth Way and Fifty Road for District Commercial uses. However, there were still opportunities to build on the existing commercial area around the intersection of Winona Road and Highway No. 8, a smaller area around the intersection of Fruitland Road and Highway No. 8, and the intersection of Jones Road and Highway No. 8.

3.0 Land Use Designations of the Secondary Plan:

The proposed land use map for the Fruitland-Winona Secondary Plan (see Schedule “B-4” of Appendix “A”), contains the following designations: “**Low Density Residential 1**”, “**Low Density Residential 2**”, “**Low Density Residential 3**”, “**Medium Density Residential 2**”, “**Medium Density Residential 3**”, “**Local Commercial**”, “**District Commercial**”, “**Arterial Commercial**”, “**Neighbourhood Park**”, “**Community Park**”, “**General Open Space**”, “**Natural Open Space**”, “**Employment Area - Business Park**”, “**Institutional**” and, “**Utility**”.

Residential Designations:

Areas identified for Residential uses include the following designations: “Low Density Residential 1” (LDR1), “Low Density Residential 2” (LDR2), “Low Density Residential 3” (LDR3), “Medium Density Residential 2 (MDR2)”, and “Medium Density Residential 3 (MDR3)”.

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	Permitted Uses	Density (Units Per Ha.)	Maximum Height	Location
Low Density Residential 1	Singles	1 to 29	2-storeys	Existing Winona Urban Community.
Low Density Residential 2	Singles, Semis, Duplex, Triplex, Street Town Homes	20 to 40	3-storeys	Internal areas of the plan, along local roads and in areas adjacent to Winona Urban Community.
Low Density Residential 3	Singles, Semis, Duplex, Triplex, all forms of Town House Dwellings, Places of Worship (subject to a Zoning By-law Amendment)	40-60	3-storeys	Generally located along arterial and collector roads and adjacent to Medium Density areas.
Medium Density Residential 2	Multiple Dwellings (except Street Town Homes), Institutional (subject to a Zoning By-law Amendment)	60-75	4-storeys	Surrounding the Community Park and school sites in both the east and west portions of the plan and along Collector Road 'A'.
Medium Density Residential 3	Multiple Dwellings (except Street Town Homes), Institutional (subject to a Zoning By-law Amendment)	60-100	6-storeys	Along Barton Street.

The LRD1 designation recognizes the existing residential development in Winona Urban Community.

The MDR2 designation provides density within walking distance to parks, schools, and local commercial uses, and provides a transition between Low Density residential areas and areas designated MDR3. The MDR3 designation will support future public transit, and permits a form of development that lends itself to addressing potential compatibility concerns with the employment lands to the north.

1215 - 1239 Barton Street:

There are eight residential properties located along the north side of Barton Street, west of Winona Road, known municipally as 1215, 1217, 1219, 1221, 1227, 1231, 1235, and 1239 Barton Street that are currently designated “Industrial - Business Park” (for location map refer to the “Summary Report” attached as Appendix “F”). These parcels were left remnant industrial lands from a previous Official Plan Amendment and Ontario Municipal Board decision, which converted adjoining properties from “Industrial” to “Residential” uses. The final Ontario Municipal Board decision on these lands was issued in January 2011, after the adoption of the Urban Hamilton Official Plan; therefore, staff did not have the opportunity to include these lands in the Municipally Initiated Comprehensive Review for Employment Lands. As a result, 1215-1239 Barton Street were left as remnant parcels of industrial land fronting on Barton Street. These properties form a small, isolated, industrial designated pocket in an area primarily surrounded by residentially designated land. The location, assembly, and size of the eight parcels (1.5 hectares) make the subject lands unlikely to be developed for industrial use. Had these remnant parcels existed at the time of the Municipally Initiated Comprehensive Review of Employment Lands, this area would have been captured within the conversion analysis, as the parcels meet the tests for conversion to a non-employment use, attached as Appendix “J” (Criteria for Employment Land Conversion).

These lands were initially excluded from the original Winona Urban Community Secondary Plan and were not included in Special Policy Area ‘F’ (which required completion of a Secondary Plan for the Fruitland-Winona area). The lands were not included because they were already in the Urban Area. On March 20, 2012, a motion was passed by Council with regard to 1215-1239 Barton Street directing staff to bring forward Official Plan Amendments for the subject lands to redesignate the eight properties from “Business Park” to “Urban” in the former Region of Hamilton-Wentworth Official Plan, to redesignate the subject lands from “Industrial-Business Park” to “Residential” in the former City of Stoney Creek Official Plan, and redesignate the lands from “Business Park” to “Neighbourhoods” within the Urban Hamilton Official Plan.

As staff is completing the Secondary Plan for Fruitland-Winona, it is appropriate to include the Barton Street lands within it rather than carrying out a separate amendment to the Official Plan at a later date. The lands have been designated “Low Density Residential 2” in the Preferred Land Use Plan. This designation is consistent with the designation of the lands on the south side of Barton Street, and is compatible with the existing surrounding Low Density residential development in the Winona Urban Community.

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Commercial Designations:

Commercial designations include “Local Commercial”, “District Commercial” and “Arterial Commercial”.

	Permitted Uses	Maximum Height	Location
Local Commercial	Commercial uses that cater to the weekly and daily needs of residents.	3-storeys	Along Highway No. 8 in the following locations: <ul style="list-style-type: none"> • East of Fruitland Road; • East and west of Jones Road; • Between McNeilly Road and Lewis Road; and, • Winona Urban Community.
District Commercial	Retail stores, personal services, financial establishments, restaurants, gas bars, car washes and service stations, arts and cultural uses, entertainment uses, free standing offices and an inter-regional multi-modal transportation hub.	4-storeys	South-west intersection of the QEW and Fifty Road.
Arterial Commercial	A range of uses catering to the traveling or drive-by consumer, and uses that are more land extensive (i.e. banquet halls, restaurants, garden centres, furniture stores, building and lumber supply establishments, home improvement supply store), automotive related uses, commercial recreational uses, commercial entertainment uses, industrial supply and service contractor sales, accommodation (excluding residential), enclosed storage and warehousing.	Refined though the Zoning By-law	Southeast corner of Barton Street and Fruitland Road. Highway No. 8 and Collector Road “C”. Recognizes existing arterial commercial uses.

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In some areas of the Secondary Plan, the District Commercial and Arterial Commercial designations recognize existing uses.

Parks and Open Space Designations:

The parks and open spaces in the Secondary Plan are designated “Neighbourhood Park”, “Community Park”, “General Open Space” and “Natural Open Space”. Based on population projections and parkland standards, there are four Neighbourhood Parks required to meet the needs of future residents within the Secondary Plan area, two of which are located in the east portion of the plan and two in the west. Currently, there is an existing Community Park located in the eastern portion of the Secondary Plan area known as Winona Park, as well as one located to the west of the study area (outside the study area boundary) known as Sherwood Park. In this regard, Community Services identified that an additional Community Park was required in the Secondary Plan area. It was recommended that the Community Park should be located as far west as possible to provide recreational opportunities to the residents west and north of the Secondary Plan area, and existing and future residents within the Plan area. A recreational needs assessment, completed for the Community Park, can be found in the “Fruitland-Winona Secondary Plan Summary Report” (see Appendix “F”).

	Permitted Uses	Park Requirement	Minimum Size	Location
Neighbourhood Park	Mix of passive areas, sports facilities, informal and formal play areas and may include natural areas.	0.7 ha / 1000 population 800 metre walking radius Serves a population of 5,000 people	2.0 hectares	2 in the east section. 2 in the west section.
Community Park	More intense recreation facilities, sports fields, recreation and community centres, good transportation access (arterial or collector road, transit route),	7.0 ha / 1000 people 2 kilometre walking radius Serves a population of 20,000 people	7.0 hectares	Area bounded by Barton Street, Jones Road and Collector Road “A”. South of Barton Street, east of Winona Road.

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	provide adequate parking.			
General Open Space	Golf courses, community gardens, pedestrian/bicycle trails, walkways, picnic areas, cemeteries, and other areas that do not function as parks but provide both active and passive recreational opportunities.	N/A	N/A	<ul style="list-style-type: none"> • Existing cemetery at Jones Road; • Multi-purpose path connecting Jones Road to Collector Road 'C'; and • Pedestrian pathway in Winona that connects Highway No. 8 to Tuscani Drive.
Natural Open Space	Core Areas identified as part of the Natural Heritage System, provide important biological and ecological functions and provide passive recreation opportunities.	N/A	N/A	All Core Area Natural Heritage Features

Other Designations:

Employment Area - Business Park Designation - Lands located east of Fifty Road, between the South Service Road and the CN Railway tracks, are designated "Employment Area - Business Park". This area is planned for a broad range of employment uses to permit a wide variety of industrial activity and accommodates employment support uses, such as offices that will foster the development of a prestige employment area.

Institutional Designation - Throughout the Secondary Planning process, staff worked with the School Boards to ensure their needs were addressed, and that appropriate school locations meeting the location criteria for the school boards were identified. The School Boards identified the need for two new school sites in the western portion of the Secondary Plan and two in the eastern portion.

Other lands designated within the Secondary Plan as “Institutional” reflect existing Places of Worship.

Utility Designation - There is only one property designated “Utility” in the Secondary Plan, and it recognizes the existing Horizon Utilities use on Highway No. 8 between Jones Road and Fruitland Road.

4.0 **Area and Site-Specific Policies:**

A number of Area and Site-Specific Policies have been added. These policies provide more detailed direction for land use, infrastructure, transportation, environment, urban design, and similar issues beyond the framework of the Secondary Plan policies. The following is a description of these areas:

Site-Specific Policy - Area A - permits a modification to the “Local Commercial” designation to include a motel use for the lands fronting Highway No. 8, recognizing the existing use.

Site-Specific Policy - Area B - recognizes the existing utilities use, and permits “Medium Density Residential 2” uses when the utility use ceases to exist subject to a Zoning By-law Amendment.

Area Specific Policy - Area C - The lands are intended to be developed as a campus accommodating two elementary schools and a Community Park, and may include other community facilities. To achieve this vision, policies have been added to encourage the City to work cooperatively with the Hamilton-Wentworth District School Board and the Hamilton-Wentworth Catholic District School Board to determine the site design and specific requirements for the site. The City of Hamilton will establish a Steering Committee comprised of City of Hamilton staff, School Board staff, and other required public agencies to collaboratively work together to determine the development requirements for the campus development.

In the event that the Community Park or the institutional school sites are no longer required by the City or the School Boards, the lands may be developed, with conditions, as “Residential”, subject to a Zoning By-law Amendment.

Area Specific Policy - Area D - recognizes the existing former Stoney Creek Municipal office and permits, in addition to Local Commercial uses, community uses and professional offices on and above the ground floor, and allows the gross floor area for a professional office to exceed 500 sq. m. within the existing

building. All new development will have to conform to the policies of the “Local Commercial” designation of the Secondary Plan.

Area Specific Policy - Area E - applies to lands located at the southwest corner of the Queen Elizabeth Way and Fifty Road, and prohibits residential and live work units within the lands designated “District Commercial”.

Area Specific Policy - Area F - This area includes the “Local Commercial” designated lands at the intersection of Highway No. 8 and Winona Road. This area was previously identified in the Winona Urban Community Secondary Plan as “Winona Centre”. The Fruitland-Winona Secondary Plan has included these lands as “Local Commercial” and added urban design polices. These policies include provisions for the urban design elements of the built form and public realm. In order to encourage and support the local commercial uses within this retail main street, a policy to encourage on-street parking within the public right of way is provided.

Area Specific Policy - Area G - located north of the CN Rail line and west of Fifty Road, and recognizes the previously approved “District Commercial” designation with site-specific policies.

Area Specific Policy - Area H - applies to lands located at 970 Barton Street, 1361 Barton Street and 347 Fifty Road that were initially identified as part of the Province’s Greenbelt Plan, however, through an Ontario Municipal Board hearing it was determined that urban land uses could be permitted. The site-specific policy implements Section 5.2.1 of the Greenbelt Plan which permits the implementation of the urban land use designations and policies of the Secondary Plan.

5.0 **Other Secondary Plan Policies:**

Cultural and Built Heritage:

Within the Secondary Plan area, three buildings are designated under the Ontario Heritage Act. The Secondary Plan area has also been identified as having high archaeological potential. An Archaeological Assessment of any land proposed for new development prior to any soil disturbance and/or construction activity will be required.

Highway No. 8 has a rich cultural history, and this history is reflected in the designation of Highway No. 8 as a “Character Road” in the Secondary Plan. Supporting urban design policies have been included to capture the history through interpretive signage and protect the alignment and views of the existing road right-of-way. A Streetscape Master Plan is required for Highway No. 8.

Stormwater Management (SWM) Ponds:

Information that became available as the SCUBE Sub-watershed studies progressed was included in the draft preferred land use concept, presented to the public at the Public Information Centre held in June 2010. The general location of the SWM ponds have been identified on the Plan, however, they have not been designated. Their final location and size will be determined through further studies at the Block Servicing stage.

Block Servicing Strategy:

The Fruitland-Winona Secondary Plan area is characterized by a relatively flat topography, which requires specific grading and detailed servicing provisions to adequately service the future development area. A Block Servicing Strategy, based on information provided by the SCUBE East and West Sub-watershed studies, will be required in order to guide future development within the Fruitland-Winona Secondary Plan area. Prior to the submission of a development application that creates new lots through the subdivision or consent process, or any Zoning By-law Amendment application, the Block Servicing Strategy shall be prepared. Any application shall not be considered complete unless it is in accordance with the Block Servicing Strategy or provides justification for changes to the Block Servicing Strategy.

The Secondary Plan area has been divided into three blocks, based on sub-watershed catchment areas, for the purposes of the servicing strategy. The blocks are identified on the Block Servicing Strategy Area Delineation map, which forms part of the Secondary Plan mapping (see Schedule “B-7” of Appendix “A”).

The City of Hamilton will prepare the Block Servicing Strategy in consultation with the Hamilton Conservation Authority. In the event that a developer(s) wants to proceed in advance of the City carrying out the Block Servicing Strategy, the developer(s) may undertake this strategy, at their cost, subject to conformity with the policies of the Secondary Plan and with the Block Servicing Strategy Terms of Reference (as prepared by the City).

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Policies of the Secondary Plan require the Block Servicing Strategy to address the following:

- The location and configuration of schools and parks;
- The detailed road pattern and trail system;
- The boundaries of land use categories, densities, and distribution of housing types;
- Consideration of the Fruitland-Winona Urban Design Guidelines;
- Meander belt width assessments for all watercourses;
- Preliminary grading strategy;
- Preferred servicing plan;
- Stormwater management strategy and functional design;
- Phasing; and,
- Addressing air drainage to minimize impacts on the tender fruit area to the south.

The Block Servicing Strategy will ensure that development and servicing proceeds in a comprehensive and coordinated manner. Due to the fragmentation of existing development and servicing, compatibility policies have also been included to ensure that new development is compatible with adjacent land uses, including matters such as shadowing, grading, overlook, noise, lighting, traffic, transition, lot pattern, height and density.

Air Drainage:

Through consultation with the public, a local farmer identified a concern with potential for future development to negatively impact his active tender fruit farm (14 hectares) located south of the study area, between Winona Road and Lewis Road. To deal with the air drainage issue, staff liaised with tender fruit and grape specialists and rural planning staff at the Ontario Ministry of Agriculture and Food. The planning process will mitigate, where possible, impacts to the adjacent specialty croplands. A policy has been included that requires local road

and development patterns to consider maximizing air drainage in a north/south alignment to minimize the potential impact to the tender fruit area to the south.

Barton Street Promenade:

The Barton Street Pedestrian Promenade is a 5 kilometre long path on the south side of Barton Street, extending from Fruitland Road to Fifty Road within the Secondary Plan area. The Promenade is an opportunity to enhance the interface along Barton Street between the large employment area to the north and the Fruitland-Winona Secondary Plan to the south by providing a buffer between the new residential uses from the employment uses on the north side of Barton Street. In addition, the community uses, including parks and schools, are located adjacent to this path, and if not directly abutting the path, open space connections are proposed. The function of the Barton Street Pedestrian Promenade is to create a primary active transportation corridor that will allow people to walk/bike to their places of employment, to schools, and for people to engage in recreational activity and to connect the east and west areas of the Secondary Plan. The Promenade will create park-like views for those residential developments along Barton Street.

6.0 Urban Design Guidelines:

Urban Design Guidelines were prepared in conjunction with the Secondary Plan land use policies to ensure that development will proceed in a manner that maintains the character of the Fruitland-Winona Secondary Plan area. The Urban Design Guidelines (see Appendix “C”), are a supporting document to the Secondary Plan. The Guidelines are intended to inform future development, and not to be an exact prescription of how buildings must look or be designed. Developments should address the attributes identified in the Guidelines and incorporate some of the key features. The following areas are subject to the Guidelines:

- Gateways;
- Community Campus Node;
- Winona Local Commercial Main Street;
- Barton Street Pedestrian Promenade;
- Barton Street Built Form;
- Jones Road Neighbourhood Trail; and,
- Highway No. 8 Character Road.

7.0 Official Plan and Zoning By-law Amendments:

The Secondary Plan policies have been prepared to guide development within the Fruitland-Winona Secondary Plan area. Official Plan Amendments have been prepared for the former Regional Municipality of Hamilton-Wentworth and City of Stoney Creek Official Plans, in accordance with the provisions of the Planning Act. An amendment to the Urban Hamilton Official Plan has also been prepared, and will be implemented once the appeal of the Urban Hamilton Official Plan has been resolved at the Ontario Municipal Board. The Amendments consist of the policy text, land use plan, and other maps. Amendments to the former City of Stoney Creek Zoning By-law will be required to implement the Secondary Plan. These amendments will be addressed through the development approvals process and new Comprehensive Zoning By-law.

Zoning By-law 05-500:

Amendments will be made to Zoning By-law 05-200 for the lands located on the north side of Barton Street, known as 1215 - 1239 Barton Street, prior to the completion of the Comprehensive Zoning By-law review. In 2010, these lands were zoned M-3 - "Prestige Business Park" and were included in By-law 05-200. The rezoning will remove the lands from Comprehensive Zoning By-law No. 05-200, being zoned "Prestige Business Park (M3) Zone", to an appropriate residential zone within the former City of Stoney Creek Zoning By-law No. 3692-92, to implement the proposed Low Density Residential 2 designation for these lands. Staff will undertake the re-zoning as a City Initiated Zoning By-law Amendment upon finalization of the Secondary Plan.

SCUBE Sub-Watershed Study:

Subsequent to the Council Report (PW12049) on June 20, 2012, staff initiated the following complementary studies and field investigation to respond to the additional comments from the Hamilton Conservation Authority (HCA), as well as to resolve outstanding issues:

Breeding Bird Survey:

The City completed a breeding bird survey for the entire SCUBE area. The Survey Report was forwarded to HCA for comments. On November 7, 2012, HCA expressed their satisfaction with the undertaken Breeding Bird Survey Report. The Survey Report determined that no area within SCUBE was required to be preserved in order to avoid the impacts of avian Species at Risk.

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Subsequently, the Sub-watershed Study Reports (SCUBE East Phases 1 and 2, SCUBE West Phases 1 and 2, and SCUBE Phase 3) were updated to incorporate findings from the Breeding Bird Survey Report (see Appendix "G"). A policy was added to the Secondary Plan to recognize that future development must address Species at Risk legislation, as required.

Flow and Rain Monitoring Program along with Hydrology and Hydraulics Update:

Two flow monitors and one precipitation gauge were installed. The precipitation gauge was installed on the roof of the Kiwanis Club building on Jones Road. Information was collected (continuously in 5 minute increments) and downloaded monthly. The two flow monitors were installed in Watercourse 5.0 and Watercourse 6.0, between South Service Road and the QEW.

The results from the rain and flow monitoring program were used to recalibrate the hydrology model and to update the hydraulic model of the SCUBE Sub-watershed Study.

Along with supporting documents, updated flows and floodlines associated with SCUBE West were submitted to HCA. On January 2, 2013, an updated report on the hydrology for SCUBE West was provided to HCA. This document will replace the existing sections in the Phase 1 and 2 SCUBE Report from March 2012. On January 29, 2013, the updated section in the SCUBE West Report relating to hydraulics was submitted. Meetings with HCA staff were also held on January 10, 2013, and March 8, 2013, to discuss the updated information with the hydrology and hydraulics results. The HCA was satisfied with the information submitted. A policy has been added to the Secondary Plan as part of the Block Servicing Strategy policies requiring the Block Servicing Strategy to determine the floodplains for two locations along Watercourse 5.0 and one location along Watercourse 8.0.

Woodlot 6:

Due to access limitations, the Sub-watershed Study did not have the required information for classifying Woodlot 6 as a Core Area. However, it was agreed that the Fruitland-Winona Secondary Plan show Woodlot 6 along with potential linkages as a candidate core area, subject to further required field surveys. Updated figures were provided to the City on April 17, 2012. HCA's November 7, 2012, letter states that preservation of Woodlot 6 in the Secondary Plan is satisfactory. However, on April 22, 2013, City staff and the Hamilton Conservation were made aware that Woodlot 6 had been removed.

Localized Flooding Concerns:

The Ward Councillor identified several locations with historic localized flooding problems. Staff met on site with the Councillor on November 20, 2012. The first area of concern is roughly bounded by Highway No. 8 to the north, Winona Road to the east, Lorado Drive to the South, near the Winona Tim Horton's restaurant (south-west corner) and Rosepark Crescent to the west. All of these locations were included as part of the flood investigation project, initiated in December 2012 by Infrastructure and Source Water Planning (ISWP), to analyze flooding issues and develop mitigation measures. Two more sites located on Barton Street, upstream of Watercourse 5.0 and Watercourse 7.0, were also identified with poor drainage problems and debris blockage. Road Operations staff cleaned debris and sediments on these sites.

ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

1.0 Fruitland-Winona Secondary Plan:

Alternative #1: Not Approve the Plan:

Council could choose not to approve the Fruitland-Winona Secondary Plan. This alternative would not satisfy the requirements of the Ontario Municipal Board Decision Order No. 1202, which requires comprehensive planning for the area prior to development proceeding. These lands are needed for orderly development within the City. This alternative would have financial impacts for the City due to the inability to collect development charges and taxes if development is unable to proceed. Furthermore, other financial costs could be incurred if landowners within the study area apply to amend the Special Policy Area to develop these lands in absence of a comprehensive land use strategy to provide direction for future development. There is also the risk of not adequately addressing the servicing issues in a comprehensive manner through the Block Plan Servicing Strategy.

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Alternative #2: Modify or Approve Plan in Part:

Council could choose to approve the plan, with modifications, or approve a part of the plan, for example, the west portion or the east portion. Approval with modification would satisfy the requirements of the Ontario Municipal Board Decision Order No. 1202, which designated the Secondary Plan area in the former Stoney Creek Official Plan as a Special Policy Area that prohibits any development from proceeding until a comprehensive land use plan has been developed for the area. However, depending on the modifications, the approval may not meet required Provincial and Official Plan density targets or Official Plan standards regarding densities, parkland requirements, servicing, and infrastructure. It would also cause substantial delays, because any modifications would have to be reviewed and assessed, and circulated to staff and other agencies and the public for analysis and comment.

Approving the Secondary Plan in part would leave a portion of land that is within the Urban area without land use designations. This alternative would have financial impacts for the City due to the inability to collect development charges and taxes if development is unable to proceed. Furthermore, other financial costs could be incurred if landowners within the study area apply to amend the Special Policy Area to develop these lands in an absence of a comprehensive land use strategy to provide direction for future development. There is also the risk of not adequately addressing the servicing issues in a comprehensive manner through the Block Plan Servicing Strategies.

2.0 SCUBE Sub-Watershed Study:

Alternative #1: Reject the Sub-watershed Study:

Under this alternative, either the Secondary Plan would be delayed, or individual studies would be required for all future development.

This alternative is not recommended. Orderly development in the Fruitland-Winona Secondary Plan area is dependent on the timely completion of the Secondary Plan, policies, and the subsequent servicing strategies. Should individual development applications be submitted to the City in advance of the completion of the Secondary Plan, development may be ad hoc, and infrastructure delivery compromised and inefficient.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #1

A Prosperous & Healthy Community

We enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.1 Continue to grow the non-residential tax base.
- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.4 Improve the City's transportation system to support multi-modal mobility and encourage inter-regional connections.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Strategic Priority #2

Valued & Sustainable Services

We deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

Strategic Objective

- 2.2 Improve the City's approach to engaging and informing citizens and stakeholders.

APPENDICES / SCHEDULES

- Appendix "A": Official Plan Amendment No. [REDACTED] to the Former Regional Municipality of Hamilton-Wentworth Official Plan, and Official Plan Amendment No. [REDACTED] to the Former City of Stoney Creek Official Plan
- Appendix "B": Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan
- Appendix "C": Fruitland-Winona Urban Design Guidelines
- Appendix "D": Stoney Creek Urban Boundary Expansion (SCUBE) Sub-Watershed Study, Phase 3 Report

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- Appendix “E”: Fruitland-Winona Secondary Plan Location Map
- Appendix “F”: Fruitland-Winona Secondary Plan Summary Report
- Appendix “G”: Breeding Birds Survey Report - SCUBE East and West
- Appendix “H”: Barton Street - Employment Lands Conversion Location Map
- Appendix “I”: Stoney Creek Urban Boundary Expansion Area
- Appendix “J”: Criteria for Employment Lands Conversion

:AM/NG
Attachs. (10)