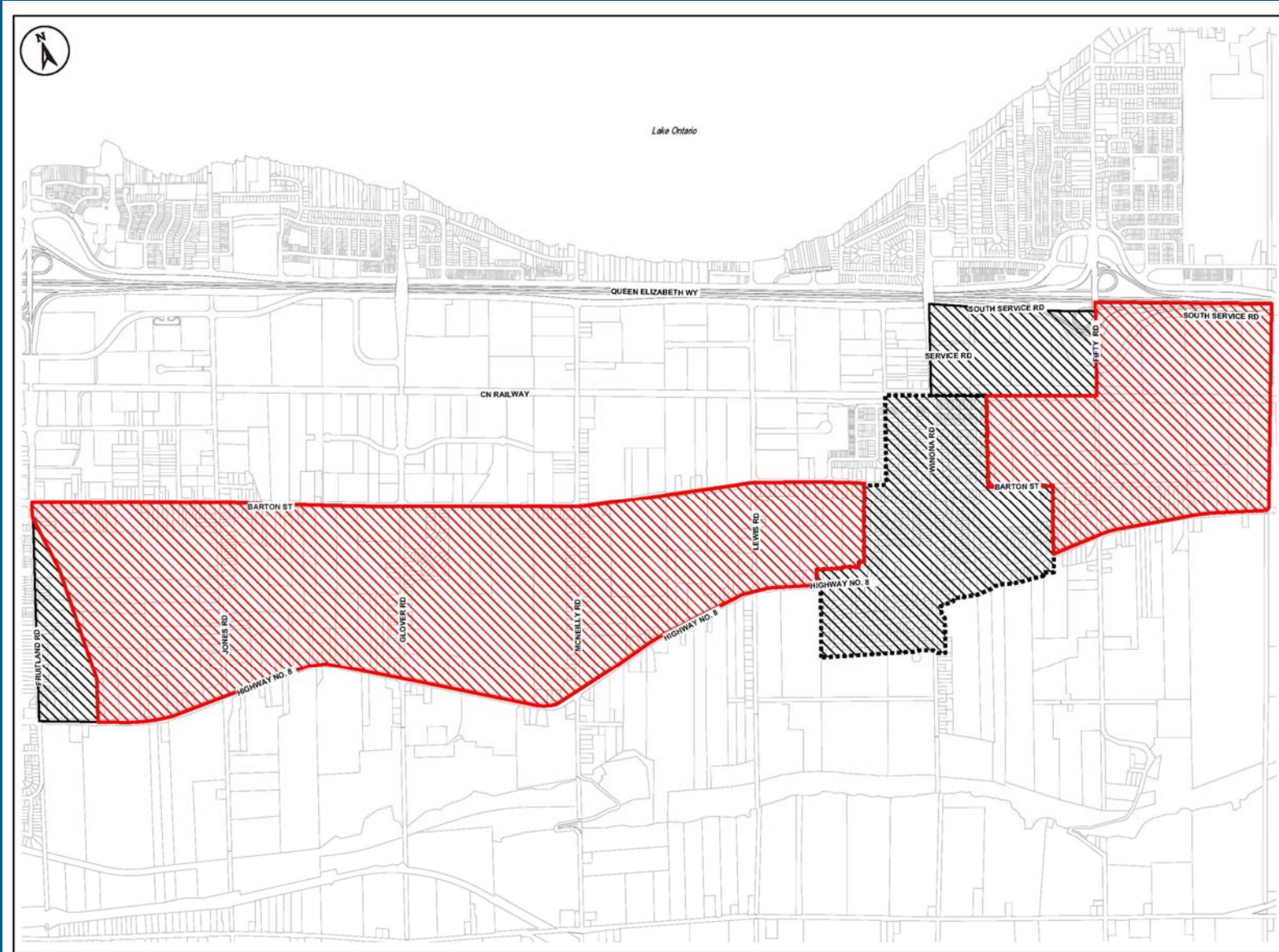


PED13099/PW13040

**Fruitland-Winona Secondary Plan and
SCUBE Sub-watershed Study**

Planning Committee: June 4, 2013

Stoney Creek Urban Boundary Expansion



Stoney Creek Urban Boundary Expansion Lands



Planning Process Goal

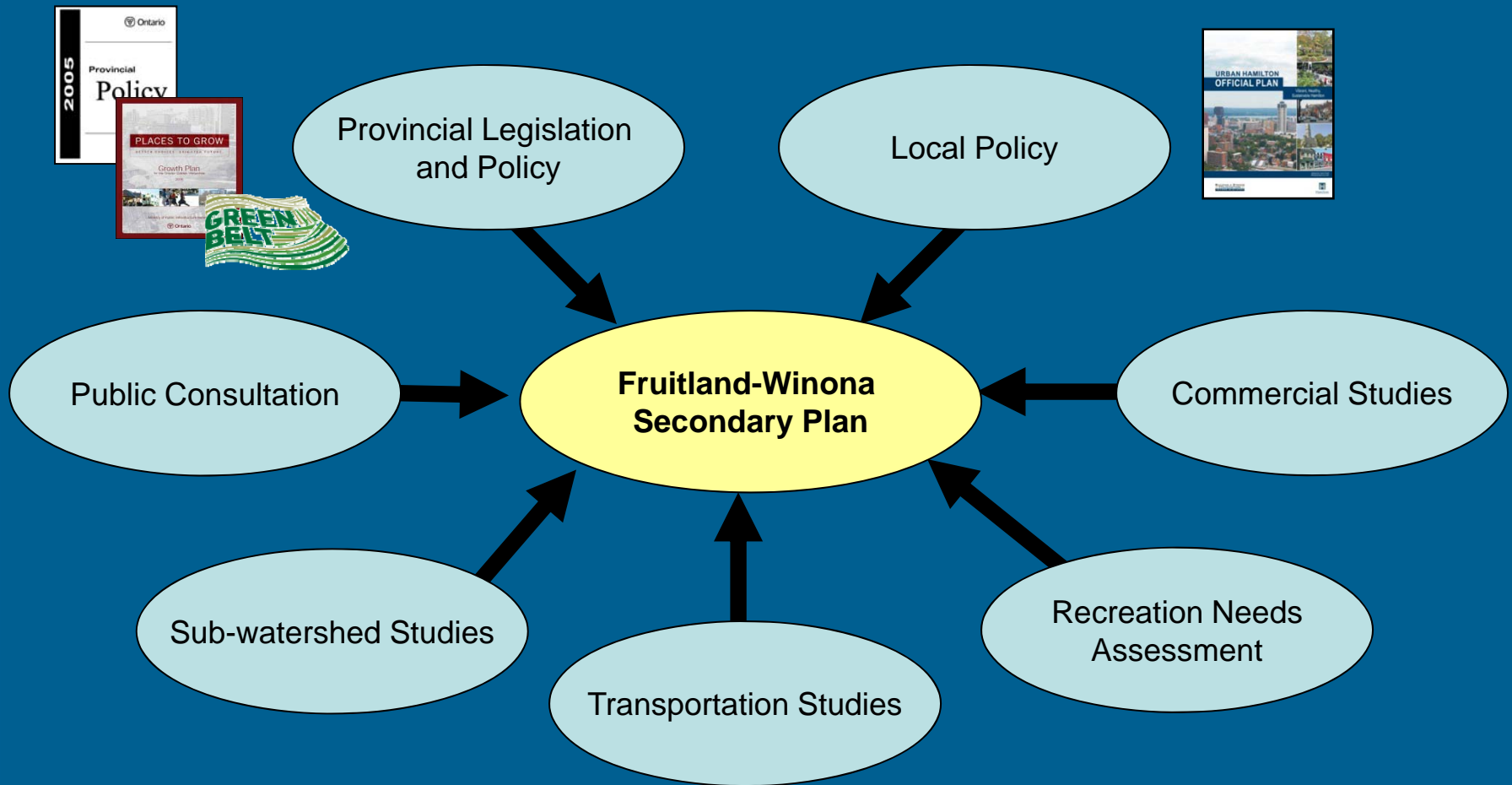
- To develop a Secondary Plan for the Stoney Creek Urban Boundary Expansion Area (SCUBE) that will:
 - Establish land uses, a transportation network, community facilities, infrastructure requirements, and urban design standards;
 - Protect the existing natural features and environment resources within the study area.



Fruitland-Winona Secondary Plan



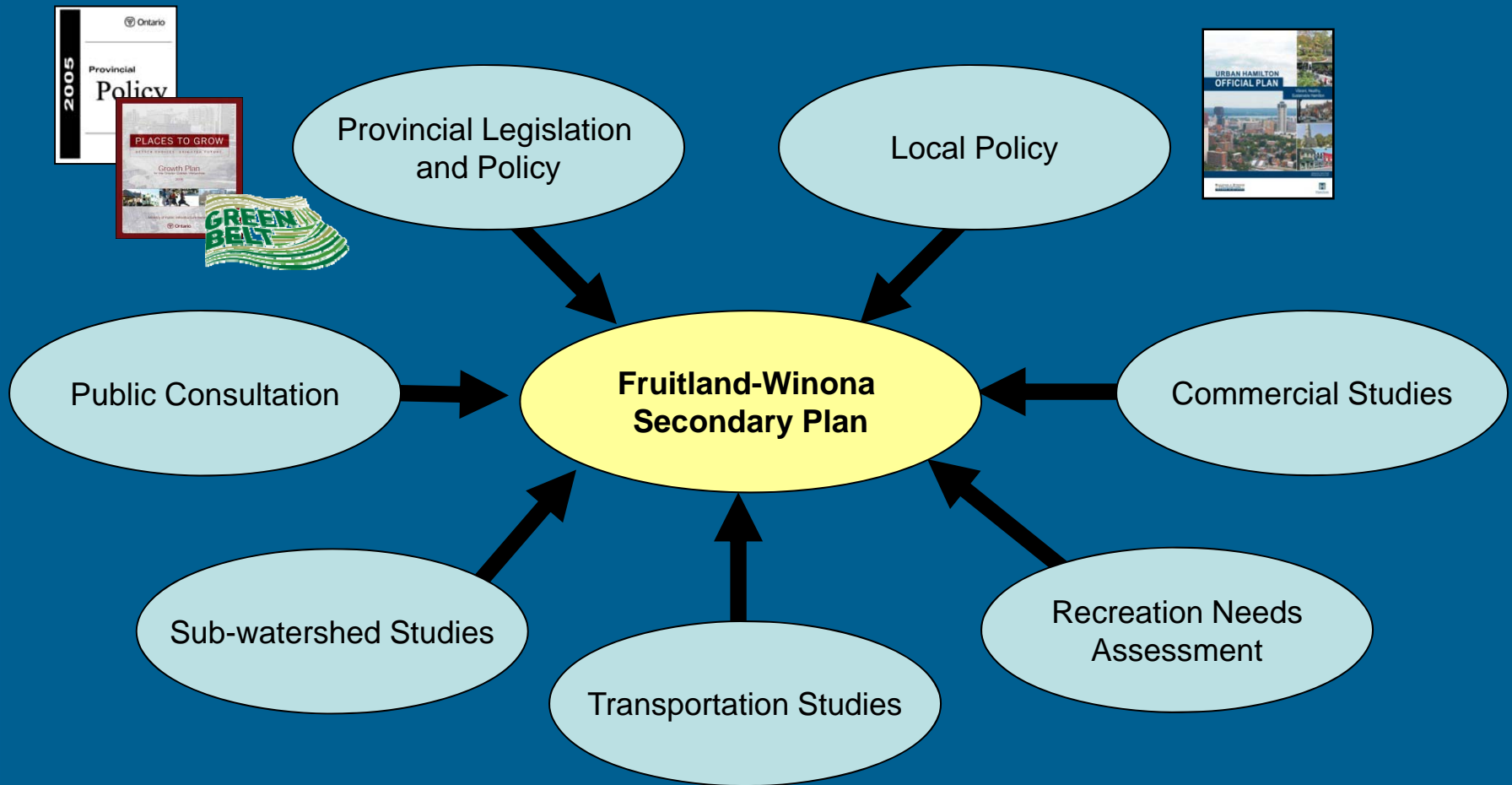
Secondary Plan: Considerations



CAC Meetings

- Meeting No. 1 – Introductory Meeting – Secondary Planning Process
- Meeting No. 2 – Develop a Vision
- Meeting No. 3 – Develop Goals and Objectives
- Meeting No. 4 – Finalize Goals and Objectives
- Meeting No. 5 – Develop Design Alternatives
- Meeting No. 6 – Review of Secondary Plan Process and Update on Fruitland Road EA
- Meeting No. 7 – Secondary Plan Workshop – Residential Component (land use and density)
- Meeting No. 8 – Review Concept Plans, Goals and Objectives
- Meeting No. 9 – Staff Preferred Plan Presentation and Group Discussion
- Meeting No. 10 – Review Staff Preferred Plan

Secondary Plan: Considerations



Secondary Plan Supporting Studies

- SCUBE Commercial and Employment Analysis (2007)
- SCUBE Transportation Master Plan (2008)
- Fruitland Road Municipal Class Environmental Assessment Study (2010)
- SCUBE Sub-watershed Studies (East and West) (2010)
- SCUBE Commercial and Employment Analysis Addendum (2010)
- Outdoor Recreation Facilities and Sports Field Provision Plan (2011)
- Breeding Bird Survey and Species at Risk (2012)


A photograph of a stream flowing through a wooded area. A large, fallen tree trunk lies across the stream in the foreground. The water is clear and reflects the surrounding greenery. The background is filled with dense trees and foliage.

SCUBE SUBWATERSHED STUDY UPDATE

PUBLIC WORKS

INFRASTRUCTURE AND SOURCE WATER PLANNING

STUDY AREA





KEY MAP

LEGEND:

- SCUBE Development Lands
- SCUBE EAST Subwatershed Study Area
- SCUBE WEST Subwatershed Study Area
- Fruitland-Winona Secondary Plan Area
- ROAD

NOTES:

0 150 300 600 900 1,200 1,500
Meters

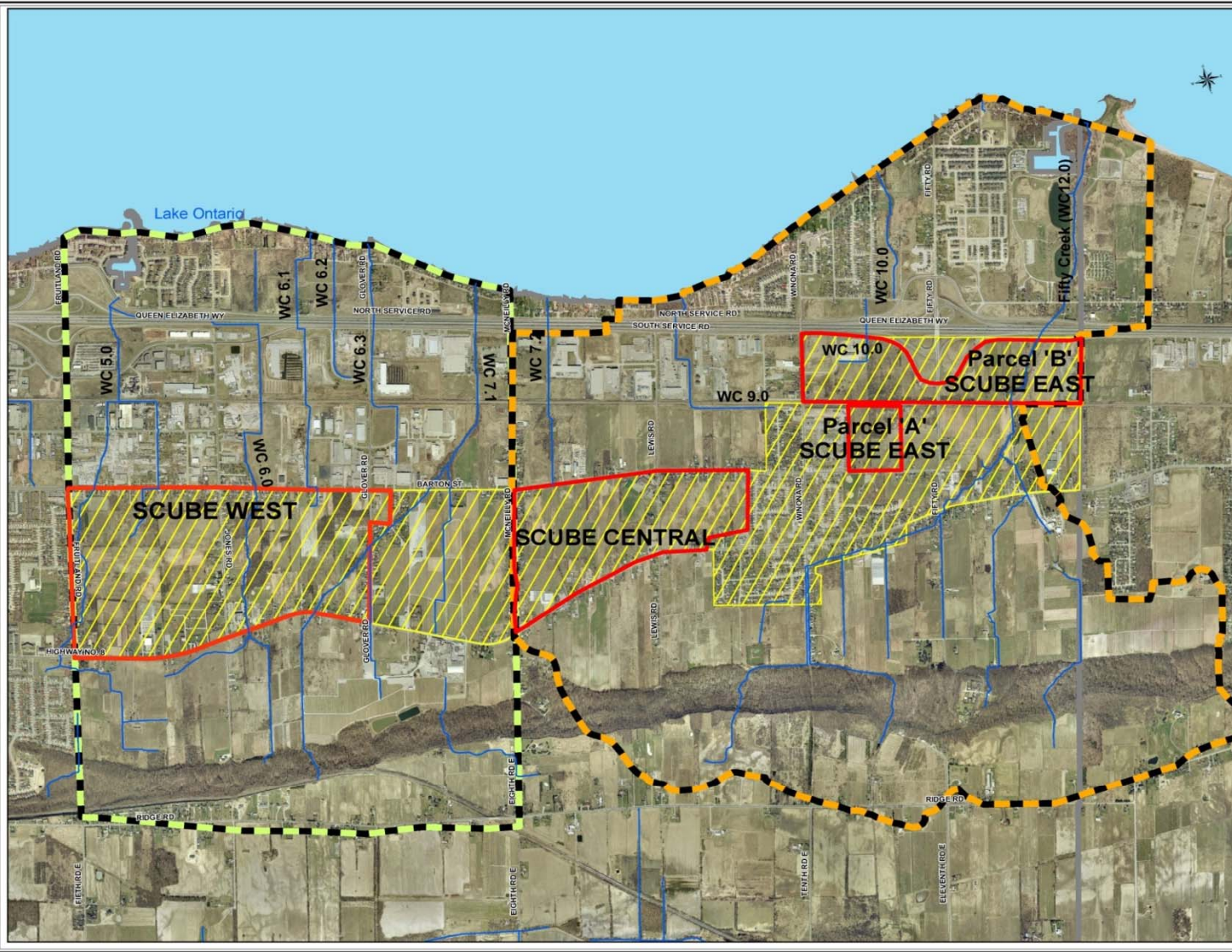
 

SCUBE SUBWATERSHED STUDY Phase 3

Fruitland-Winona Secondary Plan and SCUBE Subwatershed Study Area

FIGURE No. 1.1

DATE: March, 2011



COUNCIL REPORT

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):

- HCA recommended that additional breeding bird surveys be undertaken for the entire SCUBE area;
- Flows and floodlines associated with SCUBE West be updated; and,
- Woodland 6 in the SCUBE West area, together with potential linkages, be identified as a core area.

COMPLETED COMPLEMENTARY STUDIES TO RESPOND TO HCA CONCERNS

Breeding Bird Survey:

- The City completed a breeding bird survey for SCUBE area (SCUBE West, SCUBE Central and SCUBE East parcels A and B). **HCA was satisfied.**

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

- Two flow monitors and one precipitation gauge were installed.
- Recalibrate the hydrology model and update the hydraulic model of the SCUBE Sub-watershed Study and associated floodlines. **HCA was satisfied.**

COMPLETED COMPLEMENTARY STUDIES TO RESPOND TO HCA CONCERNS

Woodlot 6

- Agreed with HCA to be addressed as part of Fruitland-Winona Secondary Plan policies. However, on April 22, 2013, City staff and the Hamilton Conservation were made aware that Woodlot 6 had been removed.

Localized Flooding Concerns

- Several locations were identified by the Ward Councillor with historic localized flooding problems. The City of Hamilton initiated flood investigation project, debris and sediments cleaning works to address these concerns.

COUNCIL REPORT RECOMMENDATIONS

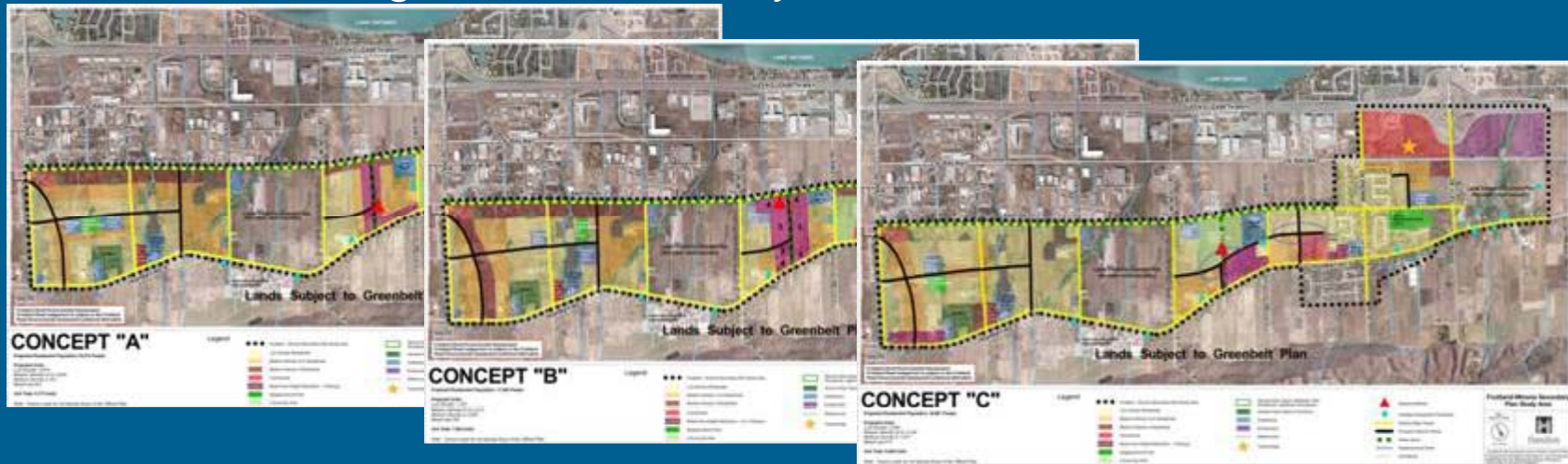
That the General Manager of the Public Works Department be authorized and directed to file the Stoney Creek Urban Boundary Expansion (SCUBE) Sub-watershed Study, attached as Appendix “D” to Report PED13099/PW13040, with the Municipal Clerk for a minimum thirty (30) day public review period.

Secondary Plan Vision

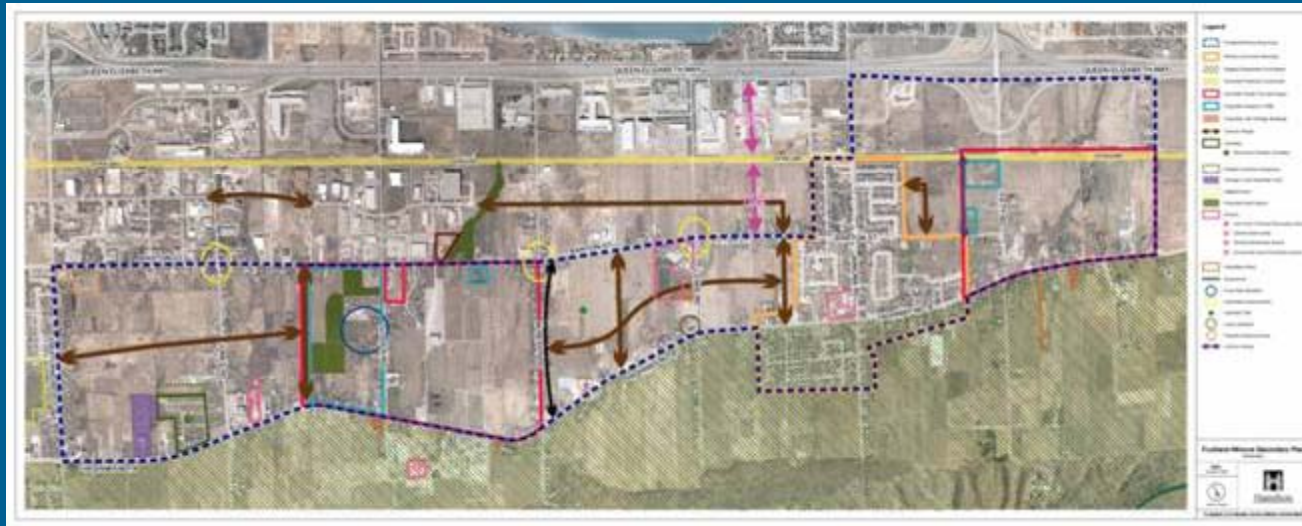
- Two communities connected together
- Residential with a variety of housing choices
- Higher density residential at appropriate locations
- Schools, parks and trails
- Focal point including community activities such as recreation centre and farmers market

Development of Three Concepts (PIC#3)

- City Staff Planning staff and Urban Designers worked with CAC to develop two Concepts for Discussion
- After review of CAC Concepts, Staff developed a Concept that represented different planning considerations than the ones developed by the CAC
- Role of the Concepts was to facilitate discussion among the CAC and greater community.



Concept Design Considerations:



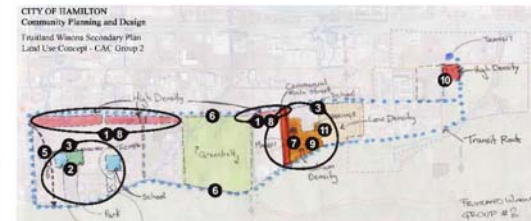
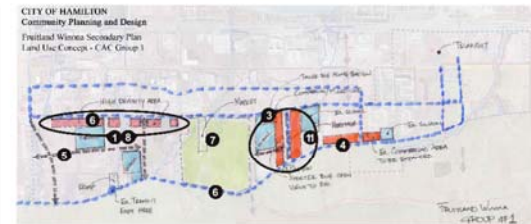
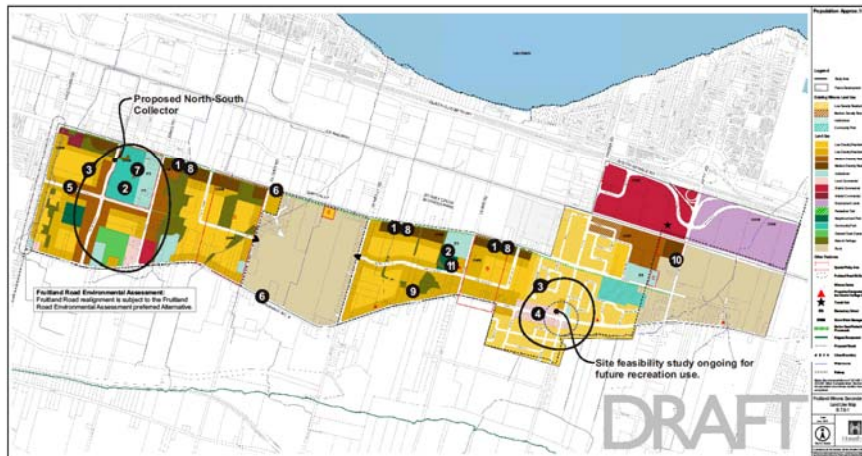
Design considerations for the development of each plan included:

1. A community focal point
2. A transit route
3. Three new schools
4. Higher density residential
5. A community park
6. An open space for an outdoor market

Development of a Recommended Plan and Policy

Fruitland Winona Secondary Plan

Integration of Community Advisory Committee (CAC) Concepts into the Preferred Plan (June 2010)



The following elements were translated into the Preferred Plan:

- 1 High density along Barton Street
- 2 School/Park relationship
- 3 Neighbourhood Nodes of Focal Areas
- 4 Existing Winona commercial area to be expanded
- 5 Collector Road for Schools and Parks
- 6 Integration of transit routes along Barton Street and Highway No. 8
- 7 Integration of a local Farmers' Market
- 8 Taller buildings along Barton Street to permit and enhance views and vistas of the Escarpment
- 9 More density East of Winona
- 10 High density along the rail corridor at Fifty Road
- 11 Integration of heritage buildings

Heritage and Urban Design
Community Planning and Design
Planning Division
Planning and Economic Development Department

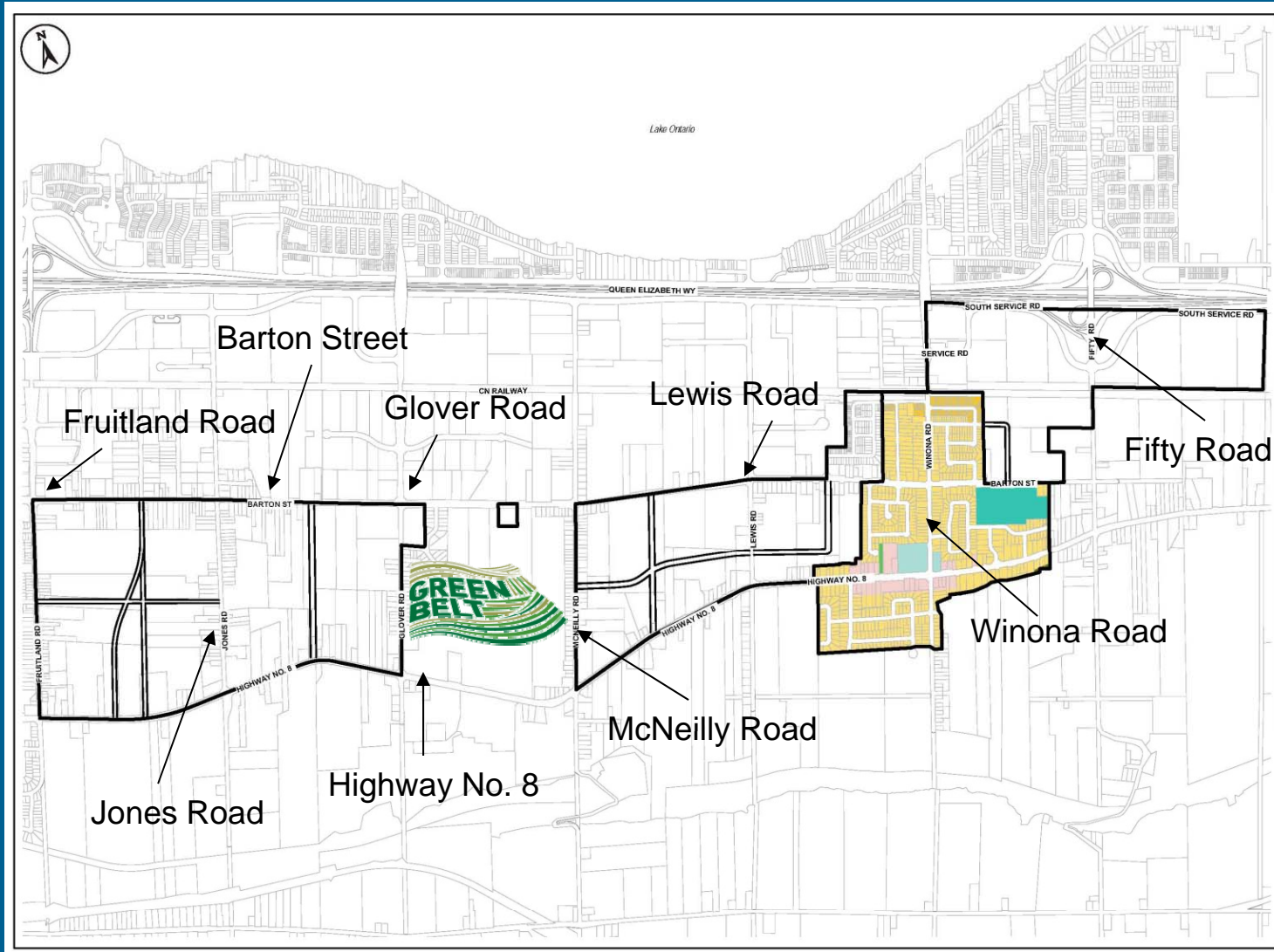


Fruitland-Winona Secondary Plan

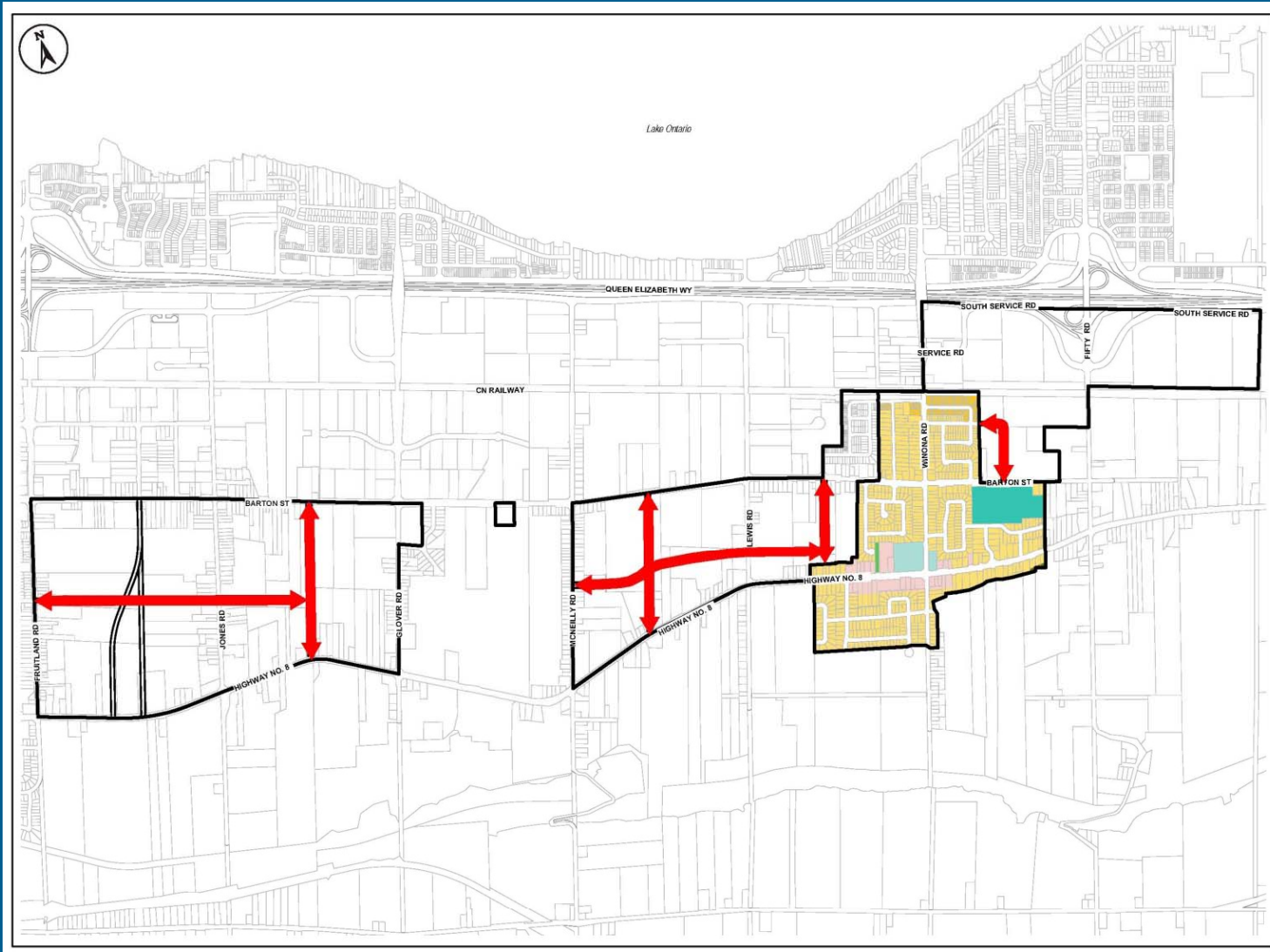
Fruitland-Winona Secondary Plan
Planning and Economic Development Department



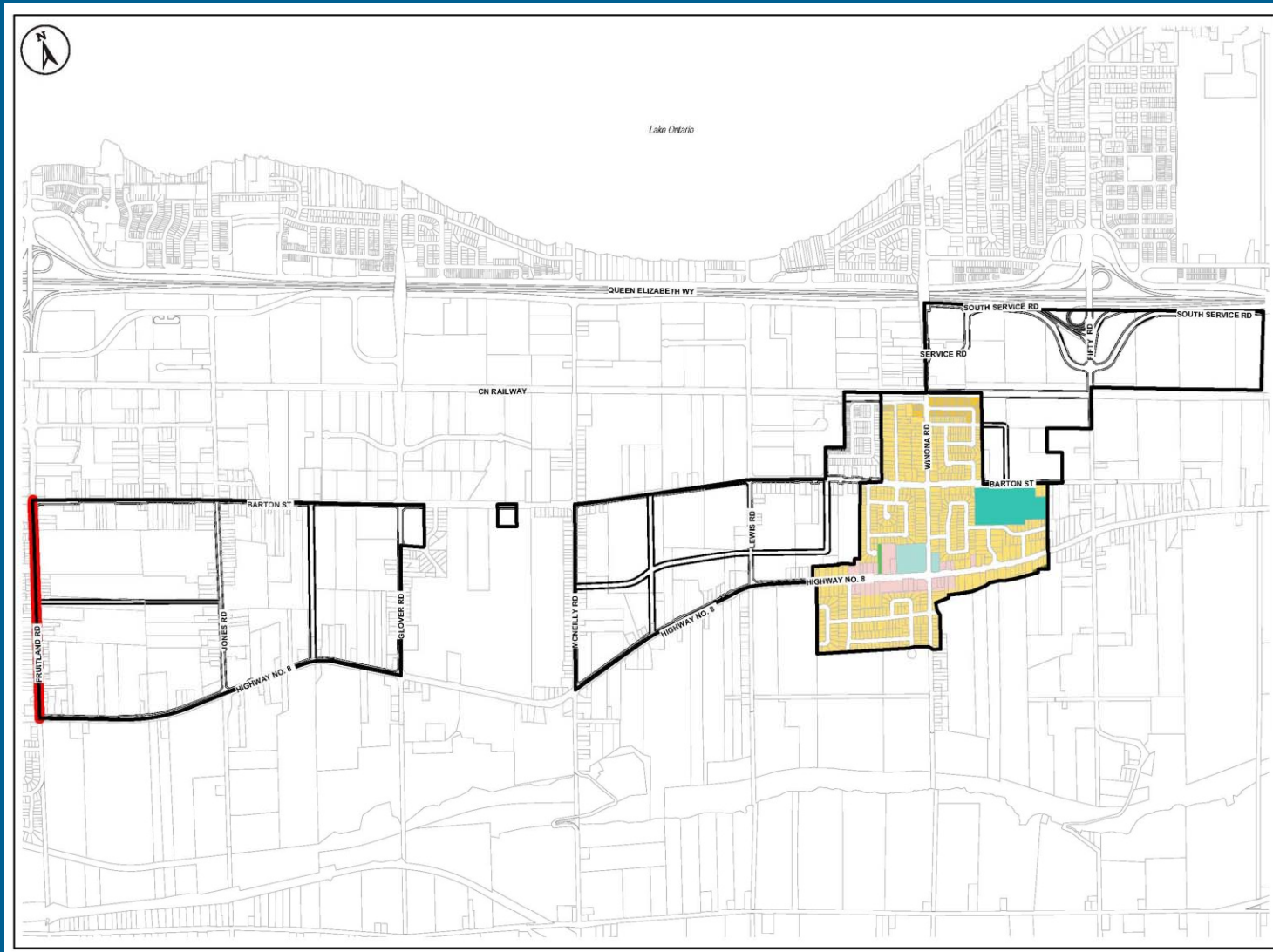
Fruitland-Winona Secondary Plan Area



Transportation Master Plan Collector Road System



Fruitland Road Environmental Assessment



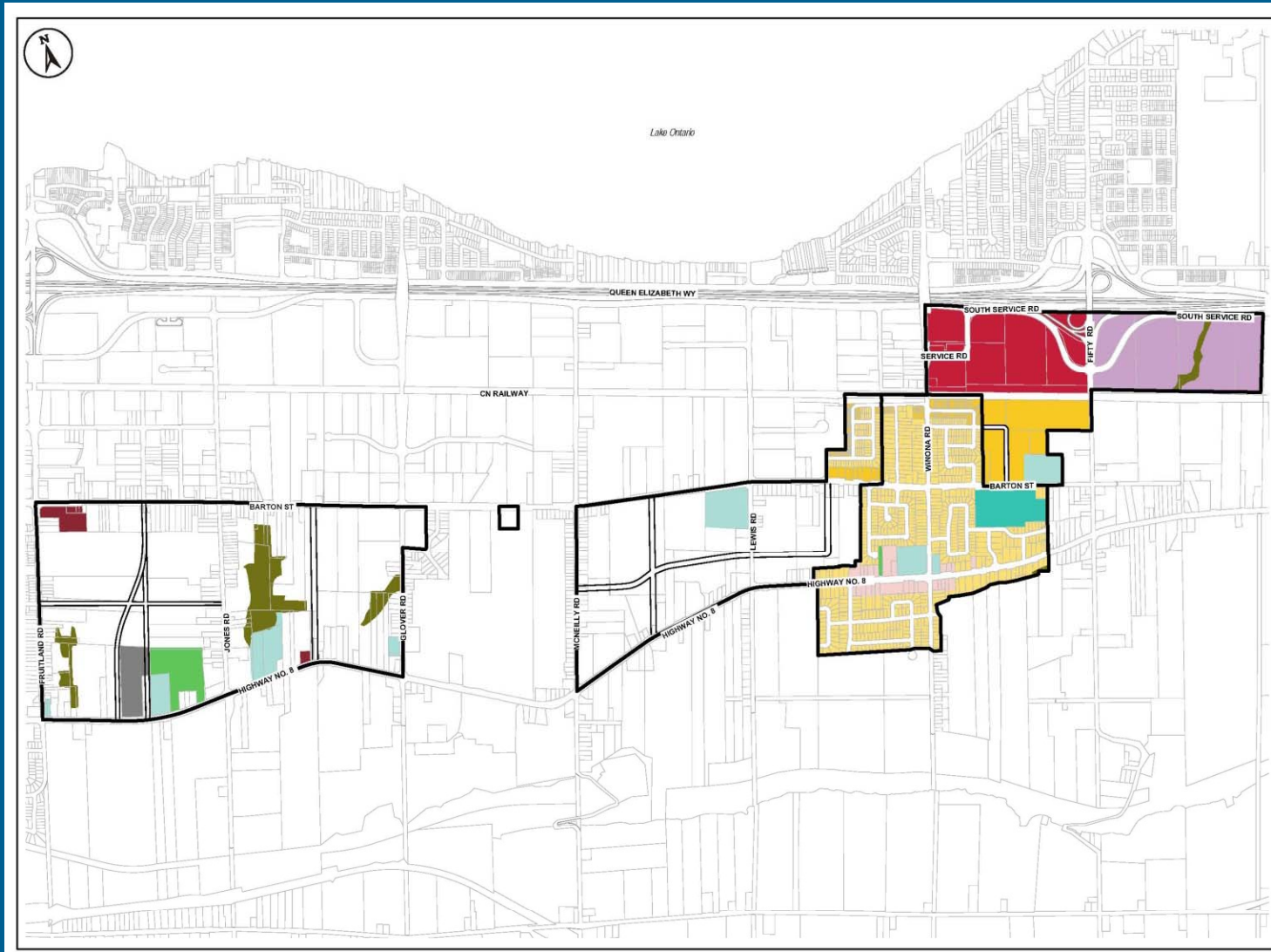
Fruitland Road EA Preferred Alternative



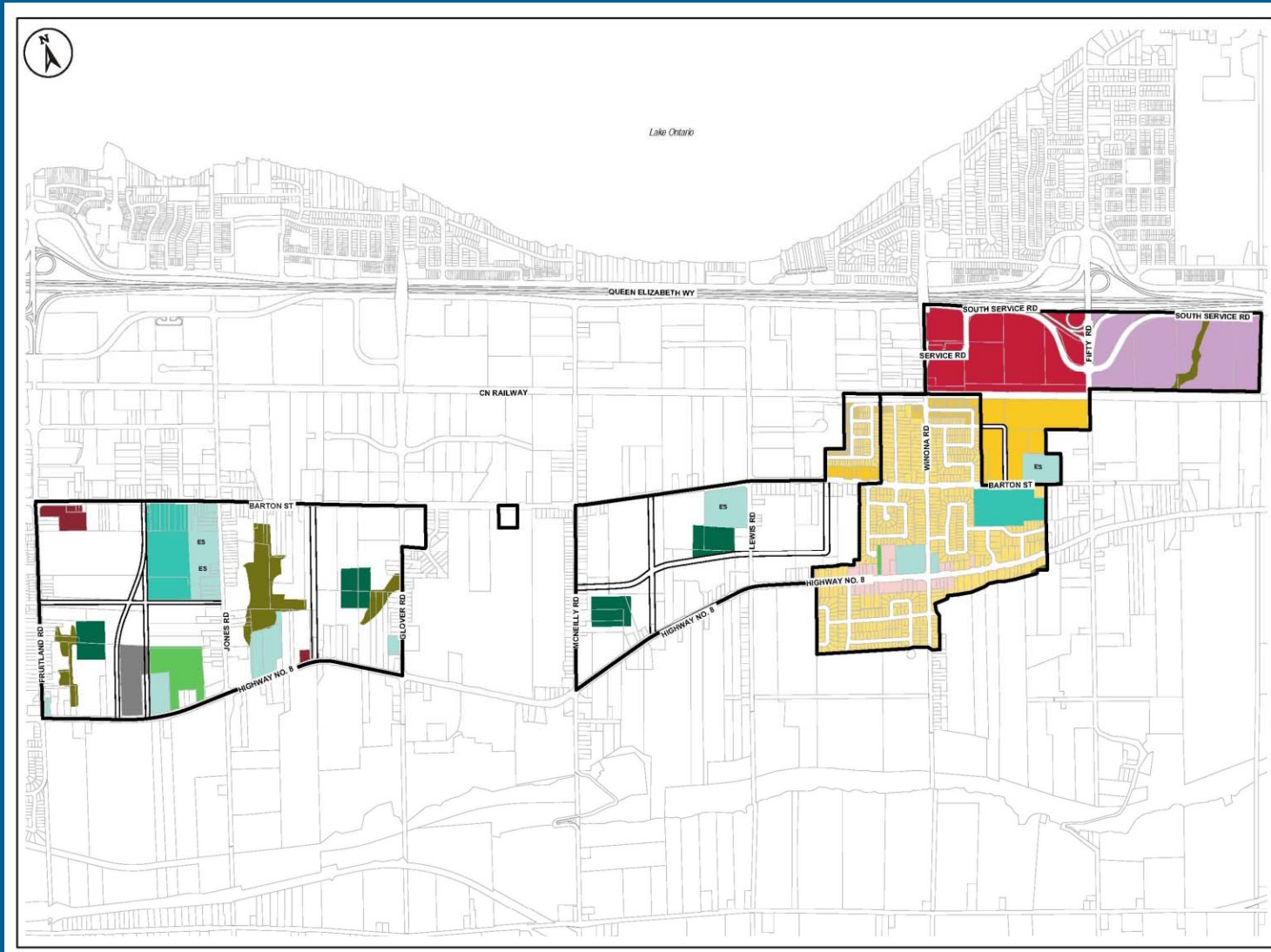
Sub-watershed Study: Natural Heritage System



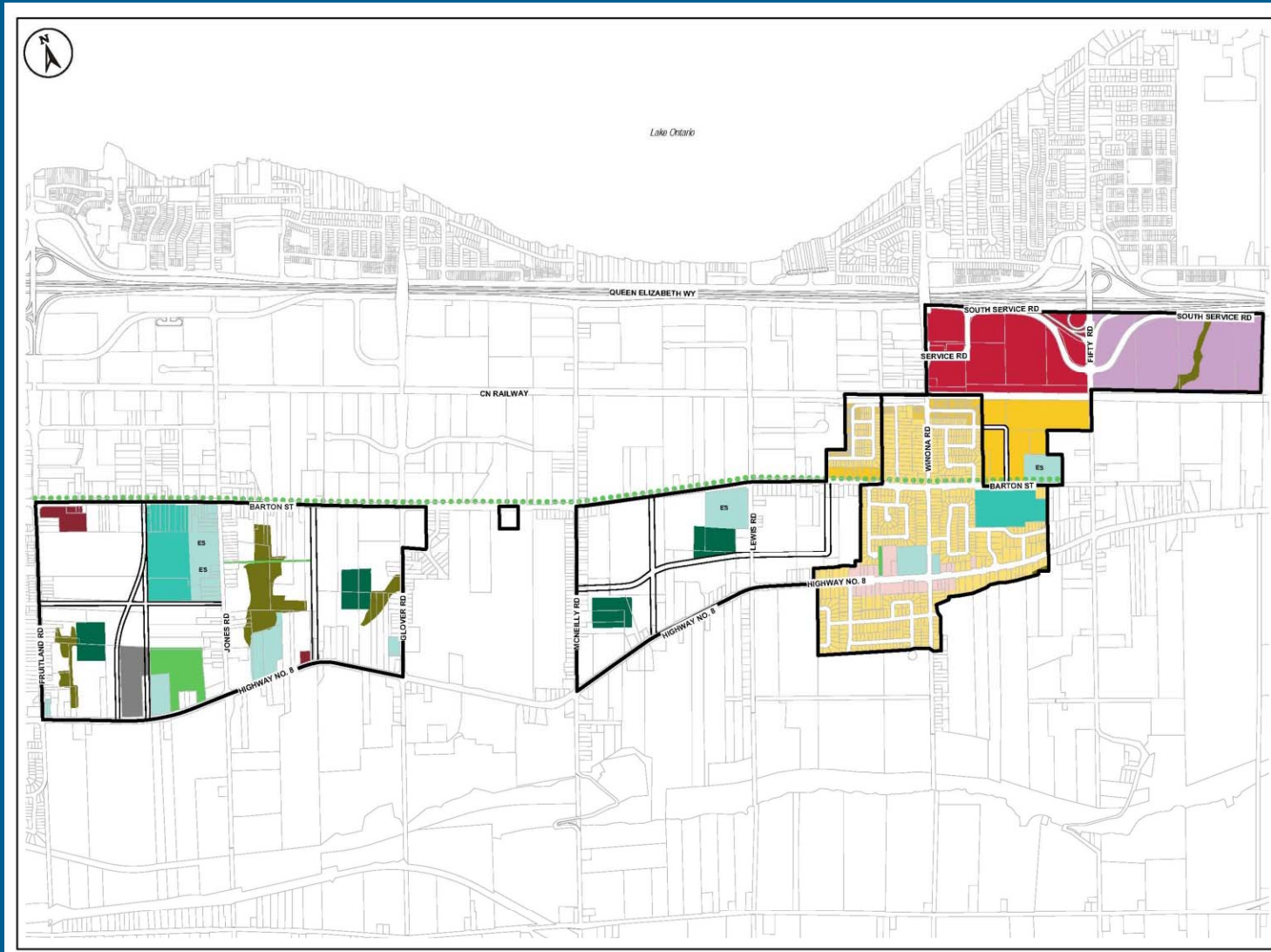
Existing or Approved Land Uses



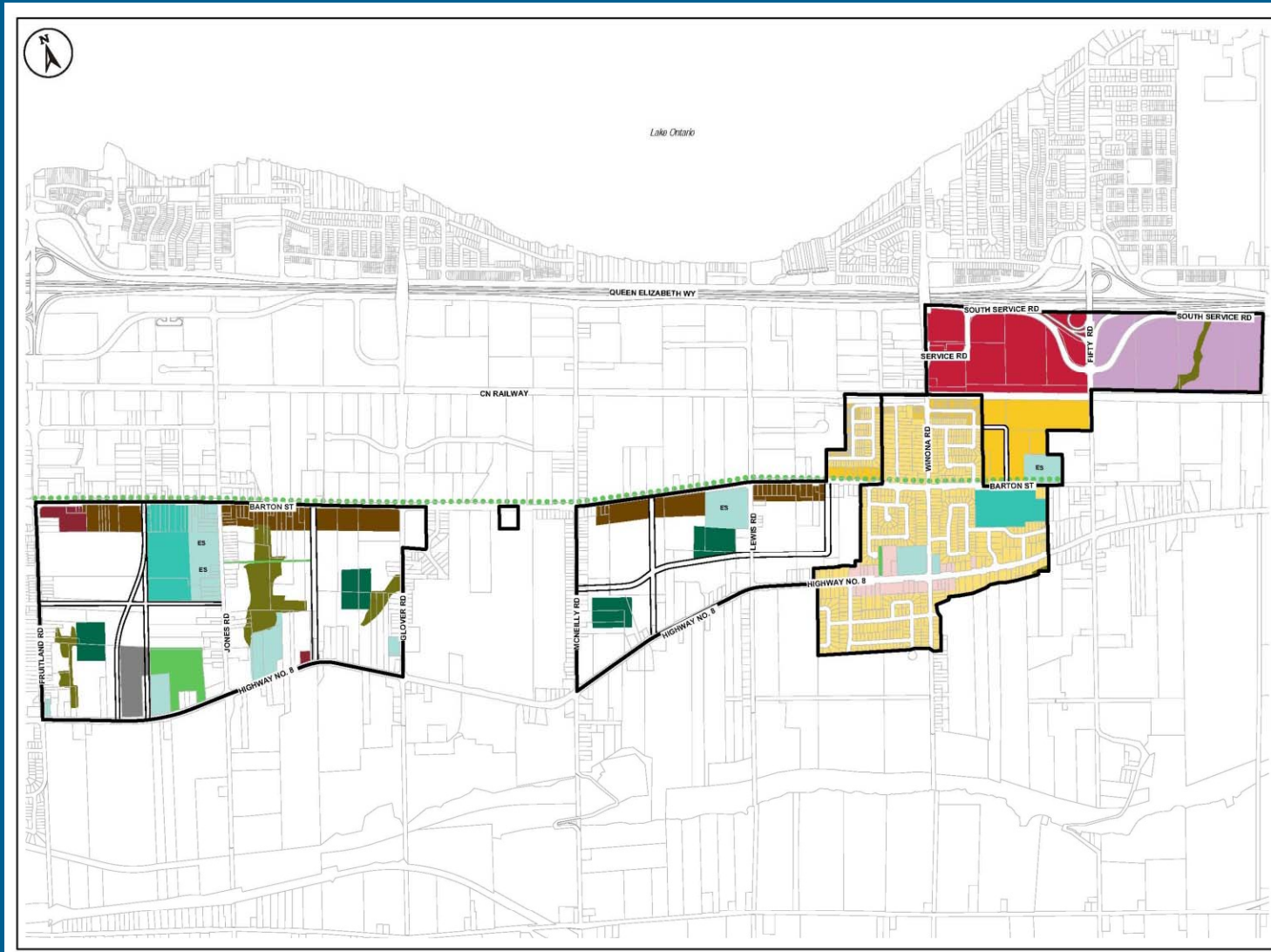
Community Uses - Parks and Schools



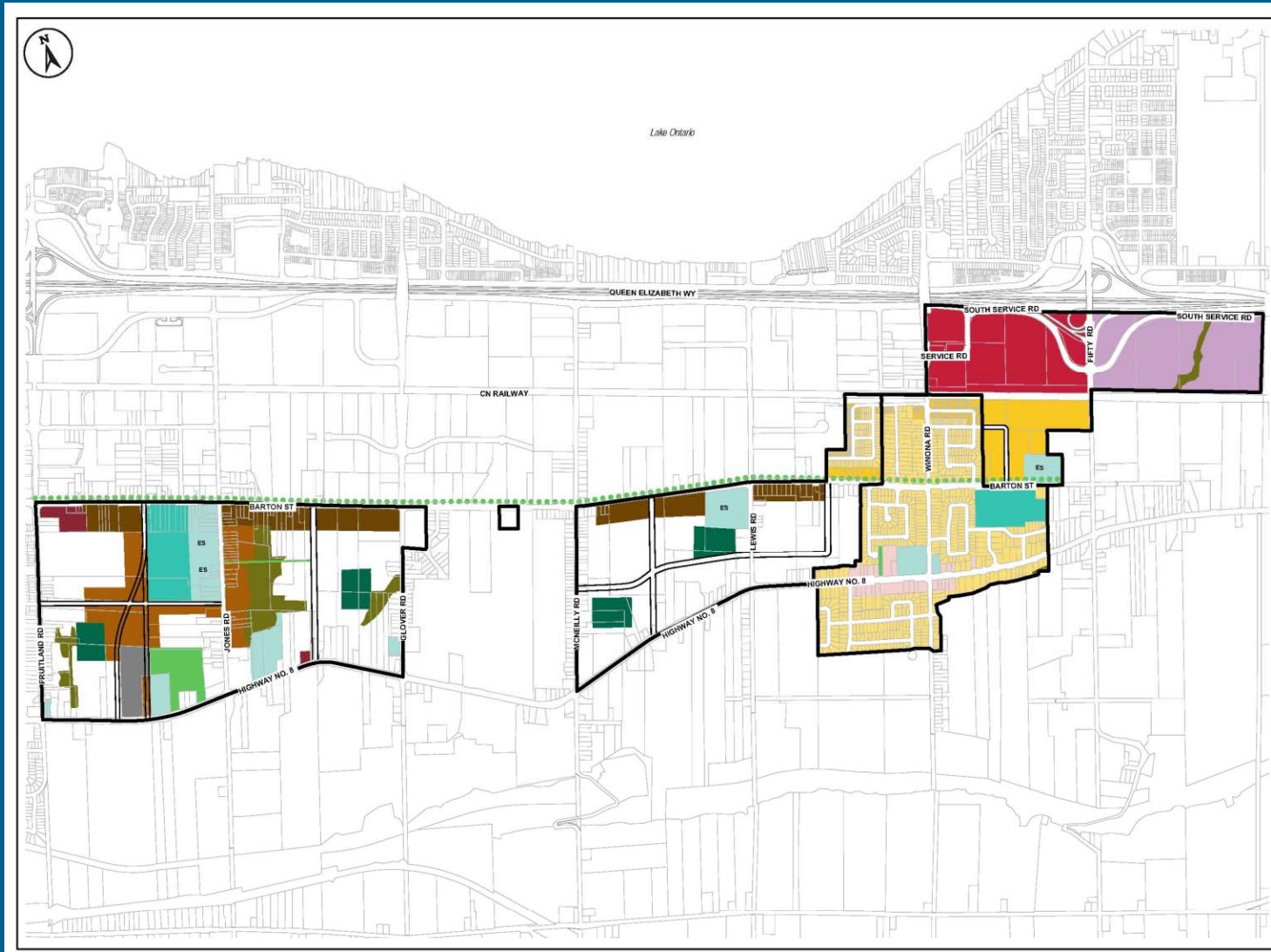
Pedestrian Promenade



Residential - Medium Density 3



Residential - Medium Density 2



Medium Density Residential Housing Forms

Block
Townhomes



Three Storey
Apartment



Four Storey
Apartment



Six Storey
Apartment



Medium Density Residential Housing Forms

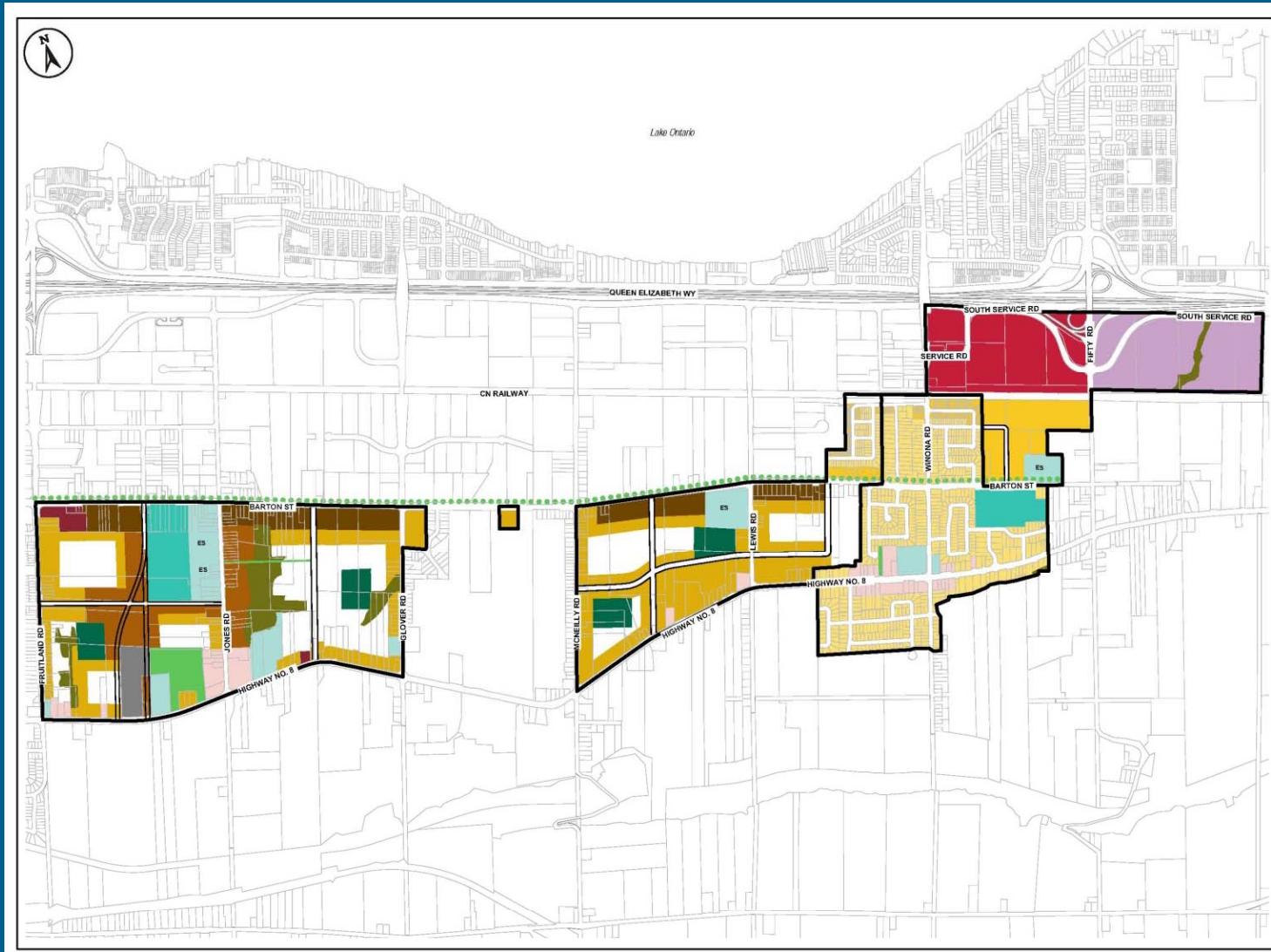


Port Credit -
Mississauga

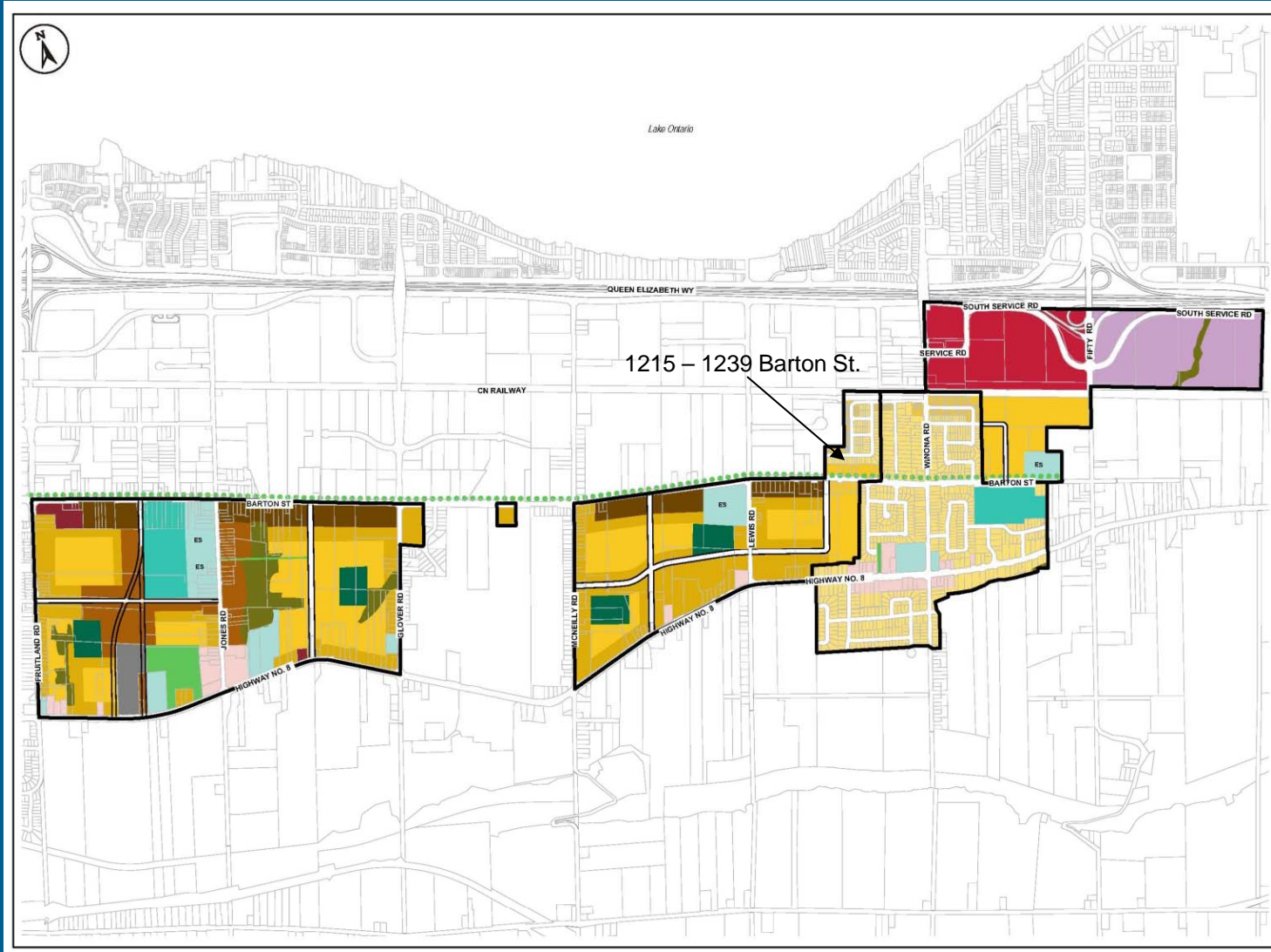


Plains Road East -
Burlington

Residential - Low Density 3



Residential - Low Density 2



Low Density Residential Housing Types

Small lot Single Detached



Single Detached



Semi-detached



Street Townhouses



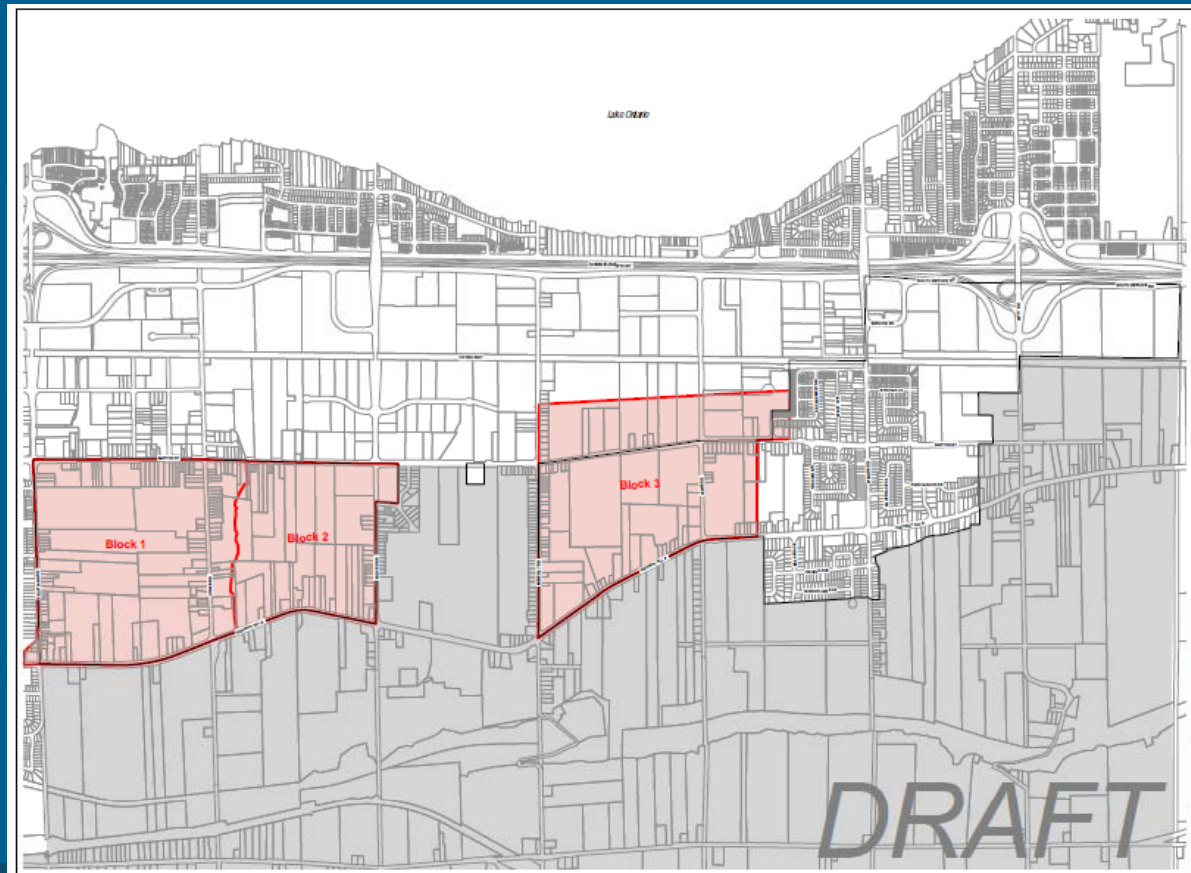
Servicing

The Fruitland-Winona Secondary Plan has several challenges regarding servicing including:

- Many landowners and small land parcels
- Very flat area, grading and drainage issues

Block Servicing Strategy

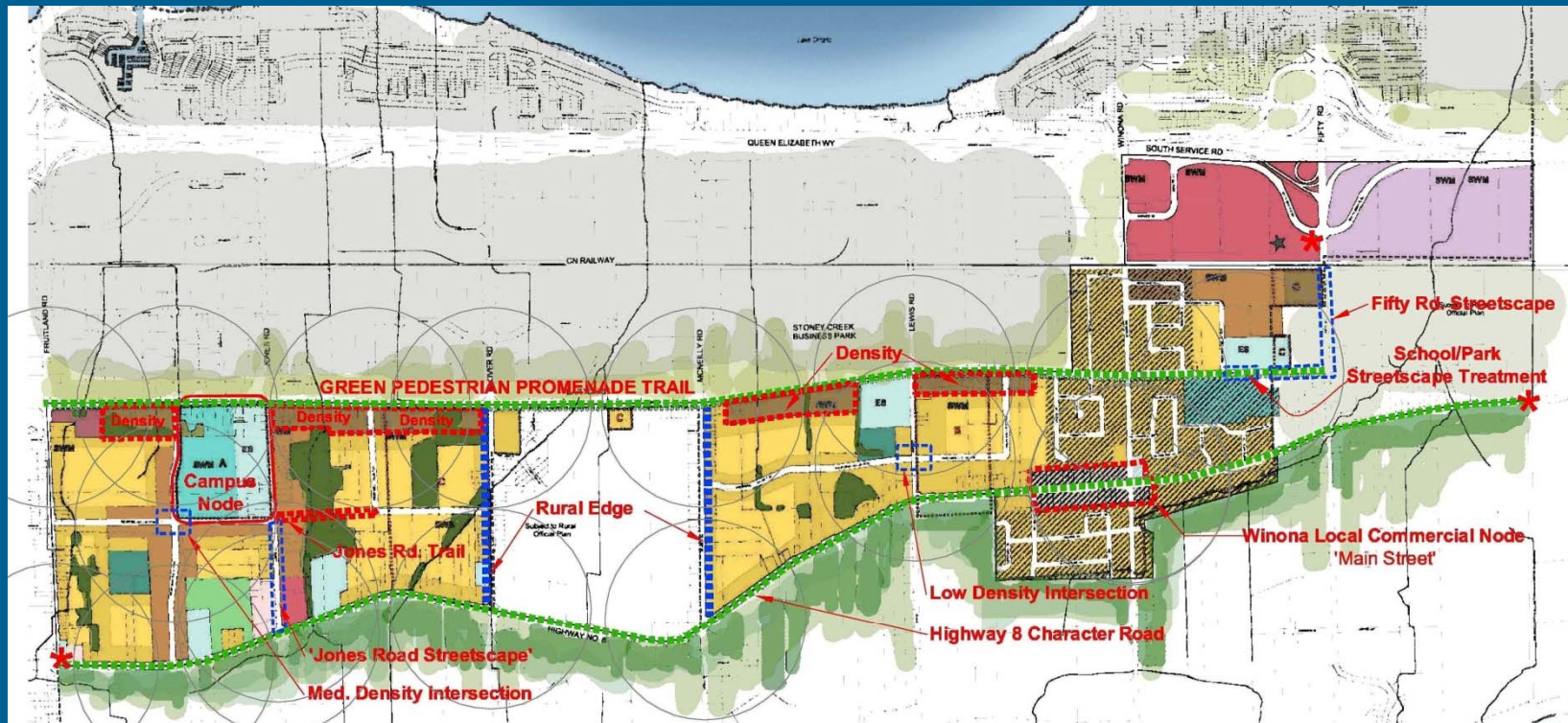
This Study will allow the City to address the multiple future development proposals in the area in a comprehensive manner, integrating facilities and phasing development as required.



Block Servicing Strategy

- Location of school and parks
- Detailed road pattern and trail system
- Boundaries of land use categories and densities
- Consideration for the Fruitland-Winona Urban Design Guidelines
- Meander belt width assessments
- Preliminary grading strategy
- Preferred servicing strategy
- Stormwater management strategy and functional design
- Phasing
- Air drainage

Urban Design Guidelines



Urban Design Guidelines – Special Character Areas

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

Land Use Summary

Residential: 59%

- Low Density 1: 13%
 - Low Density 2: 17%
 - Low Density 3: 16%
 - Medium Density 2: 8%
 - Medium Density 3: 5%
- 46%
- 13%

Projected population: 15,600

Commercial: 11%

Local Commercial: 3% *

District Commercial: 7%

Arterial Commercial: 1%

** Local Commercial uses are also permitted on the ground floor of Medium Density Residential*

Institutional: 7%

Natural Heritage: 5%

Employment Lands: 7%

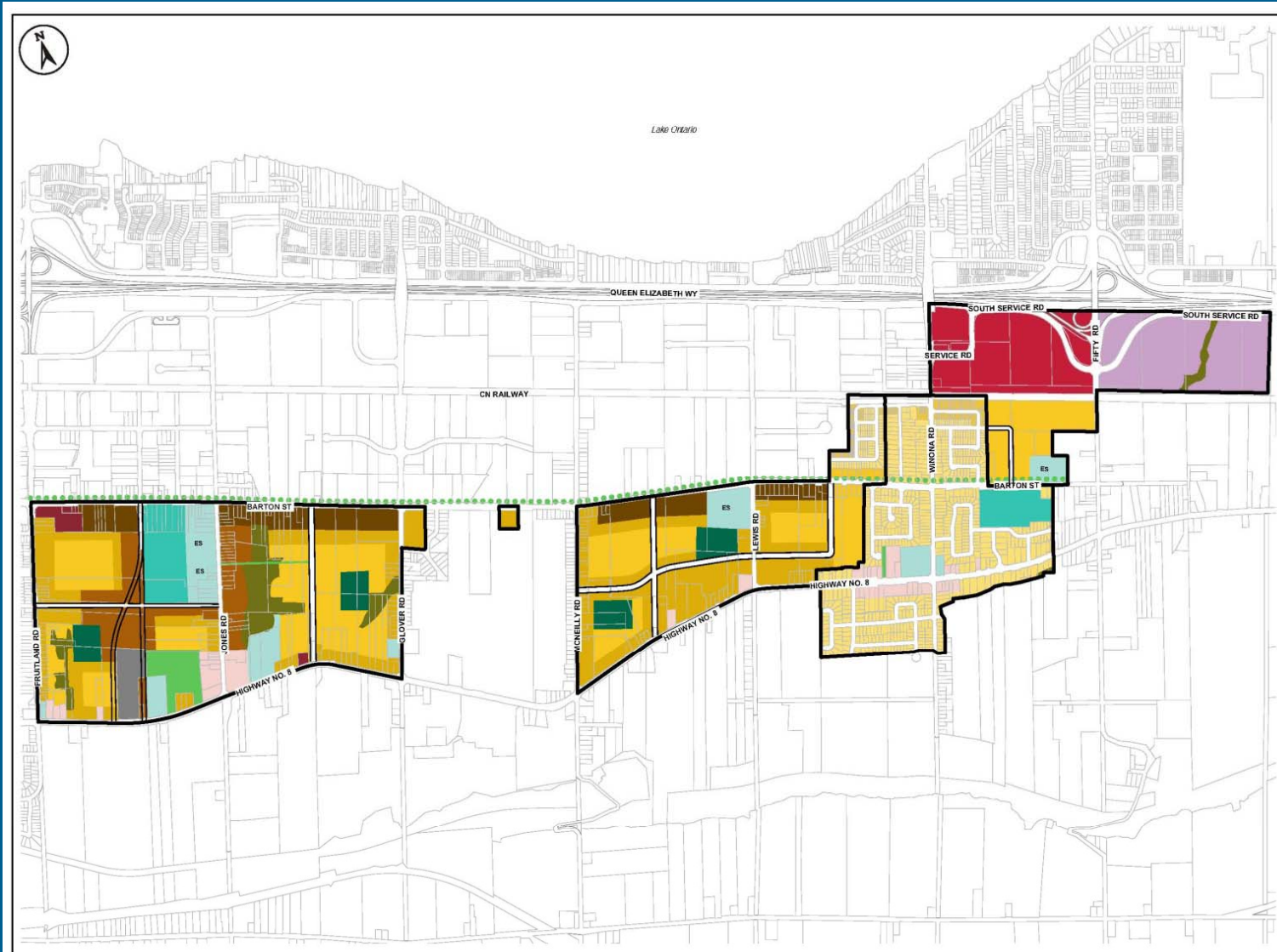
Neighbourhood Park: 5%

Community Park: 4%

Utility: 1%

General Open Space: 1%

Fruitland-Winona Secondary Plan – Complete Community

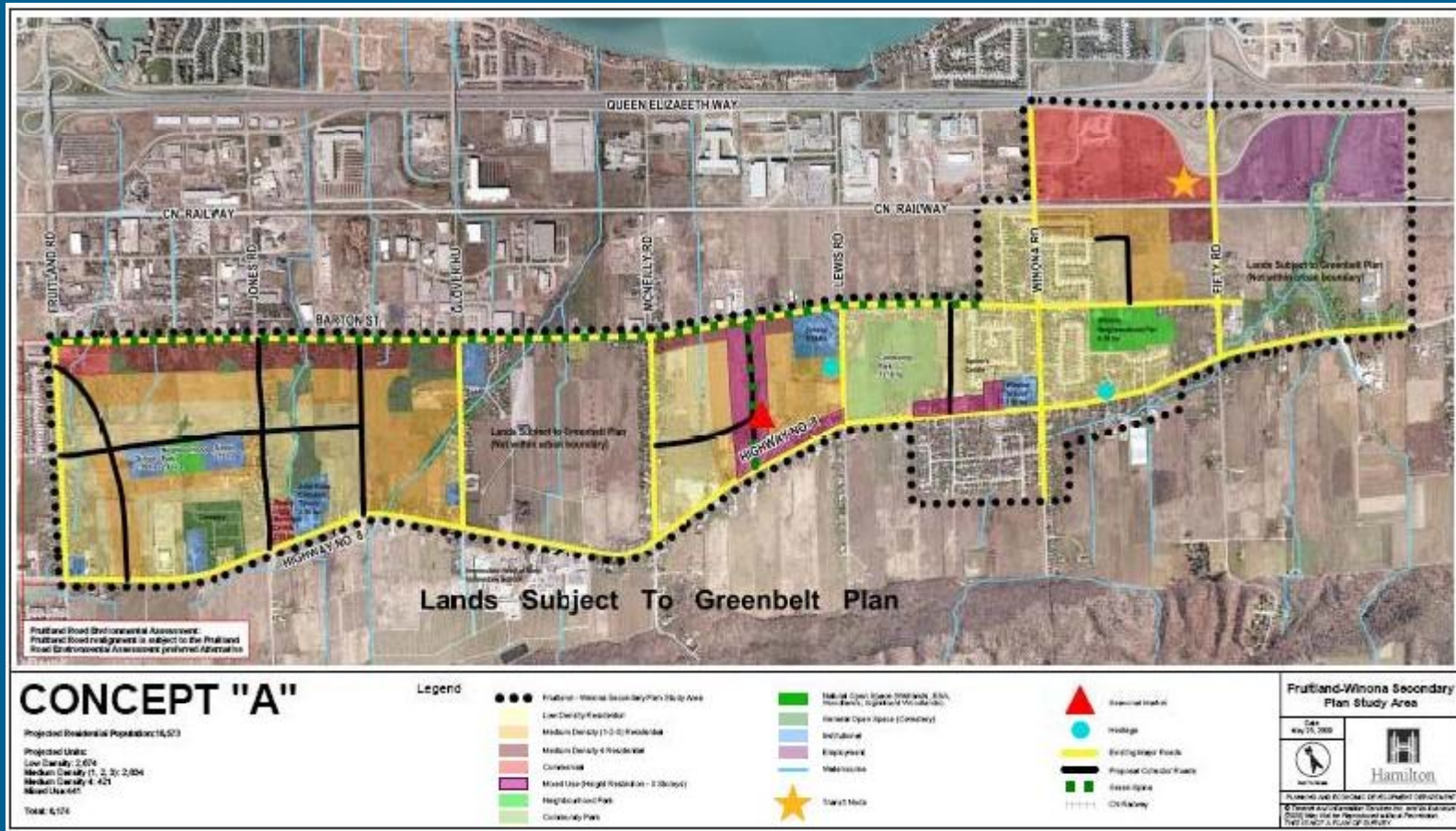




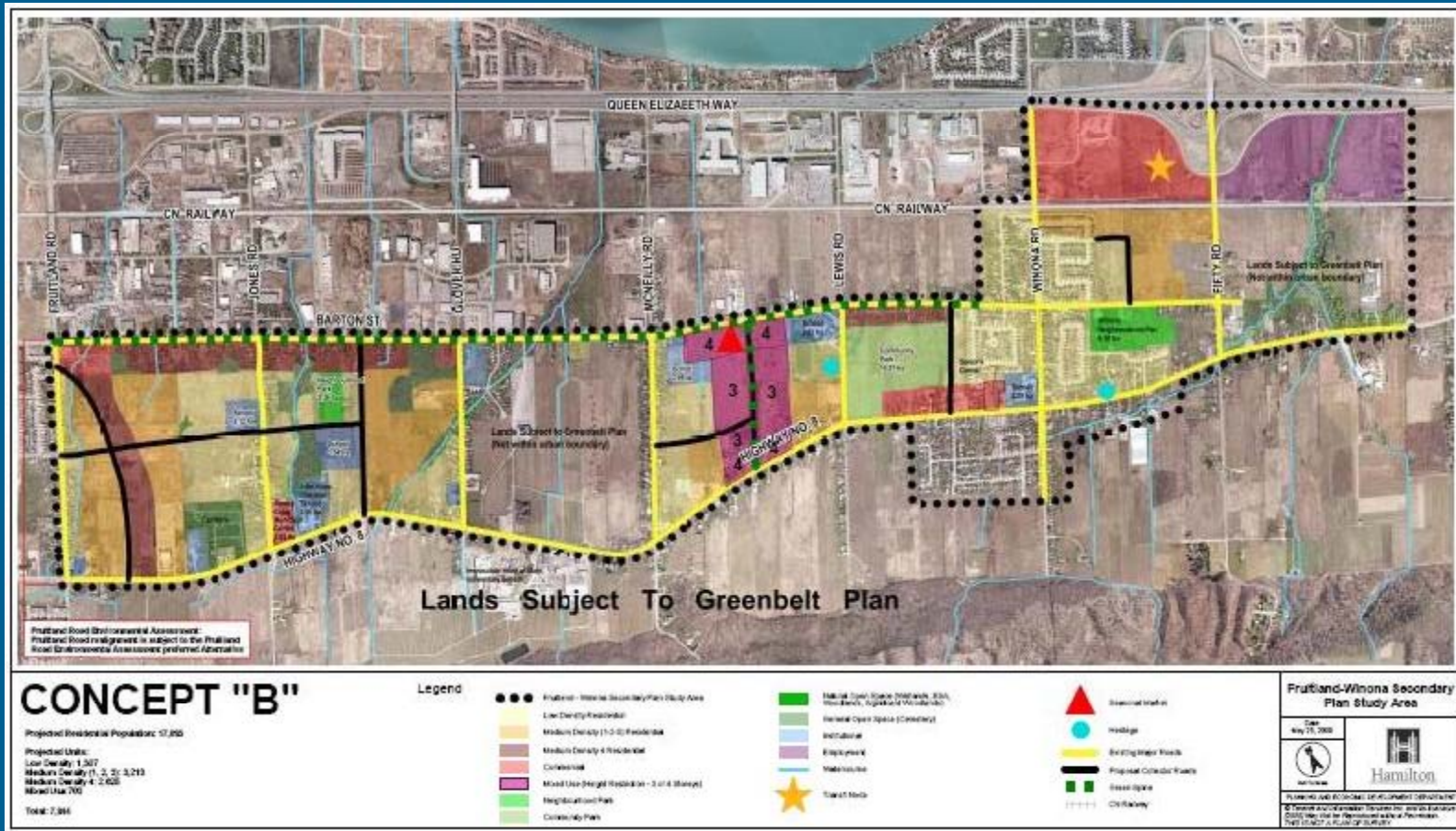
Hamilton

Thank you

CAC Concept A



CAC Concept B



Low rise apartment/condominium

27 Bold Street
Total Units: 18
Height: 3 Storeys

Density:
219 Units/Ha



Low rise apartment/condominium

Dundas St East

Area:0.936 ha

Total Units: 88

Density:

94 Units/ha



Fruitland-Winona Secondary Plan
Planning and Economic Development Department