PED13099/PW13040
Fruitland-Winona Secondary Plan and SCUBE Sub-watershed Study

Planning Committee: June 4, 2013
Stoney Creek Urban Boundary Expansion
2005 – Greenbelt Plan
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
Planning and Economic Development Department
Secondary Plan: Considerations

- Provincial Legislation and Policy
- Local Policy
- Public Consultation
- Commercial Studies
- Sub-watershed Studies
- Transportation Studies
- Recreation Needs Assessment

Fruitland-Winona Secondary Plan

Planning and Economic Development Department
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 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)
SCUBE SUBWATERSHED STUDY UPDATE

PUBLIC WORKS
INFRASTRUCTURE AND SOURCE WATER PLANNING
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.**
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

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
Fruitland-Winona Secondary Plan
Fruitland Road EA Preferred Alternative

Fruitland-Winona Secondary Plan
Planning and Economic Development Department
Pedestrian Promenade

Fruitland-Winona Secondary Plan
Planning and Economic Development Department
Medium Density Residential Housing Forms

- Block Townhomes
- Three Storey Apartment
- Four Storey Apartment
- Six Storey Apartment

Fruitland-Winona Secondary Plan
Planning and Economic Development Department
Medium Density Residential Housing Forms

Port Credit - Mississauga

Plains Road East - Burlington
Low Density Residential Housing Types

- Small lot Single Detached
- Semi-detached
- Single 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

Fruitland-Winona Secondary Plan
Planning and Economic Development Department
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

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Residential</td>
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<tr>
<td>General Open Space</td>
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Projected population: 15,600

- Local Commercial uses are also permitted on the ground floor of Medium Density Residential
Fruitland-Winona Secondary Plan – Complete Community
Thank you
CAC Concept A
CAC Concept B
Concept C - Staff Concept

CONCEPT "C"

Legend:

- lands subject to greenbelt plan
- lands subject to greenbelt plan (all neighborhoods included)
- seasonal market
- historic site
- historic site (all neighborhoods included)
- community park
- community park (all neighborhoods included)

Fruitland-Winona Secondary Plan
Planning and Economic Development Department
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