



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 4, 2018
SUBJECT/REPORT NO:	Fruitland - Winona Secondary Plan – Block Servicing Strategy Completion (Block 2) (PED18203) (Ward 11)
WARD(S) AFFECTED:	Ward 11
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SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Division Planning and Economic Development Department
SIGNATURE:	

Information:

This Report is intended to inform Council on the Completion of the Block Servicing Strategy (BSS) for Block 2 lands in the Fruitland - Winona Secondary (FWSP). The Block 2 study area is generally bounded by Barton Street to the north, Highway 8 to the South, Watercourse 6.0 (east of Jones Road) to the West, and Glover Road to the East, as per Appendix “A” to Report PED18203 – Fruitland - Winona Block Plan.

The Fruitland - Winona Secondary Plan section 7.4.13.15 states that: “A Block Servicing Strategy shall be required for the areas identified on Map b.7.4-4 – Fruitland - Winona Secondary Plan – Block Servicing Strategy.” Section 7.4.14.1 includes, under sub-section c) that “All development within the lands identified as the “Servicing Strategy Area” shall conform to the Block Servicing Strategy”.

A Terms of Reference (TOR) for Block Servicing Strategies – as per Appendix “B” to Report PED18203, was developed by City staff, shared and agreed upon by the Hamilton Conservation Authority (HCA). The City project and consultant team followed the TOR, with HCA fully involved in the project process, and providing their approval for the final study report.

The BSS provides a clearer direction and greater certainty with respect to the City’s expectation regarding servicing requirements based on the approved secondary plan. It is also intended to provide a more detailed context within which to co-ordinate the review of development applications. Specifically, the BSS provides a mechanism to

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facilitate the comprehensive co-ordination of roads, municipal infrastructure and stormwater management facilities with adjacent development, the natural heritage system and each other. This is especially important within Block 2, where land is characterized by flat topography, challenging drainage and fragmented ownership.

BSSs for the remaining FWSP lands (Blocks 1 and 3) are currently underway and are expected to be finalized by the end of 2018.

The Block 2 Servicing Strategy adheres to the FWSP policies, approved by Council on May 14, 2014.

It should be noted that while there are currently two (2) specific appeals within the Block 2 lands, the Block 2 Servicing Strategy has been planned to include flexibility which would accommodate for different outcomes of the appeal process.

THE STUDY - PUBLIC CONSULTATION PROCESS

The Study followed the Municipal Class Environmental Assessment process in principal. This means that although the study was a technical exercise in nature, i.e. no public consultation was legally required, public consultation was a large component of the study process, to provide an opportunity for input and transparency to all involved/land owners and stakeholders affected by the process.

A comprehensive public consultation program was incorporated into the study and included the following components:

- Stakeholder List – A mailing list was created and maintained throughout the study. It included local community groups, First Nations, external agencies and neighbourhood associations, among others within the study area, as well as members of the public who requested to be added to the list via telephone, email or comment sheets submitted during public meetings;
- Newspaper Notices – Notices were placed in the Stoney Creek News one and two weeks prior to each public meeting, to announce the Land Owner Meeting (December 2016) and to publicize each public consultation event and Draft Report Completion (April 2017, June 2017, April 2018). The notices provided a description of the study, invited the public to attend the consultation event, and identified ways to obtain more information;
- Direct Mail – Direct mail was used for notification of all those listed on Stakeholder List, except where otherwise indicated/requested (this includes other City Departments);
- Landowner Meeting – Two sessions were available for landowners on December 2 and 7, 2017 to review proposed road concept and servicing plans;

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- Public Information Centres (PICs) – Two (2) PICs were held at the Stoney Creek Municipal Centre on April 4th and June 8th, 2017. The PICs followed an open house format where participants had the opportunity view display boards and speak with members of the project team, Conservation Authority and City staff. Feedback Forms were distributed at each PIC to encourage participants to submit written comments;
- Other Meetings – Numerous meetings were held, and correspondence exchanged, with individuals and various groups of interested land owners/members of the public;
- Project Website – A project website (Hamilton.ca/blockservicingstrategies) was created to serve as a portal for all project information, updates, and consultation materials throughout the study; and,
- Social Media – The City of Hamilton Twitter Account was used to also disseminate notification of all Public Meetings in Stoney Creek area.

IMPLEMENTATION AND BENEFITS OF A BLOCK SERVICING STRATEGY

The benefits of having a Servicing Strategy is that it provides a comprehensive view of an entire development block, so that when applications are received they can be examined within a larger context and implemented in a co-ordinated and comprehensive manner.

With the completion of the BSS, development can proceed in the Block 2 lands. The BSS will guide the review and approval of orderly development. This should ultimately expedite the development application process and ensure alignment with municipal infrastructure.

Appendices Attached

Appendix “A” - Fruitland - Winona Secondary Plan Block Plans
Appendix “B” - Block Servicing Strategies Terms of Reference

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