



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Growth Management Division**

<b>TO:</b>	Mayor and Members Committee of the Whole
<b>COMMITTEE DATE:</b>	April 8, 2020
<b>SUBJECT/REPORT NO:</b>	Fruitland - Winona Secondary Plan – Block Servicing Strategy Completion (Block 3) (PED20078) (Ward 10)
<b>WARD(S) AFFECTED:</b>	Ward 10
<b>PREPARED BY:</b>	Margaret Fazio (905) 546-2424 Ext. 2218
<b>SUBMITTED BY:</b>	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That staff be directed to use the Block 3 Servicing Strategy for Fruitland - Winona Secondary Plan Lands Final Report, as contained in Appendix “C” to Report PED20078, as a basis for reviewing and approving all development applications within the Block 3 Servicing Strategy area; and,
- (b) That the Senior Director, Growth Management, or their designate, be directed to use their discretion in applying the Block 3 Servicing Strategy for the Fruitland - Winona Secondary Plan Lands Final Report, March 2020 to individual developments by making any necessary minor modifications to the Block 3 Servicing Strategy provided that the intent of the Block 3 Servicing Strategy is maintained.

### EXECUTIVE SUMMARY

The Block 3 Servicing Strategy (B3SS) study area is generally bounded by Barton Street to the north, Highway 8 to the South, McNeilly Street to the West, and Collector Road “D” east of Lewis Road, as shown on Appendix “A” to Report PED20078 attached. The Block 3 Servicing Strategy has been carried out by Urbantech Consulting on behalf of the current study land owners.

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Council approved Fruitland - Winona Secondary Plan (FWSP) 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 B3SS, attached as Appendix “B” to Report PED20078, was developed by Urbantech West consulting team, shared with and agreed upon by the Hamilton Conservation Authority (HCA) and City staff. The consultant team followed the TOR, with staff and HCA fully involved in the project process. The study process did not legally require formal public consultation to be carried out, however, it followed the Municipal Engineers Association’s Municipal Class Environmental Assessment document in general, to provide transparency and opportunities for input not just from affected land owners but also agencies, City staff and public at large.

The Block 3 Servicing Strategy adheres to the FWSP policies, approved by Council on May 14, 2014, and staff agree with its contents.

With the completion and approval by Council of the B3SS, development can proceed in the Block 3 lands. The B3SS will guide the approval of orderly development. This should control and expedite the development application process and ensure alignment with municipal infrastructure, in accordance with the phasing plan.

**Alternatives for Consideration – See Page 6**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

**HISTORICAL BACKGROUND**

The Block 3 study area is generally bounded by Barton Street to the north, Highway 8 to the South, McNeilly Street to the West, and Collector Road “D” east of Lewis Road, as shown on Appendix “A” to Report PED20078 attached. The Block 3 Servicing Strategy has been carried out by Urbantech Consulting on behalf of the current study land owners. Block 3 Servicing Strategy Final Report, Appendix “C”, is available for download from the City of Hamilton website at: <https://www.hamilton.ca/city-planning/master-plans-class-eas/block-servicing-strategies-stoney-creek-and-gordon-dean-class>.

The Council approved Fruitland - Winona Secondary Plan (2014) 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 Strategy – attached as Appendix “B” to Report PED20078, was developed by Urbantech West consulting team, shared and agreed upon by the Hamilton Conservation Authority (HCA) and City staff. The consultant team followed the TOR, with staff and HCA fully involved in the project process.

### **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Council approved Fruitland - Winona Secondary Plan (2014) 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”.

B3SS generally followed the public consultation process generally based on the Municipal Engineers Association’s Municipal Class Environmental Assessment document (2001, as amended in 2007, 2011, and 2015).

This means that legally no public consultation was required for this process because the nature of this study is technical. However, the study provided opportunities for input from the public at large, agencies and affected land owners, to ensure transparency.

It should be noted that while there is currently one specific appeal of the Approved Secondary Plan applicable to the western neighbourhood park within the Block 3 lands, the neighbourhood park lands have been included in the analyses of B3SS.

### **RELEVANT CONSULTATION**

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

- Stakeholder List – Area land owners were informed on February 23, 2016 about project initiation with few responses. Another letter was sent to area land owners inviting them to be part of the study on December 6, 2016.

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- Notice of March 2, 2017 Land Owners Meeting was sent to all area land owners on February 17, 2017. About 50 attendees were present for the presentation and open house meeting, followed by numerous subsequent smaller meetings, resulting in the formation of the Landowners Group.
- A mailing list was created and maintained throughout the study. It included local community groups, Indigenous Peoples, agencies, as well as members of the public who requested to be added to the study list via telephone, email or comment sheets submitted during the study process. It should be noted that in this Block, only certain land owners joined Branthaven in paying for the study. Nevertheless, the study findings were still circulated and land owners outside of this circle were also given the opportunity for comment at key points of the study process.
- Newspaper Notices – Notices were placed in the Stoney Creek News one and two weeks prior to the public meeting, to announce the Land Owner Meeting (December 2016) and to publicize each public consultation event including the Notice of Completion and 30-day Public Review of the Draft Block Servicing Strategy study. The 30-day review took place January 16 – February 14, 2020. The notices provided a description of the study, invited the public to attend the consultation events, provided opportunities for input and identified ways to obtain more information.
- Direct Mail – Direct mail was used for notification of all those listed on the Stakeholder List (agencies) and interested land owners and other members of the public mailing list.
- Other Meetings – Numerous meetings were held, and correspondence exchanged, with individuals and various groups of interested land owners/members of the public throughout the study process.
- Project Website – A project website ([Hamilton.ca/blockservicingstrategies](http://Hamilton.ca/blockservicingstrategies)) was used to serve as a portal for all project information, updates, and consultation materials throughout the study.
- Social Media – The City of Hamilton Twitter Account was used to also disseminate notification of the joint Public Meeting as well as the Notice of Completion and 30-Day Public Review of the Final Draft Block Servicing Strategy study.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

City Staff agree with the contents of the B3SS Final Report.

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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.

The B3SS meets the expectation of provision of clearer direction and greater certainty with respect to the City's expectation regarding servicing requirements and will provide a more detailed context within which to co-ordinate the review of development applications. Specifically, the B3SS provides a mechanism to facilitate the comprehensive co-ordination of roads, municipal infrastructure and stormwater management facilities with adjacent development, the natural heritage system and each other.

The specific items achieved by the B3SS study are as follows:

- The land uses and collector roads in the B3SS concept plan have been designed in accordance with Fruitland -Winona Secondary Plan. Based on the proposed road layout of the concept plan, a preliminary grading plan has been designed to match the existing road and boundary grades around the perimeter of the subject study land. The detailed grading for individual lots and/or blocks is not provided in the preliminary grading plans, and individual development applications will be required to demonstrate conformance with overall lot/block grading and existing or interim conditions.
- The final locations of the stormwater management facilities (ponds) number 2 and 3 identified in Fruitland - Winona Sub-Watershed Study (2009) have been established in consideration of the existing or natural low points in terrain. This was carried out in order to minimize earthworks (cut and fill operations) and to maintain existing drainage patterns. The external drainage from south of Highway 8 on the east and west side of Lewis Road, will be conveyed via a proposed storm sewer on Lewis Road, until it drains in the northerly direction for ultimate discharge to the channel along the easterly edge of 1119 Barton Street East (north-west corner of Barton Street and Lewis Road) property.
- The development of the study lands will be serviced for by gravity sewers to the existing sewers on McNeilly Road and Lewis Road. The installation of a new sanitary sewer will be required on Barton Street from McNeilly Road to the east limit of the study area. The refinements to the population densities utilized in the creation of the concept plan may require a sewer upgrade on Lewis Road.
- The water hydraulic analysis concluded that the development within Block 3 SS lands can be adequately serviced through the existing watermains along its boundary roads.

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The Block 3 Servicing Strategy adheres to the FWSP policies, approved by Council on May 14, 2014.

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### **ALTERNATIVES FOR CONSIDERATION**

Not approving the B3SS as it is presented today. Delaying approval of this Report will delay the development and growth of lands within B3SS study area.

Not approving the B3SS altogether. There will be no design principles and strategies for the road layout, servicing and grading, to accommodate orderly development.

Without the baseline conditions it will also be more difficult and less efficient for staff to process development applications.

### **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

#### **Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

#### **Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

#### **Healthy and Safe Communities**

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

#### **Clean and Green**

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

#### **Built Environment and Infrastructure**

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” - Fruitland - Winona Secondary Plan - Block 3

Appendix “B” - Block Servicing Strategy, Fruitland - Winona Secondary Plan - Block 3 -  
Terms of Reference

Appendix “C” - Block 3 Servicing Strategy for Fruitland - Winona Secondary Plan Lands  
Final Report

MF/sd