



Hamilton

Block 1 Servicing Strategy

Planning Committee

Tuesday, December 3, 2024

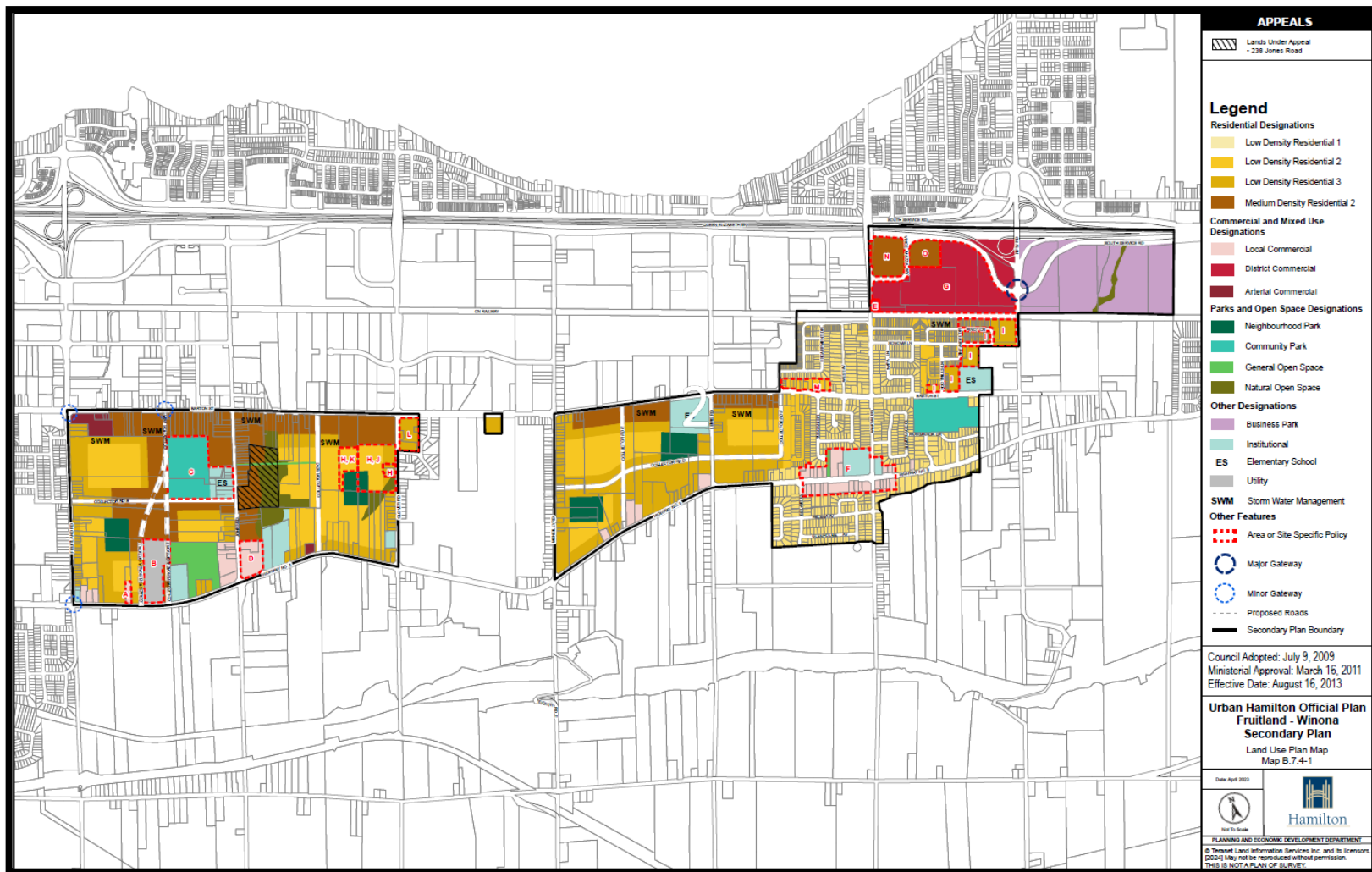
Block 1 Servicing Strategy Agenda



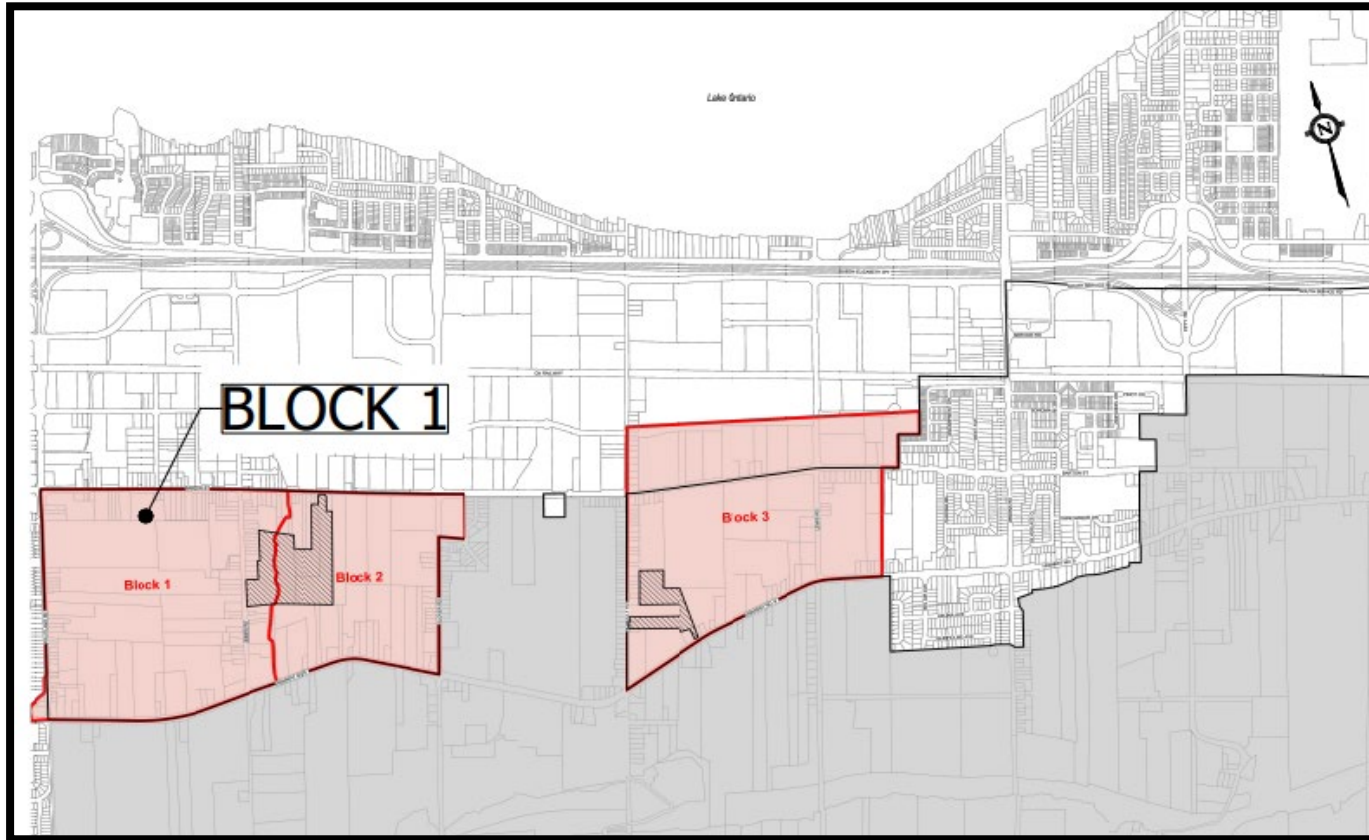
1. Fruitland-Winona Secondary Plan Overview
2. Study Area
3. Block 1 Land Owner Group
4. Proposed Block 1 Concept Plan
5. Achieved Elements
6. Phased Approval
7. Core Infrastructure
8. Planning Act Applications
9. Recommendations
10. Next Steps

Block 1 Servicing Strategy

Fruitland-Winona Secondary Plan

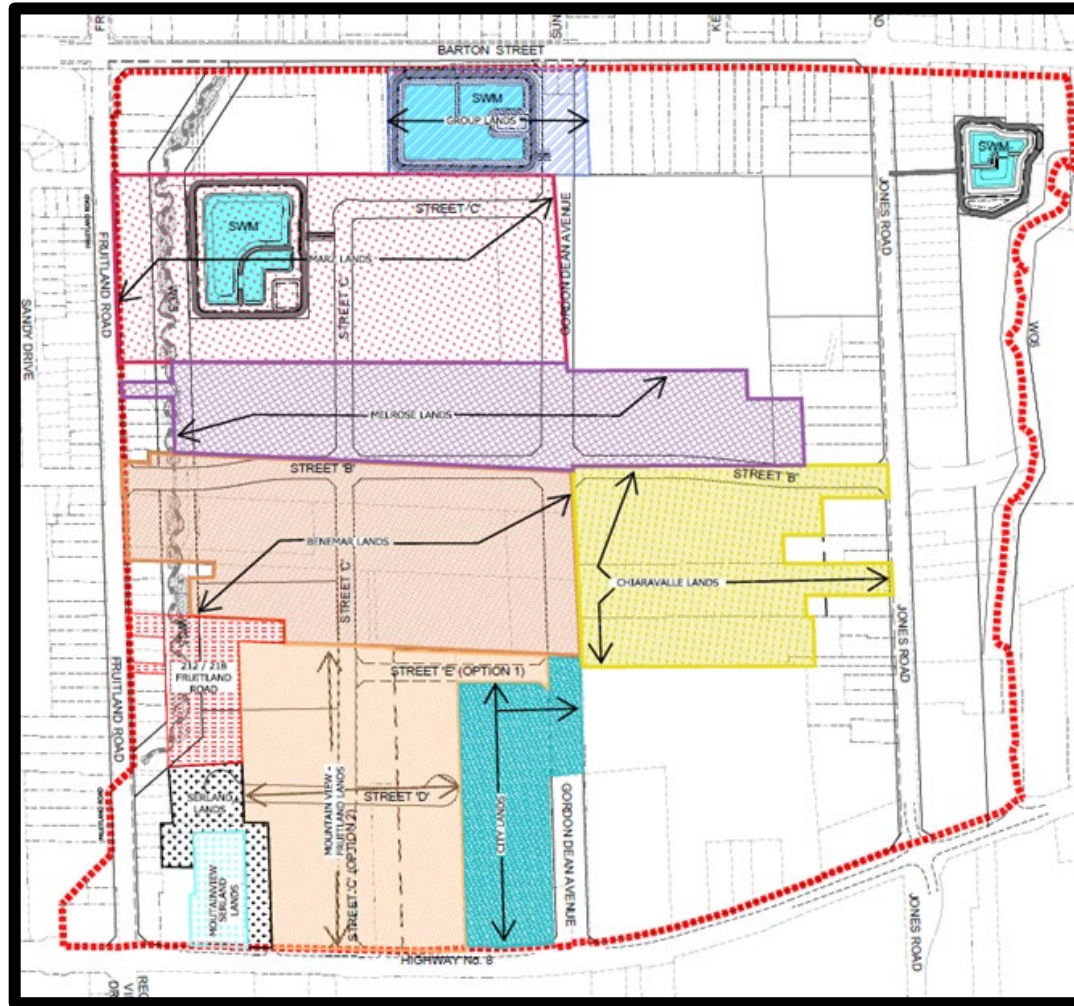
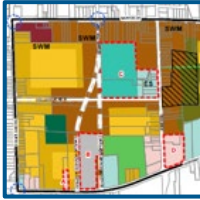


Block 1 Servicing Strategy Study Area



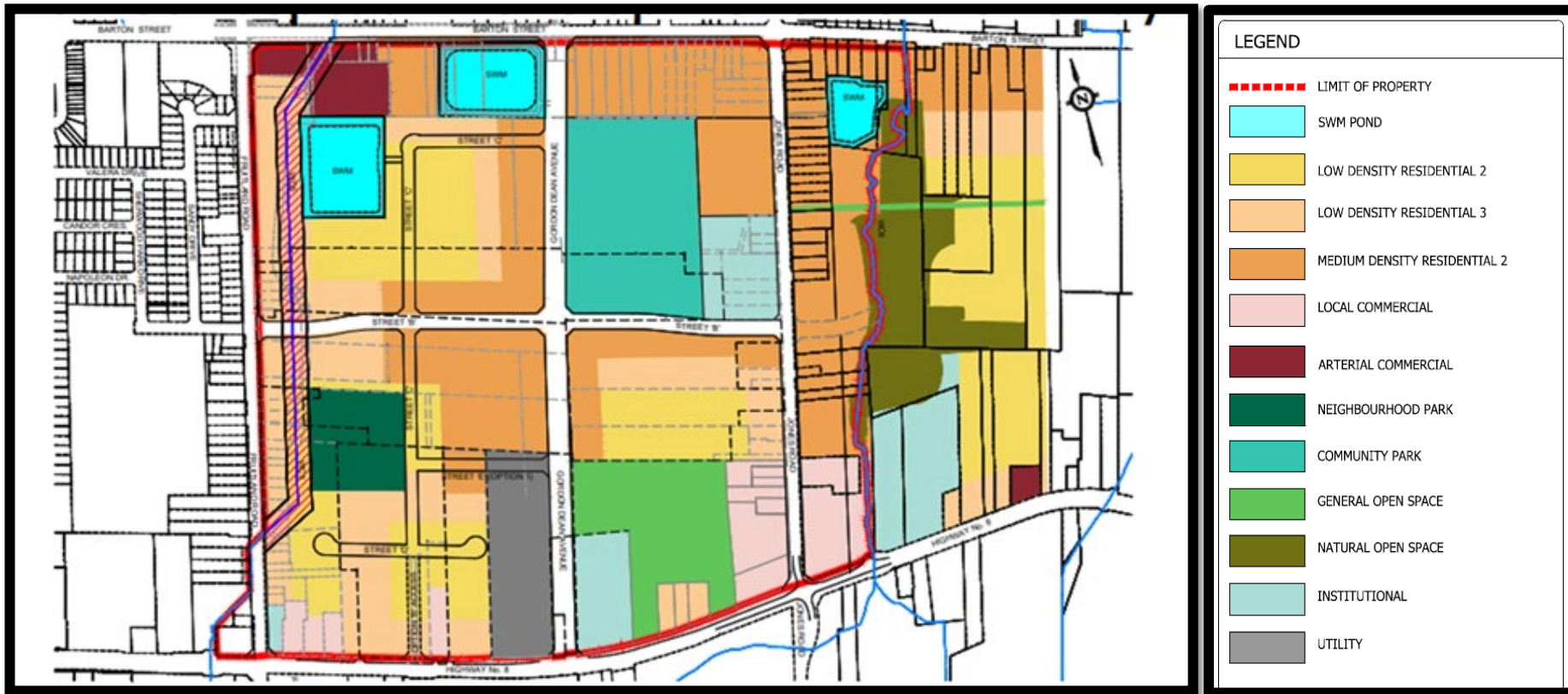
Block 1 Servicing Strategy

Block 1 Land Owner Group



Block 1 Servicing Strategy

Proposed Block 1 Concept Plan



Block 1 Servicing Strategy Achieved Elements



- Gordon Dean Avenue Class EA approved.
- Conceptual land use and road network.
- Park locations
- Watercourse 5.0 conceptual re-alignment and location.
- Water/Wastewater servicing and Stormwater Management Ponds locations confirmed.
- Initiation of Core Infrastructure delivery discussions.

Block 1 Servicing Strategy

Gordon Dean Avenue Class EA



<https://www.hamilton.ca/environmental-assessments/block-servicing-strategies-stoney-creek-and-gordon-dean>

Block 1 Servicing Strategy

Additional Work Required



- Need to demonstrate appropriate connectivity and developability across the study area.
- Phasing Plan with more specific detail.
- Stormwater pond elevations in relation to Watercourse 5.0 to meet Provincial regulations.
- Functional Design of Jones Road.
- Confirmation of potential density increases that could affect:
 - ❖ Neighbourhood Park size
 - ❖ Stormwater management
 - ❖ Air drainage

Block 1 Servicing Strategy Phased Approval



Block 1 Servicing Strategy

Phased Approval



Phase 1 – Lands West of Jones Road

Matters To be Resolved to Finalize the Strategy:

- Appropriate connectivity and developability across the Phase 1 area.
- A Phasing Plan with more specific detail.
- Pond elevations in relation to Watercourse 5.0 need to meet Provincial regulations and City standards.
- Consultation with the public and stakeholders on the Phase 1 of the Strategy – **recommendation (b)**.
- Identification of necessary changes to the Official Plan - **recommendation (c)**.
- Development of an Implementation Plan - **recommendation (c)**.

Block 1 Servicing Strategy

Phased Approval



Phase 2 – Jones Road and Lands to the East

Matters To be Resolved to Finalize the Strategy:

- Appropriate connectivity and developability of the Phase 2 lands.
- A Phasing Plan for development and infrastructure.
- The Functional Design for an upgraded Jones Road.
- Development of an Implementation Strategy - **recommendation (f)**



Block 1 Servicing Strategy

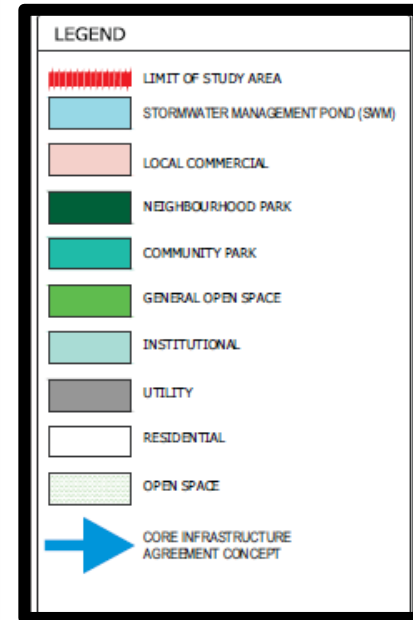
Core Infrastructure Agreement Concept



1. Concept proposes advancing the construction of key infrastructure to:
 - support block development prior to finalizing development approvals
 - simplify the approvals process
 - ready the area for growth
 - promote orderly development
2. Requires use of a special agreement “**Core Infrastructure Agreement**”.



Block 1 Servicing Strategy Core Infrastructure



Block 1 Servicing Strategy

Core Infrastructure Agreement



- Core Infrastructure - Agreement between the **City and the Land-Owner Group**.
- Key objective is to ensure that certain components of core infrastructure, needed for Block 1, are **substantially completed prior to any development in Block 1 occurring**.
- The agreement to include provisions for:
 - infrastructure scope; the design, tender, and construction process;
 - permits and approvals;
 - fees, payments and securities;
 - development approvals;
 - rights and remedies;
 - phasing and orderly development;
 - and development financing.



Block 1 Servicing Strategy

Agreement Principles



1. **Secure timing and phasing** of road and parkland dedication, environmental review, and construction of on- and off-site road improvements;
2. **Ensure timing of block-wide core infrastructure is coordinated with planning approvals and servicing through individual plans of subdivision;**
3. Ensure core infrastructure is designed and constructed in accordance with **City standards, policies, and requirements;**
4. Provide a **mechanism for land conveyance** for core municipal infrastructure;



Cont'd

Block 1 Servicing Strategy Agreement Principles cont'd



5. **Outline and secure appropriate conditions** to allow for incremental installation of key infrastructure to account for differing development timing;
6. Be used for **administration of City's share of the cost** of core infrastructure; and,
7. **Identify the appropriate financial securities and guarantees** to be placed with the City to ensure the timely completion of the necessary works and **to protect the City from financial liabilities.**





Block 1 Servicing Strategy Implementation Strategy – Planning Act approvals

1. Formal Consultation (FC)

- Joint application for all Land Owner Group lands
- One FC Document to be issued identifying joint and individual requirements

2. Zoning By-law Amendment / Draft Plan of Subdivision Applications (*following finalization of Phase 1 Block Servicing Strategy*)

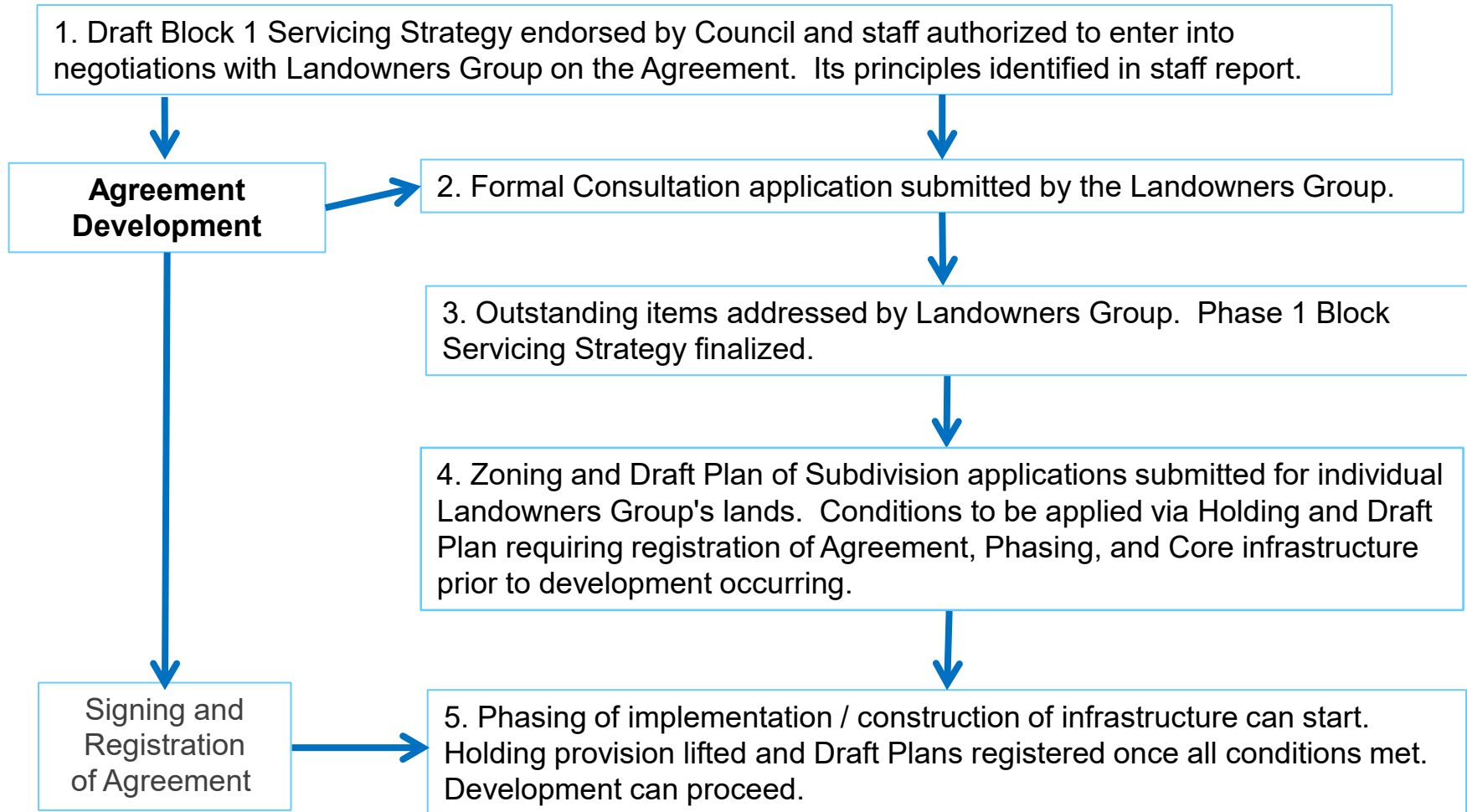
- Zoning By-law approvals to include Holding Provision
- Draft Plan of Subdivision approvals to include common conditions to be fulfilled prior to Registration:
 - Registration of the Agreement
 - Confirmation of Watercourse 5.0 alignment
 - Phasing approval



Block 1 Servicing Strategy

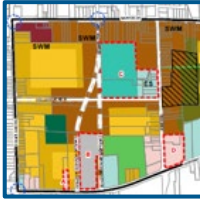


Phase 1 Planning Approvals and Agreement Process



Block 1 Servicing Strategy

Recommendations - Report PED24209



- a) That the **Draft Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report** for lands in Phase 1 West of Jones Road, prepared by Urbantech Consulting, dated October 2024, on behalf of the Block 1 land ownership group (Land - Owner Group), attached as Appendix “A” to Report PED24209, **be received**;
- b) That Planning and Economic Development staff be directed and authorized to **consult** on the Draft Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report for lands in Phase 1 West of Jones Road, and that **staff report back on the results of the consultation to Planning Committee in Q1 2025**;
- c) That Planning and Economic Development staff be directed to **develop an Implementation Plan** for the Draft Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report for lands in Phase 1 West of Jones Road, **including any necessary adjustments to the Block Servicing Strategy and any Official Plan Amendments** and report back to Planning Committee in Q1 2025;

Cont'd

Block 1 Servicing Strategy

Recommendations - Report PED24209 cont'd



- d) That Planning and Economic Development Department **staff report back** to Planning Committee with the **Final** Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road in **Q1 2025**;
- e) That the **Final Block Servicing Strategy** Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road, prepared by Urbantech Consulting, dated October 2024, be used by Planning and Economic Development staff in reviewing **development applications** within the Block 1 Servicing Strategy area in the Fruitland-Winona Secondary Plan area;
- f) That Council direct Planning and Economic Development staff to **prepare Phase 2 of the Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report** for lands east of Jones Road upon resolution of outstanding Ontario Land Tribunal appeals, including consultation and development of an **Implementation Strategy**, with funding for the study to be referred to the Capital Budget process;

Cont'd



Block 1 Servicing Strategy

Recommendations - Report PED24209 cont'd

- g) That the General Manager of Planning and Economic Development in consultation with the General Manager of Finance and Corporate Services be directed and authorized to **negotiate the terms of an Agreement with the Block 1 Land - Owner Group** based on the principles outlined on page 14 of Report PED24209 for the purposes of **permitting the installation of Core Infrastructure** to support development of Block 1 in the Fruitland Winona Secondary Plan Area in advance of formal development approvals;
- h) That Planning and Economic Development **staff report back to Council** with details of the Agreement, including requesting authority to execute the Agreement no later than **Q3 2025**.

Block 1 Servicing Strategy

Next Steps



1. Staff to Report back to Planning Committee:
 - On **results of consultation on the Draft Block Servicing Strategy for lands in Phase 1 in Q1 2025.**
 - On **development of an Implementation Plan** for Phase 1 lands identifying any required adjustments to the Strategy and **any OP Amendments in Q1 2025.**
 - With the **Final Block Servicing Strategy for Phase 1 lands in Q1 2025.**
 - On negotiations with the Land - Owner Group on terms of a **Core Infrastructure Agreement** and **details of the Agreement including authority to execute no later than Q3 2025.**
2. Staff to prepare the Block Servicing Strategy for **Phase 2 lands** upon resolution of outstanding OLT appeals, including consultation and an Implementation Strategy.

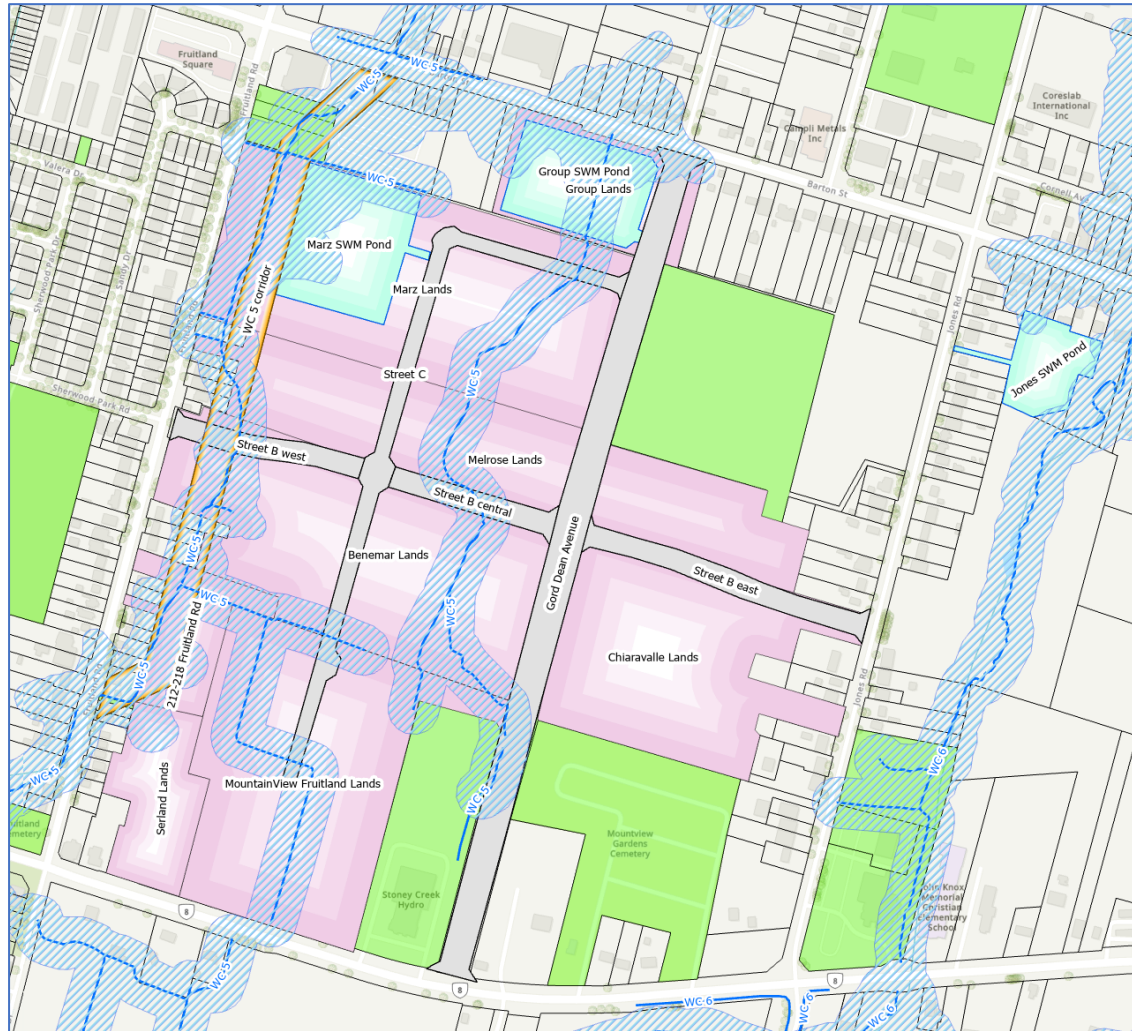
Block 1 Servicing Strategy



Questions?



Block 1 Servicing Strategy Concept Plan with Land Ownership and Existing Watercourse 5.0 Floodplain



Block 1 Servicing Strategy Watercourse 5.0



Existing Floodplain of Watercourse 5.0



Proposed Re-alignment of Watercourse 5.0

