



City of Hamilton Report for Information

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED24209(a)

Subject/Title: Fruitland-Winona Secondary Plan Block 1 Servicing Strategy

Ward(s) Affected: Ward 10

RECOMMENDATION

- 1) That Report PED24209(a) respecting an update on the Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24209) **BE RECEIVED** for information.

Key Facts

- On December 10, 2024, Council approved PED24209 with several recommendations directing staff to report back in Q1 2025 as part of finalizing the Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (the Servicing Strategy).
- Report PED24209(a) is intended to provide an update on progress made since December 2024 in addressing Council's direction, namely:
 - Public Consultation on the Draft Servicing Strategy Report
 - Development of an Implementation Plan
 - Finalization of the Servicing Strategy and Public Consultation
 - The Core Infrastructure Agreement
 - Options for Watercourse 5.0 Realignment and Naturalization.

Financial Considerations

Not Applicable

Background

The completion of block servicing strategies is a requirement of the Fruitland-Winona Secondary Plan prior to submission of development applications. The Block 1 Land Owner Group has been leading the Servicing Strategy for Block 1 process since 2016. The Draft Block 1 Servicing Strategy Report (PED24209) was presented to Planning Committee on December 3, 2024. The following recommendations were approved by Council on December 10, 2024:

- (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 membership, as shown on Appendix “E” to Report PED24209, is Marz Homes, Melrose Group, Chiaravalle Homes, Benemar Homes, Mountainview Fruitland, Mountainview Serland, Serland and 212/218 Fruitland Road), attached as Appendix “A” to Report PED24209, be received;

Note: The Draft Block Servicing Strategy Fruitland - Winona Secondary Plan Block 1, prepared by Urbantech Consulting (October 2024) due to its size can be found online at: <https://www.hamilton.ca/environmental-assessments/block-servicing-strategies-stoney-creek-and-gordon-dean#reports>.

- (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.
- (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.

- (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.
- (i) That consultation and the final block servicing strategy include alternatives to maintain and enhance natural watercourses and floodplains in alignment with the City's climate change and biodiversity action plans, consider realigning development densities, while providing engineering options to alleviate local current and future potential flooding.

Analysis

Through the approved recommendations, Council directed that staff report back on specific items concerning the Servicing Strategy in Q1 2025. The following provides an update on that direction with reference to the pertinent recommendation in PED24209:

1. Public Consultation on the Draft Servicing Strategy (Recommendation **(b)**):

The Draft Servicing Strategy Report was made available for public, agency, and Indigenous Nations comments for two weeks, from January 10 to January 27, 2025, both electronically on the City's project website and in hard copy at:

- Stoney Creek Library, 777 Highway 8, Stoney Creek
- Hamilton City Hall, 6th Floor 71 Main Street West

All Study Area landowners and those within 120m of the Study Area received hard copy Notices via direct mail. City staff and Agencies received Notices via e-mail. Indigenous Nations received letters via email and follow up phone calls to ensure engagement was initiated. A Public Notice was also published on the City's project website and Hamilton Spectator on January 10, 2025.

Consultation highlights include:

- (a) One general comment was received from a property owner in the Study Area.
- (b) Hamilton-Wentworth District School Board advised that the approved land block for the future elementary school is insufficient based on changes in

Provincial requirements. Any changes in location or size of the approved parcel will require an Official Plan Amendment. Planning Division staff have engaged with the school board to discuss options.

- (c) Various Indigenous Nation expressed the following:
- concerns about the content of the Servicing Strategy's Natural Heritage Report and how engagement should be facilitated;
 - desire to see the Watercourse 5.0 alternatives and their evaluation before providing comments; and,
 - desire to be included in any Stage 2 Archaeological assessment field work.
- (d) The Ministry of Citizenship and Multiculturalism expressed the need for the study to identify Archaeology, Built Heritage, and Heritage Landscape resources within the Final Servicing Strategy Report and related next steps during the Development Planning process.

Appendix A to Report PED24209(a) includes a full record of communications, (some of which are ongoing) and contains a list of agencies and Indigenous Nations that were contacted.

Public and stakeholder consultation on the Block 1 Servicing Strategy through the course of the study has been comprehensive, and although not a legislative requirement, meaningful feedback has been and is being sought to inform development plans for the community. In that regard, consultation will continue through the finalization of the Block 1 Servicing Strategy. For example, staff are currently liaising with Indigenous Nations representatives and the Land Owner Group on an appropriate way to engage on matters related to the Natural Heritage Systems. In addition, there will be an opportunity to provide feedback on alternatives for Watercourse 5.0 through public review of the Final Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road, prior to Council approval.

Development of an Implementation Plan (Recommendation (c)):

Staff has prepared a Draft Implementation Plan to support the orderly development and build out of Block 1. The plan is based on a novel approach which permits construction of key pieces of municipal infrastructure to be implemented in parallel with the finalizing of development approvals to expedite the development process and ready the area for growth. The strategy is also intended to define the servicing components together with details of development application phasing to ensure future draft plans of subdivision can be implemented in a systematic manner.

Further work on the Implementation Plan is required to be completed upon finalization of the Block 1 Servicing Strategy (refer to #3 below). The Final

Servicing Strategy will be used to: inform required elements to be included in the Core Infrastructure Agreement (refer to #4 below); formalize the proposed development phasing plan; identify any required Official Plan Amendments, including the expected timing of the required amendments; and indicate major infrastructure requirements that will provide for orderly development.

2. Finalization of the Servicing Strategy Block 1 Report (Phase 1 west of Jones Road) – Recommendation (d):

The work required towards finalization of Phase 1 of the Servicing Strategy is proceeding, but because of additional direction provided by Planning Committee in recommendation (i) of Report PED24209 (refer to #5 below), the original timeline of Q1, 2025 could not be met and more time is required to finalize the Strategy. This work is anticipated to be completed in Q2, 2025, provided the necessary material is completed and submitted in a timely manner by the Land Owner Group's consulting team.

Since December 2024 staff have been working with the Land Owner Group's consulting team addressing the outstanding issues required to finalize Phase 1 of the Strategy.

3. The Core Infrastructure Agreement – Recommendation (g and h):

The Land Owner Group, is proposing that the work proceed on the Core Infrastructure Agreement, but in the short term their focus is on addressing Council's direction detailed in recommendation (i). Once the draft Agreement is received it will be reviewed by Legal Services staff and will lead to a series of meetings with the Land Owner Group to negotiate terms and conditions prior to finalizing the Agreement and reporting back to Council. With this deferral, it is expected that finalization of the Agreement may not occur until Q2 2026.

4. Options for Watercourse 5.0 Realignment and Naturalization – Recommendation (i)

Work has been ongoing between City staff and the Land Owner Group's consulting team to address this matter. Draft materials for staff's consideration were received -on March 31, 2025 and will be reviewed by staff and Hamilton Conservation Authority. Once approved, the Block 1 Servicing Strategy will be updated to reflect any changes to the plan. In accordance with Council direction, staff will then facilitate consultation with the public and stakeholders on the options considered as part of consultation planned for the Final Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Accelerate our response to climate change:
 - Proposed Watercourse 5.0 floodplain control to contain up to 100-year floods.
 - 1.2. Protect green space and waterways.
 - Enhance Watercourse 5.0 and other study area's developments, to ensure that City's biodiversity and forest canopy increase is maximized.
2. Safe & Thriving Neighbourhoods
 - 2.2. Make sure people can safely and efficiently move around by foot, bike, transit or car.
 - Block Servicing Strategy's pedestrian and cycling connectivity will ensure that people can move safely and efficiently by foot, bike, transit, and car.
 - 2.3. Provide vibrant parks, recreation and public space.
 - Two parks are planned for within Block 1 study area: Neighbourhood Park, to serve immediate population, and a Community Park which will provide community space for a greater area, and will provide amenities such as washroom facilities, and access for all ages.
3. Get more people involved in decision making and problem solving.
 - The Draft Block 1 Servicing Strategy was made available following Provincial requirements under the Municipal Class Environmental Assessment document (Municipal Engineers Association's document, 2023) as well as City's Inclusion Diversity, Equity and Ability policies, guidelines. All area landowners and those within 120m boundary of the Study Area, along with Agencies and Indigenous Nations were circulated on its contents via direct mail, publication in Hamilton Spectator; the electronic copy was available on the City project web page, and hard copies of the Report were made available in two locations.

Previous Reports Submitted

Previously Submitted Report PED24209 can be found at the link below.:

<https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=e831d260-84d0-46c7-9c66-76be66e3bfba&Agenda=Merged&lang=English&Item=28&Tab=attachments>

Consultation

The following staff were consulted on preparation of Report PED24209(a):

Planning and Economic Development Department:

- Jennifer DiDomenico, Senior Project Manager, Indigenous Relations
- Alissa Golden, Program Lead, Heritage and Urban Design
- Melissa Kiddie, Natural Heritage Planner, Heritage, and Urban Design
- Melanie Pham, Acting Manager, Sustainable Committees
- James Van Rooi, Senior Planner, Planning Division
- Steve Molloy, Manager, Transportation Planning
- Monir Moniruzzaman, Manager, Development Engineering

Public Works Department:

- Kara Bunn, Manager Cemeteries, Environmental Services
- Megan Stewart, Supervisor, Landscape Architectural Services

Appendices and Schedules Attached

- Appendix A: Draft Block 1 Servicing Strategy Report Public Engagement Compendium

Prepared by: Margaret Fazio, Senior Project Manager, Planning and Economic Development Department, Growth Management Division.

Submitted and recommended by: Ashraf Hanna, Director, Growth Management and Chief Development Engineer, Planning and Economic Development Department, Growth Management Division.