

Appendix A – Block 1 Servicing Strategy Draft Report Public Engagement Compendium

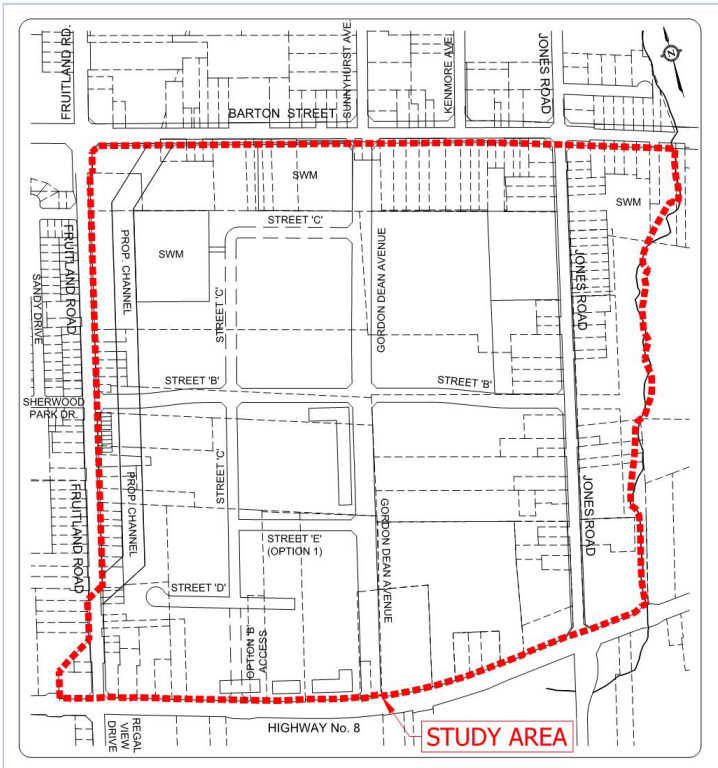
Notice of Draft Study Report
Fruitland - Winona Secondary Plan Area
Block 1 Servicing Strategy

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the adjacent map.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed that additional options for improving Watercourse 5 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.



Review Materials Online	Review the Materials in Person
<p>Visit the project website to review the Draft Study Report at:</p> <p>www.hamilton.ca/blockservicingstrategies</p>	<p>Review Draft Study Report in person (Monday to Friday: 8:30 a.m. – 4:30 p.m.) at:</p> <p>LOCATIONS:</p> <ol style="list-style-type: none">1. Stoney Creek Library 777 Highway 8, Stoney Creek2. Hamilton City Hall, 6th Floor 71 Main Street West
<p>Please provide any comments and questions by January 27, 2025. See contact information below.</p>	

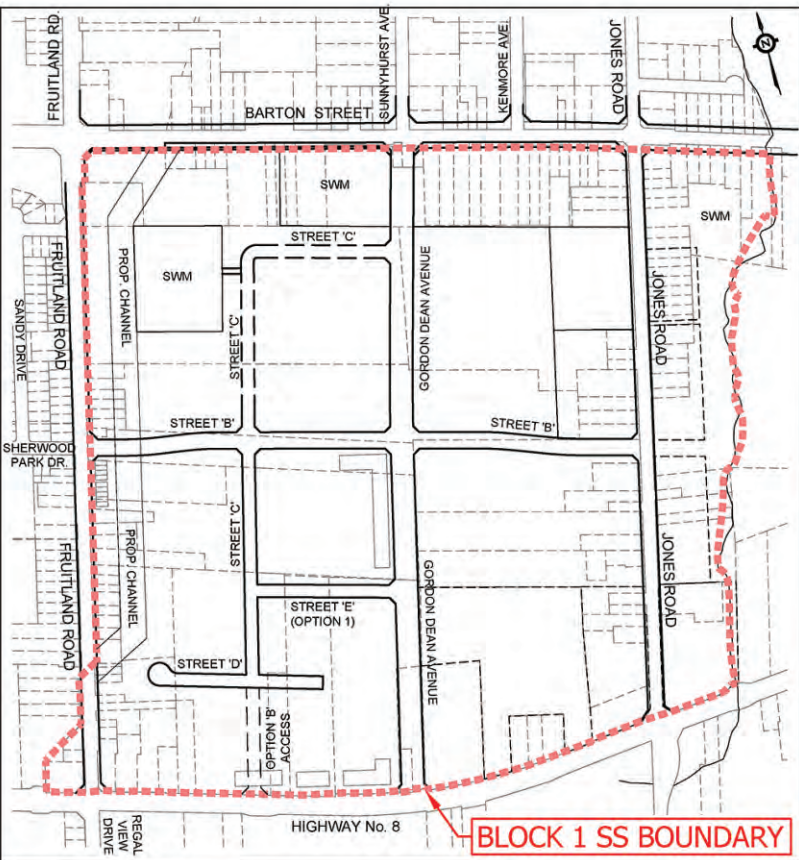
Note: If you would like to be added to the project mailing list or if you have any accessibility requirements to enable reviewing and/or commenting on the provided materials, please advise the staff member below using the contact information provided.

Margaret Fazio, RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton
71 Main Street West, 6th Floor, L8P 4Y5
Phone 905-546-2822 Ext. 2218
Email: iplanning@hamilton.ca

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice was published in the Hamilton Spectator on January 10, 2025.

Notice of Draft Study Report Fruitland - Winona Secondary Plan Area Block 1 Servicing Strategy



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<p>Please provide any comments and questions by January 27, 2025. See contact information below.</p>	

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This Notice was published in the Hamilton Spectator on January 10, 2025.



WEEKEND PLANNER



LOCAL PLACES TO GO AND THINGS TO SEE

METROLAND STAFF

As we head into the second weekend of the new year, events aren't as plentiful as during the holiday season, but there are still plenty of places to go and things to see. The following is a selection:

Nine Lives of Ross Fordham
■ Theatre Aquarius presents "The Nine Lives of Ross Fordham," a play with 10 original songs inspired by the true story of one man's never-ending dance with death, at 7:30 p.m. on Friday and Saturday and 1:30 p.m. on Sunday in the Studio Theatre (190 King William St.). Tickets for the show, which continues from Jan. 17 to 19, are \$28.25. Call the box office at 905-522-7529 or see theatre-aquarius.org for tickets and more details.

Movies at the library
■ The Hamilton Public Library presents a selection of recent and classic movies at city branches on Saturday. They include "Barbie" at 1 p.m. at Concession; "IF" at 1 p.m. at Valley Park; "Baby Mama" at 2 p.m. at Barton; "Harold and the Purple Crayon" at 2 p.m. at Turner Park; "The Garfield Movie" at 2 p.m. at Red Hill; "Rio 2" at 2:30 p.m. at Stoney Creek. See events.hpl.ca for more details and other Saturday events.

Kids' Concert at the Market
■ My Friend Christopher performs kids' tunes from 10:30 to 11:30 a.m. at the Hamilton Farmers' Market (35 York Blvd.). Suitable for all ages, the free event takes place in the glass room by the York Boulevard entrance.

Knights of Columbus bottle and can drive
■ The Knights of Columbus of Dundas and west Hamilton offers the chance to donate spare empties for a good cause at a Winter Bottle and Can Drive from 10 a.m. to 3 p.m. on Saturday in the St. Augustine Parish Church parking lot (58 Sydenham St.). Proceeds go to the service organization's charities.

Something Rotten
■ Centre Stage Theatre Productions (3505 Mainway, Burlington) presents "Something Rotten," a musical come-

dy about two Elizabethan playwrights struggling to write the first musical in a bid to compete with Shakespeare, at 7:30 p.m. on Friday and Saturday and 1:30 p.m. on Sunday. Tickets are \$20 for seniors and students, \$25 for adults. Call 905-634-7324 or see centre-stage-productions.com for tickets or more details.

Metallica tribute show at Mohawk
■ Sandman, the only Metallica-sanctioned tribute band, plays at Mohawk College's McIntyre Performing Arts Centre (135 Fennell Ave. W.), starting at 7:30 p.m. on Saturday. Tickets are \$56.69. See mcintyre-pac.ca/event/sandman for more details.

Pastoral Piano Quartets
■ 5 at the First Chamber Players presents "Pastoral Piano Quartets" at 3 p.m. on Saturday at First Unitarian Church (170 Dundurn St. S.). Tickets are \$21.59 for general admission, \$16.34 for seniors, \$5.84 for students and unwaged, and free for children under 12.

Indie rock show at the Corktown
■ Hamilton's Rexford Drive is joined by fellow indie bands The Commune and Animal Boy to celebrate the release of its new single, "Dreamer," at 8 p.m. on Saturday at the Corktown Irish Pub (175 Young St.). Tickets are \$6.66 and up.

Album release bash
■ Hamilton indie rock band Council House will be joined by special guests Cue Crickets and Dom Pavic when it plays its newly released debut album in full at a licensed, all-ages show at 3 p.m. on Saturday at The Casbah (306 King St. W.). Tickets are \$12 in advance, \$15 at the door. See casbahlounge.ca for more details.

Ancaster Wedding Show
■ The Ancaster Wedding Show promises to provide expert advice on how to make for memorable nuptials from 11 a.m. to 4 p.m. on Saturday at the Ancaster Fairgrounds. The free event's array of vendors will offer everything from wedding dresses and cakes to venues, entertainment, photography, makeup, honeymoons and caterers. See ancasterweddingshow.com for more details.

Above, Theatre Aquarius presents "The Nine Lives of Ross Fordham," a play with 10 original songs inspired by the true story of one man's never-ending dance with death, at 7:30 p.m. on Friday and Saturday and 1:30 p.m. on Sunday.

THEATRE
AQUARIUS
PHOTO

Hamilton police make arrest in 60th shooting of 2024

NICOLE O'REILLY
REPORTER

Hamilton police arrested a 23-year-old man from Six Nations in connection with the last shooting of 2024.

Police were called shortly before 3 a.m. Nov. 26 to a shooting at Jackson Street East and Bowen Street. No injuries were reported. The shooting was targeted, with the intended target fleeing

the scene before officers arrived. The downtown shooting marked the 60th incident of the year, the highest in Hamilton's history. On Monday, police announced they arrested and charged the 23-year-old man from Six Nations with multiple firearm offences. NICOLE O'REILLY IS A REPORTER AT THE HAMILTON SPECTATOR. NOREILLY@THESPEC.COM

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A QR code is short for Quick Response code. They are read by your cell phone or tablet and linked to websites, news stories, advertisements and more.



Here's how to read a QR code:

Apple: Hold your camera app over QR Code, then click the link.
Android: Press and hold the home button, then click the icon and hold over QR code. Then click the link that appears.



Block 1 Servicing Strategy Mailing List

City of Hamilton		
Department	Division	
City Manager's Office	City Manager's Office	
Corporate Services	Corporate Services, Financial Planning Administration and Policy	
Government Relations and Community Engagement	Community Initiatives	
Hamilton Police Service	Hamilton Police	
Healthy and Safe Communities Department	Healthy and Safe Communities, Hamilton Fire Department, Healthy Environments, Indigenous Relations, Office of the Medical Officer of Health and Provincial Subsidy	
Planning & Economic Development	Climate Change Initiatives, Development Construction, Development Engineering, Economic Development, Growth Management, Heritage and Urban Design, Infrastructure Planning, LRT, Planning, Sustainable Communities, Transportation Planning and Parking	
Public Works	Corporate Asset Management, Engineering Services, Environmental Services, Hamilton Water, Transit, Transportation, Waste Management	
Job Title	Organization	Street Address
Councillors - and Office Staff	OFFICE	PHONE
Councillor, Ward 10	WARD 10	905-546-2701
Administrative Assistant	WARD 10	905-546-2701
Conservation Authority		
Director, Watershed Planning & Engineering	Hamilton Conservation Authority	838 Mineral Springs Road, Box 81067
Manager, Watershed Planning Services	Hamilton Conservation Authority	838 Mineral Springs Road, Box 81067
Provincial Authorities		
Team Lead - Heritage	Ministry of Citizenship and Multiculturalism	1700 - 401 Bay Street
Manager, Growth Policy	Ministry of Municipal Affairs & Housing	2304 - 777 Bay Street
Director	Capital Program Branch Ministry of Education	19th Floor, Mowat Block, 900 Bay Street
Environmental Facilities Coordinator	Ontario Provincial Police	2 - 777 Memorial Avenue
Chief Administrative Officer	Ministry of Agriculture, Food and Rural Affairs	1 Stone Rd. W., 2nd Floor
Director, Land Use Planning	Infrastructure Ontario	2000 - 1 Dundas Street West
Manager, Strategic Support Unit	Ministry of Energy	6 - 77 Grenville Street
Environmental Assessment & Planning Co-Ordinator	Ministry of the Environment, Conservation & Parks	119 King St. W., 12th Floor
Environmental Specialist	Infrastructure Ontario	2000 - 1 Dundas Street West
District Supervisor	Ministry of Natural Resources and Forestry	1 Stone Rd. W.
Heritage Planner	Ministry of Citizenship and Multiculturalism	1700 - 401 Bay Street
Initiatives Coordinator	Ministry of Energy	2 - 933 Ramsey Lake Road
Cabinet Liaison and Strategic Policy Branch Coordinator	Ministry of Energy	6 - 77 Grenville Street
Manager, Program Services	Niagara Escarpment Commission	232 A Guelph Street
Business Coordinator (Acting)	Ministry of Natural Resources and Forestry	1 Stone Rd. W.
Planner	Ministry of Municipal Affairs & Housing	777 Bay St., 13th Floor
	Infrastructure Ontario	4 - 1 Stone Road West
Federal Authorities		
c/o Canadian Wildlife Services	Environment and Climate Change Canada	351 St. Joseph Blvd, 16th floor
Manager, Environmental Assessment Section	Ontario Region Environmental and Climate Change Canada	4905 Dufferin Street
Environment Officer- Environment Unit, Ontario Region	Lands and Trusts Services Env. Unit INAC	25 St. Clair Ave. E. 8th floor
Indigenous Communities		
Archaeology Coordinator Director Secretary Consultation Supervisor	Six Nations Land and Resources Department, Land Use Unit for the Six Nations of the Grand River Elected Council (SNEC)	2498 Chiefswood Road PO Box 5000
Field Liaison Representative with Department of Consultation and Accommodation (DOCA)	Mississaugas of the Credit First Nation	2789 Mississauga Road - RR #6
Conseiller en gestion du territoire Grand Chief	Huron Wendat First Nation at Wendake	255 Place Chef Michel-Laveau
Program Coordinator	Haudenosaunee Development Institute (HDI) for the Haudenosaunee Confederacy of Chiefs Council (HCCC)	16 Sunrise Court, Suite 600 PO Box 714
Metis Consultation Unit	Metis Nation of Ontario	500 Old St. Patrick Street, Unit #3

BIAs and Neighborhood Groups/Organizations		
The Fruitland-Winona-Stoney Creek Community Association Inc.	905-643-6819	
Other Related Community Groups-		
Executive Director	Environment Hamilton	22 Wilson Street, Unit 4
Organizer	Citizens at City Hall (CATCH)	
President	Hamilton Wentworth Council of Home & School Associations	
Chair	Hamilton Community Foundation	120 King St. W., Suite 700
Utilities		
Supervisor, Design, Customer Capital	Alectra Utilities Corporation	55 John St. N., 6th Floor
	BellCanada	20 Hunter St. W.
Manager, Utilities East Engineering Projects	Canadian Pacific Railway	1290 Central Parkway West, Suite 700
Manager, Public Works Design & Construction	CN	4 Welding Way off Administration Road
Planning Lead Hand Niagara/Hamilton	Cogeco Cable Inc	7170 McLeod Rd
Advisor, Construction and Project Management	Enbridge Pipelines Inc. (Construction and Growth Group).	918 South Service Rd.
Sr. Analyst, Lands & ROW	Enbridge Pipelines Inc.	Chatham, ON N7M 5M1
Sr. Analyst, Lands & ROW	Enbridge Pipelines Inc.	PO Box 398 Edmonton, AB T5J 2J9
Executive Director	Environment Hamilton	51 Stuart Street
Director of Energy	HCE Energy Inc.	HCE Operations 79 Bay St. North
Energy Operations Manager	HCE Energy Inc.	HCE Operations 79 Bay St. North
Hydro One Real Estate Management	Hydro One	185 Clegg Road
Land Agent - Eastern Pipeline Operations	Imperial Oil Products & Chemical Division	100 - 5th Concession Rd. E.
Environmental Specialist, Corporate Programs	Ontario Power Generation	700 University Avenue
Planner/Designer	Source Cable	1090 Upper Wellington St
Regional Director - Marketing	Southern Ontario Railway	241 Stuart St. W.
	Sun Canadian Pipeline	
Land Analyst, Urban Development	TransCanada Pipelines	450-1st Street S.W.
New Business Project Coordinator	Union Gas	918 South Service Road
Construction Project Manager	Union Gas	918 South Service Road
Schools		
Senior Manager, Facilities Management	Hamilton-Wentworth District School Board	100 King Sreet West - P.O. Box 2558
	French Catholic School Board	110 Drewry Avenue
President of the Ontario Catholic School Trustees' Association (OCSTA)	Hamilton-Wentworth Catholic District School Baord	P.O. Box 2012 90 Mulberry Street
Chair	Hamilton-Wentworth District School Board	20 Education Court Mailing address PO Box 2558 L8N 3L1
Director of Planning	French Public-School Board	116 Cornelius Parkway
Associate Director of Corporate Services	Hamilton-Wentworth Catholic District School Baord	P.O. Box 2012 90 Mulberry Street
Transportation		
Executive Director	Bike Share	103-91 James St. N.
Chair	Cycle Hamilton	
City Liaison for Hamilton Cycling Committee	Hamilton Cycling Committee	
Chair	Hamilton Cycling Committee	
Chairman	Ontario Trucking Association	555 Dixon Road
Executive Director	Social Bicycle (SoBi)	126 Catherine Street North
President	Zipcar	129 Spadina Avenue
Other		
Manager of Communications and External Relations	REALTORS Association of Hamilton-Burlington	505 York Blvd.

January 17, 2025

[REDACTED]
Haudenosaunee Development Institute
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

The Draft Natural Heritage Report as well as other field work are available for viewing on the study web page: [Draft Natural Heritage Report & Field Work](#)

We are reaching out to you in case you have any questions or comments that you wish to share with City staff or the study team, or to ask if you wish to meet to discuss any of the above and if additional time to comment is required.

Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218



Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

From [REDACTED]
Date Thu 2/27/2025 4:16 PM
To Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Cc Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]
[REDACTED] Norman, Gavin <Gavin.Norman@hamilton.ca>;
LaForme, Katelyn <Katelyn.LaForme@hamilton.ca>

I External Email: Use caution with links and attachments

I just wanted to once again send another email confirming that the City of Hamilton will not be accepting any materials from the proponent where they are refusing to meet with indigenous people in a manner that works best for the indigenous people.

I am confirming that this is the city of Hamilton's position where we are understand the PPS actually requires an obligate the city of Hamilton engage on any planning activities

We look forward to hearing from the City of Hamilton how and when engagement consistent with the PPS is going to take place on these particular applications.

[REDACTED]

[REDACTED]

On Thu, Feb 27, 2025, 2:40 p.m. Fazio, Margaret <Margaret.Fazio@hamilton.ca> wrote:

Good afternoon,

Please see the following response from the Block 1 Team:

Thank your offer of providing translation services. We would welcome that at any future meetings.

The Block 1 Team is not in a position to attend the meeting on Friday. Receiving a list of detailed concerns will provide our Team time to review specific concerns and gather the appropriate information and respond appropriately in order for a meaningful and productive outcome.

The Block 1 SS Landowners Group Team has acknowledged receipt of the email from HDI dated January 25th, 2025. And as input to your meeting this week we can advise that our Team of consultants will be addressing the noted concerns related to Natural Heritage PPS 2024 Policies, through the many Technical Reports and Studies required at the Draft Plan application stage. We are committed to provide essential communication as required by the Block Servicing Process and all future Planning Application processes. If a subsequent meeting is required, we will rely on written feedback and comments from HDI outlining details of the specific areas to be addressed.

Thank you for your assistance.

Angelo Cutaia P.Eng.

Land Development Consultant

AC III Group Inc.



Mobile: (905) 580 6441

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager, Infrastructure Planning
Planning and Economic Development

[City of Hamilton](#)

[71 Main Street West, 6th Floor, L8P 4Y5](#)

Phone 905-546-2822 Ext. 22

Email: margaret.fazio@hamilton.ca



From: [REDACTED]

Sent: Thursday, February 27, 2025 12:05 PM

To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>

Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer

<Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>;

[REDACTED] Norman, Gavin

<Gavin.Norman@hamilton.ca>; LaForme, Katelyn <Katelyn.LaForme@hamilton.ca>

Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

External Email: Use caution with links and attachments

Good Afternoon

How are you going to understand our presentation if you do not have anyone available, who speaks Mohawk or Cayuga and at the same time, how are you going to integrate this information into your decision-making process if you don't have anyone speaking Mohawk or Cayuga?.

Regards

[REDACTED]

On Wed, Feb 26, 2025, 1:56 p.m. Fazio, Margaret <Margaret.Fazio@hamilton.ca> wrote:

Hello,

I'm just following up on our last correspondence and looking for specific agenda items/concerns and questions, you would like to propose for our meeting on Feb 28th so that everyone can appropriately prepare.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca



From: Fazio, Margaret
Sent: Friday, February 14, 2025 4:03 PM
To: [REDACTED]
Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]; Norman, Gavin <Gavin.Norman@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; LaForme, Katelyn <Katelyn.LaForme@hamilton.ca>
Subject: RE: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

Hello,

Thank you for your response. Please be advised that the Block 1 Servicing Strategy (B1SS) is not a [City of Hamilton](#) undertaking. The City of Hamilton does not currently have a policy which would require developers to provide translation or interpretation services or provide compensation for them.

We respect your request and will take it under advisement for future City - led undertakings.

City staff have conveyed your comments and concerns, along with request for a meeting with the Landowners Group for Block 1 Servicing Strategy, who extend their thanks for your letter. Further, they add the following comments addressed to HDI:

"Your comments are noted and will be addressed in the many Technical Reports and Studies required at the Draft Plan application stage. It is our Teams protocol, in order to meet with any concerned individual or group, we require written comments detailing items of concern to allow our Team to prepare with specific details that will address the concerns and have a productive and meaningful meeting. Our Team is committed to provide the essential communication as required by the Block Servicing Process and all future Planning Application processes. If a meeting is still required, we thank HD/ for their offer to provide a translator to assist in communications. We look forward to the follow up correspondence".

The Block 1SS consulting team representatives are cc'd on this response: Angelo Cutaia and Rob Merwin.

Please advise if you have any questions and please Respond to ALL in future communications in this matter.

Regards,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca



From: [REDACTED]
Sent: Thursday, January 30, 2025 8:38 PM
To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Cc: [REDACTED] Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]; Norman, Gavin <Gavin.Norman@hamilton.ca>
Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

External Email: Use caution with links and attachments

Good Evening

We are available to meet to review the deficiencies on February 28, 2025 however we will be going through the material in the Cayuga language and using some Mohawk as well.

We are very excited that we are now in a position to use our languages as the effects of colonialism and residential schools has been devastating but we have overcome!! It really is amazing that we are now in this position to revitalize not only our languages but our culture and ways of life after the trauma imposed by colonial structures and systems.

We are glad that you will be joining us on this path to real and actual productive reconciliation.

Please advise if you will require translators.

Regards,

[REDACTED]

On Jan 30, 2025, at 2:48 PM, Fazio, Margaret <Margaret.Fazio@hamilton.ca> wrote:

Hello,

We would be available to meet to discuss the below mentioned items with you on one of the following occasions.

Wednesday, Feb 26, 2025, 9-10 a.m.

Friday, Feb 28, 2025, 9-10 a.m.

Please advise if these work for you.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca



From: [REDACTED]
Sent: Tuesday, January 21, 2025 5:15 PM
To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Cc: [REDACTED] Yip, Patrick <Patrick.Yip@hamilton.ca>;
DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa
<Sprihaa.Thumma@hamilton.ca>; [REDACTED];
Norman, Gavin <Gavin.Norman@hamilton.ca>

Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion
Response from COH

External Email: Use caution with links and attachments

Good Afternoon

Can you please advise on your availability to meet to go through the deficiencies in the Natural Heritage Report.

At the same time no engagement has been undertaken by Hamilton and/or the proponent on the Block Servicing Strategy.

Can you advise how and when the engagement will be commenced so that we can set out and clarify s.35 rights and interests associated with the subject property that need to be included in the Natural Heritage Report.

Regards,

[REDACTED]

On Jan 21, 2025, at 4:57 PM, Fazio, Margaret
<Margaret.Fazio@hamilton.ca> wrote:

Hello [REDACTED],

Thank you for your comments regarding the Block 1 Servicing Strategy Draft Report. The Natural Heritage Report within Block 1 Servicing Strategy has not been approved by City staff and we continue to work with the proponent on finalizing the Natural Heritage Report.

For any outstanding items additional Environmental Impact Statements (individual reports that will characterize the natural features, assess impacts, and provide mitigation measures) will be required for each development application through the Planning Act process.

Please advise if you have further questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca

<image001.png>

From: [REDACTED] >
Sent: Sunday, January 19, 2025 11:39 AM
To: Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>

Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion

I External Email: Use caution with links and attachments

Good Morning

Can someone from Hamilton please advise if Hamilton has any Natural Heritage policies over and above those set out in the PPS 2024.

I note that the Natural Heritage Reference Manual has not been updated for the PPS 2024 and I am assuming at this point that it is still an applicable policy for guidance on whether or not a Natural Heritage Report will be accepted. For example if the Natural Heritage Report is not compliant with the PPS 2024, the Natural Reference Heritage Manual and/or the Significant Wildlife Habitat Technical Guide I am assuming that Hamilton will not accept such a Natural Heritage Report.

On my initial review I can advise that the NATURAL HERITAGE CHARACTERIZATION ASSESSMENT BLOCK 1 LANDS - CITY OF HAMILTON prepared for Fruitland-Winona Block 1 Owners and dated April 2024 does not comply with the PPS 2024 and subsuming policy and legislation.

We would be pleased to meet in person to review the deficiencies where we require the participation of Chiefs and Clanrnothers who will be reviewing the deficiencies, in part, in Mohawk and Cayuga.

We also have a number of Chiefs and Clanmothers who are not fluent in English and who do not use English as a first or second language. May we please receive the reports in Mohawk and Cayuga.

We would be please to arrange for translators for you if you do not have Cayuga and Mohawk speakers.

We look forward to hearing from you on the above.

Regards,

[REDACTED]

docs.ontario.ca

[1 Significant wildlife habitat technical
guide](#)

ontario.ca

[<image002.png>](#)

[Here is a copy of an ESR that was never provided to us.](#)

<https://www.hamilton.ca/sites/default/files/2023-02/b1ock2-servicingstrategy-fina1report-sept2018.pdf>

[On Jan 19, 2025, at 10:56 AM, \[REDACTED\]](#)

[\[REDACTED\] wrote:](#)

[Good Morning Ms Fazio and Ms. Thumma](#)

[Attached below is the email we sent in 2010 some 15 years ago explaining about the process and the application. Note that Ms. Fazio was copied on this email.](#)

[Hamilton's refusal to follow our process or suggest a reasonable alternative is the reason that this project as well as many Hamilton projects will shortly come to an impasse in terms of moving forward.](#)

[Regards,](#)

[\[REDACTED\]](#)

[Begin forwarded message:](#)

[From:](#) [REDACTED]

[Subject: Lower Davis Creek Erosion and
Flooding Class EA](#)

[Date: September 30, 2010 at 4:05:05 PM EDT](#)

[To: Julian Torres <Julian.Torres@hamilton.ca>,
Margaret Fazio <Margaret.Fazio@hamilton.ca>](#)

[Cc:](#) [REDACTED]

[REDACTED]

On Jan 17, 2025, at 7:14PM, [REDACTED]

[REDACTED] wrote:

[Begin forwarded message:](#)

From: "Thumma, Sprihaa"
[<Sprihaa.Thumma@hamilton.ca>](mailto:Sprihaa.Thumma@hamilton.ca)

Subject: Block 1 Servicing
Strategy - Notice of Draft Study
Report Completion

Date: [January 17, 2025 at](#)
[4:06:57 PM EST](#)

To: [REDACTED]

Cc: ["Yip, Patrick"](#)
[<Patrick.Yip@hamilton.ca>](mailto:Patrick.Yip@hamilton.ca), ["Fazio,](#)
[Margaret"](#)
[<Margaret.Fazio@hamilton.ca>](mailto:Margaret.Fazio@hamilton.ca),
["DiDomenico, Jennifer"](#)
[<Jennifer.DiDomenico@hamilton.ca>](mailto:Jennifer.DiDomenico@hamilton.ca)

[Sent on behalf of Margaret Fazio:](#)

[Hello \[REDACTED\],](#)

[Please find attached the Notice of](#)
[the opening of a Comment Period](#)
[for Draft Study Report for Block 1](#)
[Servicing Strategy in Fruitland-](#)
[Winona Secondary Plan, in the](#)
[City of Hamilton. The project is](#)
[being conducted by a landowner](#)
[group within Block 1 study area,](#)
[but City of Hamilton staff would like](#)
[to engage with Haudenosaunee](#)
[Nation right now, as directed by](#)
[Council.](#)

[Please advise if you have any](#)
[questions or comments.](#)

[Thank you,](#)

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager,
Infrastructure Planning

Planning and Economic
Development

City of Hamilton

71 Main Street West, 6th Floor,
L8P 4Y5

Phone 905-546-2822 Ext. 2218

Email: marg_aret.fazio@hamilton.c
g

Sprihaa Thumma

Infrastructure Planning Student

Planning and Economic Development

Growth Management, City of Hamilton

(905) 546-2424 Ext. 4123

<image003.png>

January 17, 2025

[REDACTED]
Six Nations Land & Resources Dept.
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

The Draft Natural Heritage Report as well as other field work are available for viewing on the study web page: [Draft Natural Heritage Report & Field Work](#)

We are reaching out to you in case you have any questions or comments that you wish to share with City staff or the study team, or to ask if you wish to meet to discuss any of the above and if additional time to comment is required.

Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218



RE: Block 1 Servicing Strategy - Notice of Draft Study Report Completion

From [REDACTED]
Date Mon 1/20/2025 10:31 AM
To Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>

I External Email: Use caution with links and attachments

Good morning Margaret,

Thank you for notifying us. We're like to hold any comments until the watercourse can be fully discussed. During the associated EA, the proponent avoided discussing mitigation by punting it to later watercourse improvements and detailed design, so I'd like to see the 'Functional Design of WC5.0 and implementation plan' first.

Thank you, [REDACTED]

From: Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>
Sent: January 17, 2025 4:10 PM
To: [REDACTED]
Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>
Subject: [External] Block 1 Servicing Strategy- Notice of Draft Study Report Completion

Sent on behalf of Margaret Fazio:

Hello [REDACTED],

Please find attached the Notice of the opening of a Comment Period for Draft Study Report for Block 1 Servicing Strategy in Fruitland-Winona Secondary Plan, in the City of Hamilton. The project is being conducted by a landowner group within Block 1 study area, but City of Hamilton staff would like to engage with the Six Nations right now, as directed by Council.

Please advise if you have any questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton
71 Main Street West, 6th Floor, L8P 4Y5
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca

Sprihaa Thumma
Infrastructure Planning Student
Planning and Economic Development
Growth Management, City of Hamilton
(905) 546-2424 Ext. 4123

January 17, 2025

[REDACTED]
Mississaugas of the Credit First Nation
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

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This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

The Draft Natural Heritage Report as well as other field work are available for viewing on the study web page: [Draft Natural Heritage Report & Field Work](#)

We are reaching out to you in case you have any questions or comments that you wish to share with City staff or the study team, or to ask if you wish to meet to discuss any of the above and if additional time to comment is required.

Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218

Mississaugas of the Credit First Nation	1/22/2025 – 4:10 PM. Called 905-768-1133 – Call was picked up by a Clerk and transferred to [REDACTED]. They said they would look at it and forward it to other members of their team and get back with a response shortly.
--	---



RE: Block 1 Servicing Strategy - Notice of Draft Study Report Completion DOCA# 2025-0081

From [REDACTED]
Date Wed 1/22/2025 4:38 PM
To Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]
Cc Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>

I External Email: Use caution with links and attachments

Good Afternoon Sprihaa,

Thank you for notifying the Mississaugas of the Credit First Nation (MCFN) and the Department of Consultation and Accommodation (DOCA) of the regarding the Block 1 Servicing Strategy and sharing the stage 1 archaeological assessments.

I will review the archaeological reports and respond with any comments I have. MCFN does have interest in participation in the stage 2 archaeological studies, if the city of Hamilton could help facilitate a meeting between MCFN and the Landowners group so that we may express that requirement it would be appreciated.

As some of you may be aware DOCA has recently gone through some growth. I have included the rest of the DOCA management team as well as DOCAs Consultation Coordinator in this email, they may have additional questions or comments.

For consultation, please contact Consultation Coordinator [REDACTED] and Manger of Consultation [REDACTED]

For natural heritage and environment assessments please include the Manager of Environment [REDACTED]

Kind Regards,

[REDACTED]

I choose to work flexibly and am sending this message now because it works for me. Feel free to read, act on or respond at a time that works for you.

Disclaimer

The Mississaugas of the Credit First Nation (MCFN) asserts the right to maintain stewardship on our ancestral homelands which includes the right to protect the lands and waters that sustain and support the life and health of all. Historically, and without our consent, MCFN homelands have been industrialized to the point where cumulative effects have already surpassed the point of a questionable future for coming generations. In this era of reconciliation, building a renewed relationship with First Nation peoples based on recognition of rights, respect and partnership, MCFN fully expect legal obligations with the body of the politic to adhere to National interests and engage MCFN in all future development taking place within our ancestral lands.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Mississaugas of the Credit First Nation.

From: Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>

Sent: Friday, January 17, 2025 4:08 PM

To: [REDACTED]

Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>

Subject: Block 1 Servicing Strategy- Notice of Draft Study Report Completion

Sent on behalf of Margaret Fazio:

Hello [REDACTED],

Please find attached the Notice of the opening of a Comment Period for Draft Study Report for Block 1 Servicing Strategy in Fruitland-Winona Secondary Plan, in the City of Hamilton. The project is being conducted by a landowner group within Block 1 study area, but City of Hamilton staff would like to engage with the Mississaugas of the Credit First Nation right now, as directed by Council.

Please advise if you have any questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton
71 Main Street West, 6th Floor, L8P 4Y5
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca

Sprihaa Thumma

Infrastructure Planning Student
Planning and Economic Development
Growth Management, City of Hamilton
(905) 546-2424 Ext. 4123



January 17, 2025

[REDACTED]
Huron Wendat First Nation at Wendake
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

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Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218

Huron Wendat First Nation at Wendake**1/22/2025 – 3:50 PM.**

Called 418-843-3767 – Call was picked up by a Clerk. They asked to forward the email sent and that they will forward it to the person responsible.

1/24/2025 – 3:33 PM.

Called 418-843-3767 – Call was not picked up.

02/04/2025 – 2:45 PM.

Called 418-843-3767 – Call was not picked up.

January 17, 2025

[REDACTED]
Metis Nation of Ontario
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

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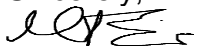
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On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218

Metis Nation of Ontario	<p>1/22/2025 – 4:03 PM. Called +1 800 263 4889 – Call was picked up by a Clerk. They asked to forward the email sent again and said that someone should get back shortly.</p> <p>1/24/2025 – 3:34 PM. Called +1 800 263 4889 – Call was not picked up.</p> <p>02/04/2025 – 2:29 PM. Called + 1 800 263 4889 – Call was not picked up. Called 705-528-4542 – Call was not picked up and sent to voicemail. I left a voicemail.</p>
--------------------------------	--



Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department

Growth Management Division

Physical Address: 71 Main Street West, 6th Floor

Phone: 905-546-2424 Ext. 2218 Fax: 905-540-5611

Page 27 of 36

MEETING MINUTES

FILE #: N:\Infrastructure Planning\04_Class EAs_Projects\1_Current\Block 1\Reports\2nd V Draft Report\Major Outstanding Issues

Meeting Purpose: Block 1 SS - Establishing direction for floodplain model approach based on HCA Numbered Watercourses study in Stoney Creek

Meeting Date: January 30, 2025

Attendance:

Organization		Attendees and Titles
Hamilton Conservation Authority		Jonathan Bastien (SWM Engineer), (JB) Chris Doherty (Environmental Water Resources Group Ltd.– Consultant for HCA - Numbered Watercourses Study 2024)), Mike Stone (Manager) (CD)
City of Hamilton		Margaret Fazio (Block 1SS Liaison, Sr. Project Manager), (MF) Jim Harnum (Project Manager Stormwater), (JH) Mark Hartley (Sr. Engineer), (MH) Aaron Inrig (Development Coordinator), (AI) Melissa Kiddie (Natural Heritage Planner), (MK) Monir Moniruzzaman (Manager, Development Engineering), (MM) Sprihaa Thumma (Infrastructure Planning Co-op Student) (ST)
Item No.	Discussion	Action by
1	<ul style="list-style-type: none">- Peak Flows for the 100-year flood (Numbered Watercourses Study 2024) are much lower than the developers' (9.6 vs. 5.2m3/s). Discussion on how to provide direction to the B1SS Consultant team, to use HCA numbers.- Potential solutions: Developers need to change their release rates to match ours or maintain the upstream approach, which may require enlarging the pond.	JB
2	<ul style="list-style-type: none">- Suggested using the buffer space around the pond during Block 1SS and development stage by holding properties surrounding the ponds, until their size is confirmed/approved.	MM
3	<ul style="list-style-type: none">- Emphasized addressing any undersized features.- Other options exist but may not be favorable, such as: providing and allowing Urbantech to run the GAWSER model, which requires understanding and implementation effort that they may not wish to carry out/duplication of effort on an already reworked aspect of Block 1SS.	JB
4	<ul style="list-style-type: none">- Recommended providing only Option 1 – requiring developers to match HCA model pre-development release rates (developed using unit-area flows) within their model (post-development flows)	MF
5	<ul style="list-style-type: none">- Inquired about the developers' unit flow rate.- Noted that unit flow rates must account for erosion.	MH CD
6	<ul style="list-style-type: none">- Stated that a figure for the 100-year flood event is yet to be prepared.- A draft memo comparing the North Oakville approach with its applicability to Stoney Creek's watercourses should be created.	MH

Action Items:

- A memo relating to agreed-upon direction (Option1) to be drafted – HCA/JB.
- HCA/JB to confirm the earliest date when the memo will be made available - Suggested date – Monday, Feb 24, 2025.
- City Staff to forward the Memo from HCA/JB to Block 1SS – ACIII/Urbantech Consultant team when available.

/st



FW:B1SS - Public Engagement Record and related land severance for Committee of Adjustment on Meeting Feb 13th

From Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Date Wed 2/5/2025 4:44 PM
To Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>

1 attachment (3 MB)
20250205_135638.jpg;

Hi Sprihaa,

Please add the below to the B1SS Public Engagement Record/Appendix and Summary

Record of Public Engagement: Feb 5, 2025

1. Spoke on the phone with **a Landowner along south – eastern edge of Fruitland Road within Block 1SS study area.**
 - a. [REDACTED]
2. [REDACTED] questions pertained to:
 - a. land use designations (why is low density colour left under the WC 5.0?). I explained that it's an overlay and the watercourse is not intended to be underground/under future homes. [REDACTED] thought the underlaying colour under the watercourse is confusing and should be removed.
 - a. Will [REDACTED] have neighbours immediately behind [REDACTED] along back of [REDACTED] property. I explained that [REDACTED] won't – just the watercourse. The dimensions
3. What WC5 stood for. I explained that it stands for Watercourse 5.0, just east of Fruitland Road.
 - a. [REDACTED] asked if one could see the watercourse now, and I explained that right now it is more like a ditch, where water doesn't always flow through quickly, has some blockages and some invasive species living along its edges.
 - b. [REDACTED] asked about the details of the proposed Watercourse and what individual lines along it meant. I explained that the intent is for the watercourse to be widened, to include the current volume of water, and provide space for flood waters for the largest storm (historical "100-year storm") and projected volumes based on coming developments. The valley of the WC is proposed to be approximately 10m wide. It must have 15m buffer spaces, where trails, and plantings will be located. This will form a barrier between [REDACTED] property and the neighbours on the other side, including the proposed neighbourhood park. Dimensions are preliminary and will be refined during Development Planning application process (detailed design).
4. Planning process:
 - a. What is the Block Servicing Strategy for? My answer: The Secondary Plan is the Planning process which set the colours/land uses and densities on the Concept Plan. The Block SS is to plan out the related water, wastewater, stormwater, and transportation services for the coming development, e.g. to get from the roads already visible on the plan, more roadways will be needed to access properties inside the Block, i.e. none can be land-locked.

5. [REDACTED] had a question related to the attached – there was a second page which explained that the landowner of #669 Highway 8 is looking to absorb the neighbouring property (667).
- a. [REDACTED] thought the seller should have approached other neighbours to offer purchase so that they could expand their properties instead/expand their backyard, etc. I explained that although I don't know the specifics of this purchase, it is likely that the landowner of #699 Highway 8 is a developer and is looking to include more land into their proposed future development and approached the seller specifically for this.
 - b. [REDACTED] was confused about the attachment also and thought if [REDACTED] didn't know what was going to be built there, [REDACTED] didn't know if [REDACTED] should be coming to the Committee of Adjustment meeting scheduled for Feb 13, 2025. I explained the developers are likely trying to amass larger parts of land, purchased at a price reflective of their land use designation in the Secondary Plan.
 - c. I provided contact information with phone extension to the Committee of Adjustment Staff member listed on the attached, and their email address. I also added that if ever in doubt, to call 905-546-CITY (2489) for the City's Contact Centre, to be connected to appropriate staff in the future.

[REDACTED] thanked me for taking the time to explain everything above to [REDACTED]

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton

71 Main Street West, 6th Floor, L8P 4Y5

Phone 905-546-2822 Ext. 2218

Email: margaret.fazio@hamilton.ca



From: [REDACTED]
Sent: Wednesday, February 5, 2025 1:59 PM
To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Subject: Meeting Feb 13th

External Email: Use caution with links and attachments



Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Appendix A to Report PED24209(a)
Growth Management Division
Page 30 of 38

Physical Address: 71 Main Street West, 6th Floor.
Phone: 905-546-2424 Ext. 2218 Fax: 905-540-5611

Hamilton

MEETING MINUTES

FILE#: N:\Infrastructure Planning\04_Class EAs_Projects\1_Current\Block 1\Reports\2nd V Draft Report\HWDSB

Meeting Purpose: Block 1 Servicing Strategy's Draft Study Report – Hamilton-Wentworth District School Board (HWDSB) Comments


Meeting Date: February 12, 2025

Attendance:

Organization	Attendees and Titles
Hamilton-Wentworth District School Board	Nicole Thibeault, (NT) Ellen Warling, (EW)
City of Hamilton	Rino Dal Bello (Director – Development Planning), (RDB) Dave Heyworth (Director & Senior Advisor – Strategic Growth), (DH) Margaret Fazio (Block 1SS Liaison, Sr. Project Manager), (MF) Melanie Pham (Acting Manager, Sustainable Communities), (MP) Sprihaa Thumma (Infrastructure Planning Co-op Student) (ST) James Van Rooi (Senior Planner), (JVR)

Agenda:

1. Status of the block servicing strategy.
2. Potential new needs of the HWDSB.
3. Potential impacts to land use/Block 1.
4. Core Infrastructure Agreement.
5. Next Steps

Item No.	Discussion	Action by
1	<p>Referencing the Fruitland-Winona Secondary Plan's Block 1 Servicing Strategy (B1SS) Draft Study Report comments AND the B1SS Concept Plan. Concept Plan can be accessed here: https://www.hamilton.ca/sites/default/files/2024-11/block1ss-fruitland-winona-secplan-volume2-study-report-conceptplan.pdf</p>  <p>Size of Existing Designated School Site: The site listed is now too small (2ha) for the school's needs.</p> <p>New school sites are now required to have 7-8-acre (~3ha) size lots to build on, due to now standard additions of daycares, additional parking associated with</p>	

	<p>them and larger school size requirements.</p> <p>Land Acquisition Issue: The Fruitland-Winona Secondary Plan /Block 1 designated school site is split into 12 parcels, making acquisition difficult and designated space insufficient for the needs of the future school site. Consider moving the school to the Community Park Block (SW corner) – this was the topic of conversation with Cllr. Beattie and Steve R.</p> <p>New rules for property acquisition/expropriation have been made by the Province in 2023, which makes the acquisition of all 12 properties too cumbersome and may not be achievable due to the difference of understanding between school boards’ “fair market value” vs. that of the province.</p> <p>HWDSB discussion with Councilor & Steve Robichaud in Nov 2024: Potential to move the school block into the lands currently designated as Community Park – specifically at the corner of Gordon Dean Ave. and Street “B” within the Block 1SS Concept Plan.</p> <p>MF expressed that future Gordon Dean Ave. is going to be an arterial road, designated as a truck route and form a future higher order transit connection between Highway 8 and Barton Street. Transportation Planning have previously opposed setting an elementary school at a location carrying such heavy traffic due to safety and noise impacts. Another possibility may be to move the school site along Street B, between Gordon Dean, and just west of current land designation.</p> <p>Also, the southern portion of the lands designated as Community Park, are currently not yet owned by the City, but by private developers – part of the Landowners Group paying for/leading Block 1 Servicing Strategy.</p> <p>MP noted that Parks staff do not support a reduction in the park size as this will negatively impact their ability to fit all planned amenities into the space.</p> <p>EW mentioned that Steve R. was to follow up with Parks staff.</p> <p>TO DO: MF/DH to follow up with Steve R./Parks.</p> <p>Block 1 SS last Public Information Center (PIC) Notification: Inquired whether HWDSB was notified about the most recent Block 1 SS PIC 3 meeting (September 2023).</p> <p>TO DO: EW/NT to confirm.</p>	<p>MF/DH</p> <p>EW/NT</p> <p>MF/DH</p>
2	<p>Expropriation Feasibility: DH questioned whether HWDSB could expropriate multiple parcels.</p> <p>Ministry Consultation: EW stated HWDSB will consult with the Ministry in their upcoming meeting.</p> <p>Approval Criteria & Budget: DH requested clarification on Ministry criteria for approval and funding allocation.</p> <p>Alternative Locations: MF suggested expropriation on the north side, but EW noted that space constraints (~7 acres required) remain a challenge and that additional properties to the north may also be required.</p> <p>TO DO: EW/NT to explore acquisition/expropriation of less but still multiple land parcels with the Province at the coming meeting and let the City staff know.</p>	<p>EW/NT</p>
3	<p>Density Considerations & Zoning Constraints: NT indicated that initial reviews showed higher densities in FCs, which may also trigger the need to have portables on site as a temporary measure, or increase the footprint of the</p>	

	<p>building, increasing the size of lot further.</p> <p>Building Height Limitation: MF noted height restrictions due to airshed sensitivity of tender fruit farms south of Highway 8, could impact feasibility of increasing the building height without increasing its footprint. This consideration also includes building orientation and all development applications require an air drainage report as part of the application package.</p> <p>Official Plan Amendment (OPA) Requirement: MP clarified that increasing school site size would require an OPA with a strong, defensible rationale. City staff advised that the OPA may need to be initiated by the School Board.</p> <p>Timing Concerns: EW explained that rationale has been already provided to the City via FC circulation. NT emphasized the need to be included in the development application.</p> <p>TO DO: EW/NT to provide detailed rationale for OPA at development application stage.</p>	EW/NT
4	<p>Land Acquisition Feasibility & Infrastructure Responsibilities: MP questioned whether HWDSB would consider acquiring land to the north and how many parcels they could feasibly work with.</p> <p>Road Improvements Concern: EW mentioned that when the former school site lands were being sold by the landowner, they refused to sell to the HDWSB at that time.</p> <p>EW inquired about whether building on either current designated land and/or former HWDCSB site would make HWDSB responsible for road improvements and dependency on development of SWM Pond 3 – in phase 2 of the Block 1 SS, noting it would not be a viable option for them to do so.</p> <p>TO DO: MF mentioned that road improvements may be flexible, and stormwater servicing would be something the City has to get back to attendees on after this meeting.</p>	MF

Next Steps/TO DOs:

- **Margaret Fazio:**
 - o Stormwater servicing – ID of SWM Pond drainage location, and timing of implementation,
 - o Clarify responsibility/timing for Jones Rd improvements.
 - o Schedule next meeting with current attendees in a few weeks.
- **James Van Rooi:** Provide updated population projections and unit type data.
- **Ellen Warling:** Consult with the Ministry and provide feedback on expropriation feasibility.
- **Margaret Fazio or Dave Heyworth** to follow up with Steve Robichaud regarding previous meeting with HWDSB.

/st

Attachment: HWDSC Comments re Notice of Block 1SS Draft Study Report

**Ministry of Citizenship
and Multiculturalism**

Heritage Planning Unit
Heritage Operations Branch
Citizenship, Inclusion and
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February 27, 2025

EMAIL ONLY

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MCM File : **0006855**
Proponent : **City of Hamilton**
Subject : **Notice of Draft Study Report**
Project : **Fruitland – Winona Secondary Plan Area - Block 1 Servicing Strategy**
Location : **City of Hamilton**

Dear Margaret Fazio:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice of Draft Study Report for the above-referenced project.

MCM's interest in this project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources, including land and marine;
- built heritage resources, including bridges and monuments; and
- cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on known (previously recognized) and potential cultural heritage resources.

Project Summary

On May 14, 2014, the City of Hamilton Council passed Amendment No. 17 to incorporate the Fruitland Winona Secondary Plan into the Urban Hamilton Official Plan. The Secondary Plan has identified three blocks: Block 1, Block 2 and Block 3, for the completion of the servicing strategies.

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy (BSS1) for the Block 1 area. The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block. Council has directed staff to consult with the public on the Draft Study Report.

Comments

We have reviewed the *Block Servicing Strategy – Fruitland – Winona Secondary Plan Block 1 – Draft Report* (dated October 2024 and prepared by Urbantech) and have the following comments and recommendations:

We understand BSS1 has been completed in accordance with policy B.7.4.14 of the Fruitland-Winona Secondary Plan and Stoney Creek Urban Boundary Expansion Subwatershed Study. However, we recommend that the report be revised to further clarify next steps in terms of the legislative framework, e.g., what applications under the *Planning Act* or studies under the Municipal Class Environmental Assessment will be necessary before implementation.

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation, as described in our letter of June 22, 2017.

The draft report does not document due diligence as it relates to cultural heritage resources. There is not mention of the known (previously recognized) or potential cultural heritage resources in the study area, potential effects of the proposed undertaking(s) on them, or mitigation measures to address those effects.

The draft report should be revised to include a section to (1) describe the existing conditions as it relates to known and potential cultural heritage resources, and (2) discuss the potential effects (impacts) and mitigation measures for the future undertakings. Section 8 and 9 would also need to be revised, e.g., to identify further technical cultural heritage studies that will be required.

Archaeological Resources

This undertaking may impact archaeological resources. Please advise whether the study area has been screened for archaeological potential and/or is subject of an archaeological assessment. If an archaeological assessment has been previously undertaken, please send us the Project Information Form number.

If the study area has not been previously screened or assessed, the Ministry's [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#) (if shoreline or in-water works are proposed) can assist you to determine if an archaeological assessment is needed. We understand that the City of Hamilton has an Archaeological Management Plan and we recommend that the City's heritage planner be contacted for further advice.

If it is determined that the study area exhibits archaeological potential, then an archaeological assessment (AA) shall be carried during the planning phase. Please note that AAs are required to be carried out by an archaeologist licenced under the *Ontario Heritage Act (OHA)*, who is responsible for submitting the report directly to MCM for review.

Please note that archaeological concerns have not been fully addressed until reports have been entered into the Ontario Public Register of Archaeological Reports ('the Register') where those reports recommend that:

1. the archaeological assessment of the project area is complete and

2. all archaeological sites identified by the assessment are either of no further cultural heritage value or interest (as per Section 48(3) of the Ontario Heritage Act) or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

Approval authorities and/or proponents should wait to receive the MCM's written confirmation that the archaeological assessment report(s) has been entered into the Register before issuing a decision or proceeding with any ground disturbing activities. The letter will also indicate either that there are no further concerns for impacts to archaeological resources or articulate next steps to mitigate those concerns.

Proponents must follow the recommendations of the archaeological assessment report(s). MCM recommends that further stages of archaeological assessment (if recommended) be undertaken as early as possible during detailed design and prior to any ground disturbing activities.

Built Heritage Resources and Cultural Heritage Landscapes

This undertaking may impact known (previously recognized) and potential built heritage resources and cultural heritage landscapes. Please advise whether the study area has been screened for built heritage resources or cultural heritage landscapes and/or is subject of a cultural heritage assessment. If technical cultural heritage studies have been previously undertaken for this study area, please send us an electronic copy of the study(ies).

If the study area has not been previously screened or assessed, the Ministry's [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) can assist you to determine if a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Cultural Heritage Evaluation Report and/or Heritage Impact Assessment is needed.

Technical cultural heritage studies will be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed.

Community input should be sought to identify locally recognized and potential cultural heritage resources. Sources include, but are not limited to, municipal heritage committees, historical societies and other local heritage organizations.

Cultural heritage resources are often of critical importance to Indigenous communities. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to them.

Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please provide them to MCM before issuing a Notice of Completion. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.

Please note that the responsibility for administration of the *Ontario Heritage Act* and matters related to cultural heritage have been transferred from the Ministry of Tourism, Culture and Sport (MTCS) to the Ministry of Citizenship and Multiculturalism (MCM). Individual staff roles and contact information remain unchanged. Please continue to send any notices, report and/or documentation **via email only** to both Dan Minkin and me.

- Karla Barboza, Team Lead - Heritage | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-660-1027 | karla.barboza@ontario.ca
- Dan Minkin, Heritage Planner | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-786-7553 | dan.minkin@ontario.ca

Thank you for consulting MCM on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Karla Barboza
Team Lead, Heritage
karla.barboza@ontario.ca

Copied to: Dan Minkin, Heritage Planner, Heritage Planning Unit, MCM
Sprihaa Thumma, City of Hamilton
Patrick Yip, City of Hamilton

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. The Ministry of Citizenship and Multiculturalism (MCM) makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MCM be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery and Procurement, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.