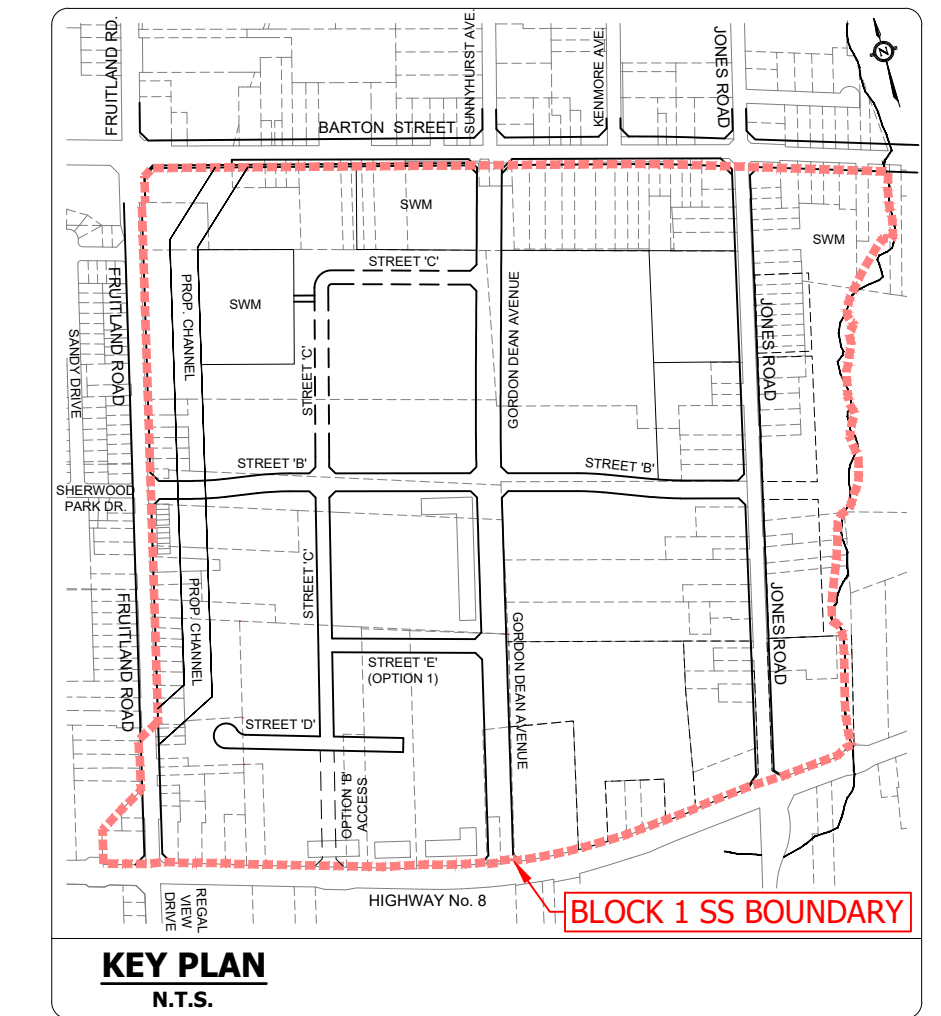


# Public Information Centre #3 (Open House Format)



## Block 1 Servicing Strategy General Study Update

Block 1 is within the Fruitland-Winona Secondary Plan. The intent of the Block Servicing Strategy is to provide a framework for servicing of the subject lands and to allow for orderly development. It will include:

- . Conceptual Development Plan
- . Proposed Watercourse Realignment
- . Options for Fruitland Road Right of Way width
- . Conceptual Sanitary Sewer Servicing
- . Conceptual Storm Sewer Servicing and Storm Management Facilities
- . Conceptual Water Servicing



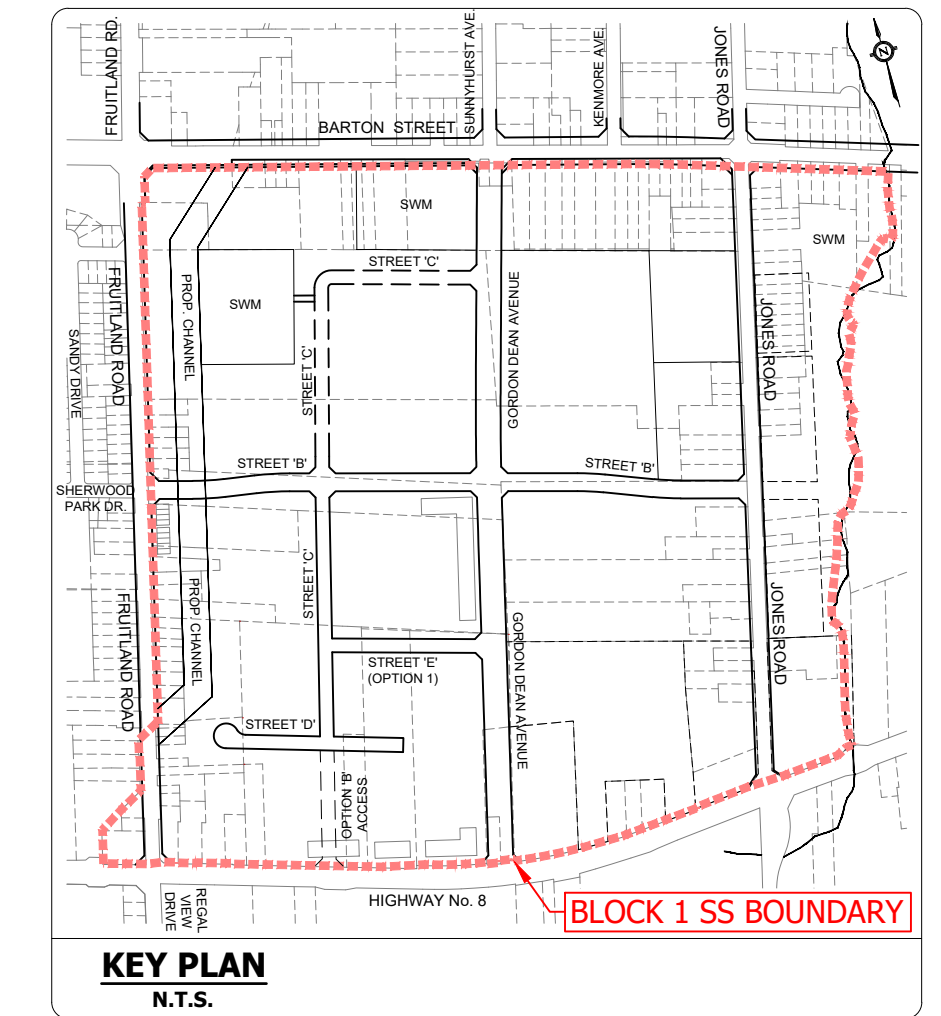
**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

**OPEN HOUSE  
COVER**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	<b>PIC-1</b>

# Purpose of Open House

Welcome to the Block 1 Servicing Strategy Public Information Centre #3!



The purpose of this Public Information Centre is to:

- Provide you with a general update on the progress of the Block 1 Servicing Study.
- Present Options for the Planned Re-Alignment of Watercourse 5.
- Present Options for the Ultimate Right of Way of Fruitland Road.
- To gain your feedback on the items presented.
- To answer any questions you may have.

Feedback can be provided by:

- Filling out the feedback forms that are available at this open house.
- Sending an email to [rmerwin@urbantech.com](mailto:rmerwin@urbantech.com)
- Phoning (905) 946-9461 and requesting to speak with Rob Merwin

We look forward to your feedback.



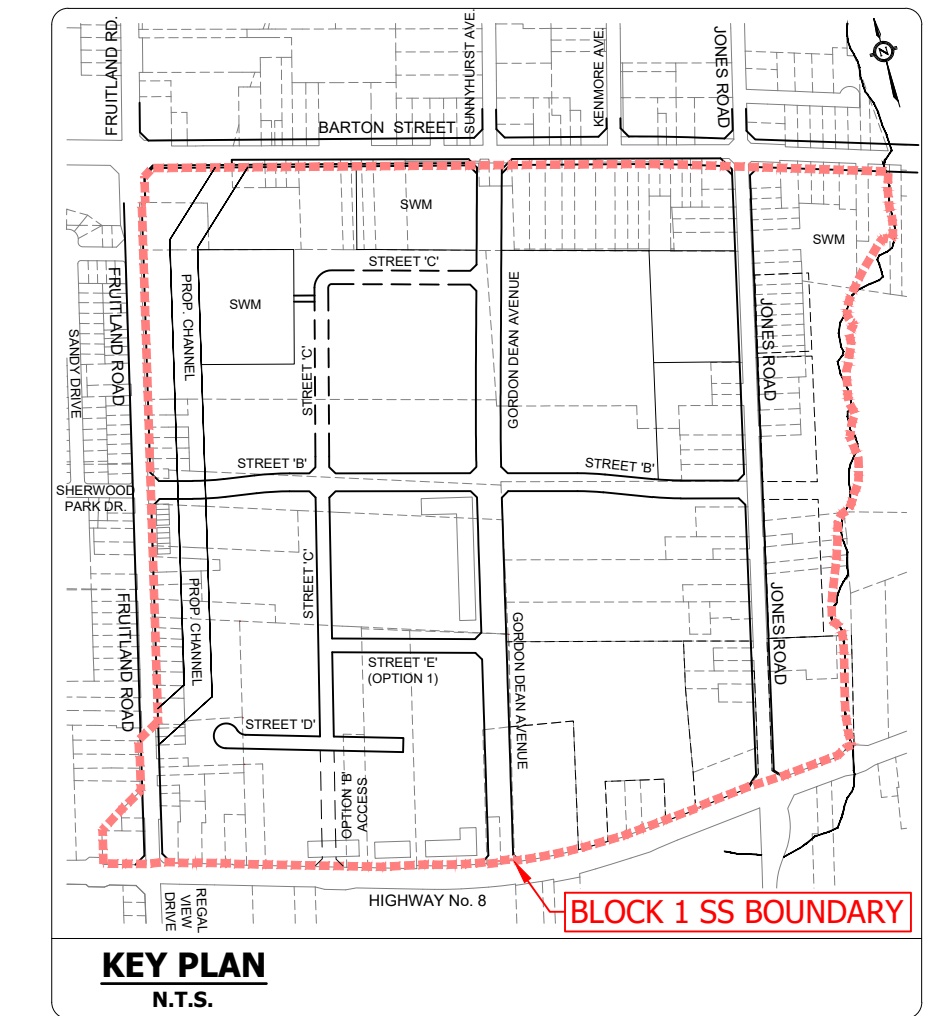
**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

**PURPOSE OF OPEN HOUSE**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	<b>PIC-2</b>

# History

This Public Information Centre #3 is the latest opportunity for the Public to be updated on the project status and provide feedback.



Block 1 has been the subject of previous Open Houses/Public Information Centres:

- Public Information Centre #1 – Block 1 Servicing Study - April 2017
- Public Information Centre #2 – Block 1 (Gordon Dean Phases 3 & 4 Environmental Assessment) - June 2017
- Council Report for Gordon Dean Avenue Environmental Assessment - September 2020
- Gordon Dean Environmental Assessment MECP approval - December 2022

We are here!! Public Information Centre #3 - Block 1 September 2023.

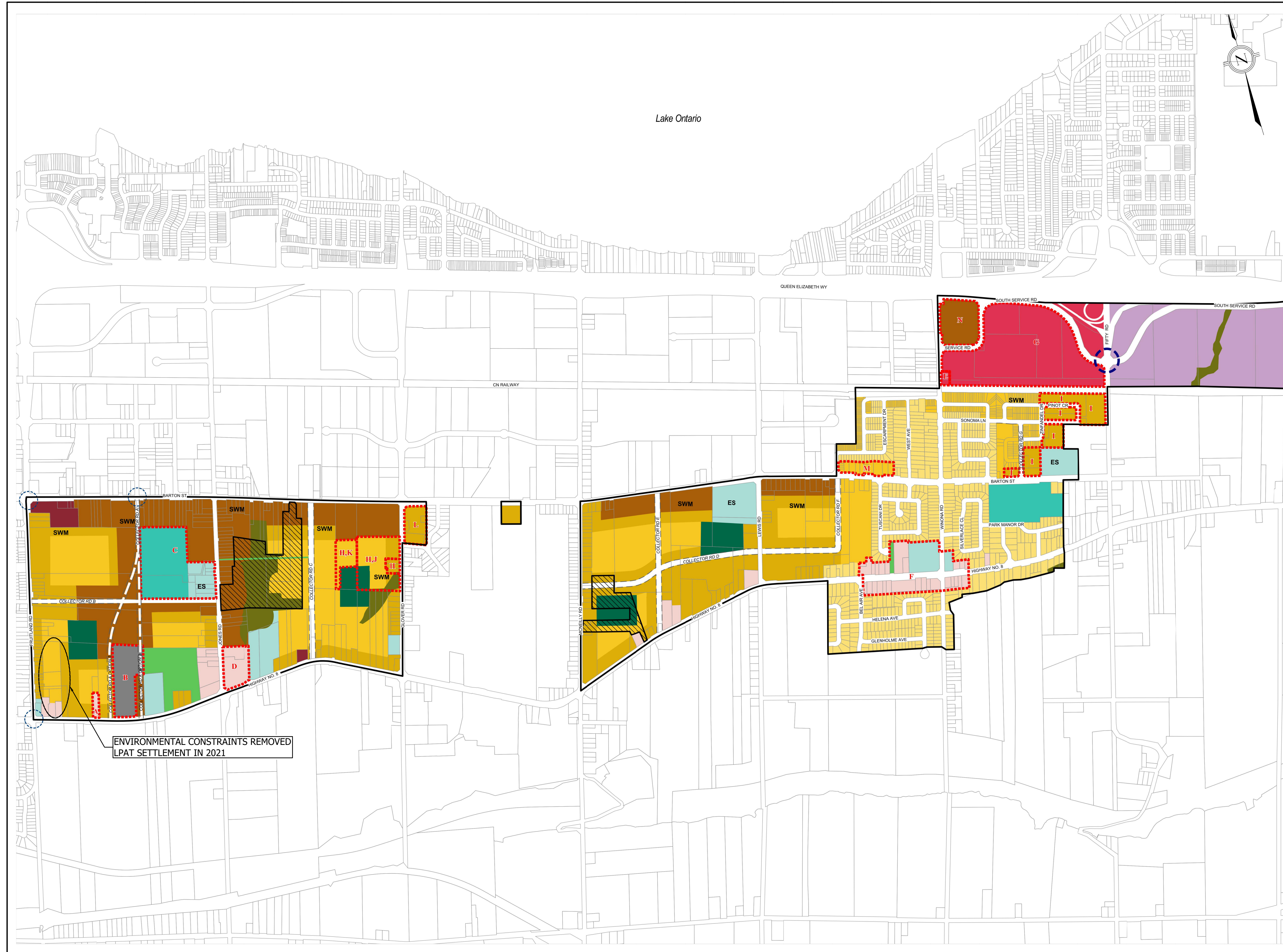


**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

## PROJECT HISTORY

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	N/A	<b>PIC-3</b>

# Fruitland-Winona Secondary Plan and Urban Hamilton Official Plan



**APPEALS**

**Lands Under Appeal**

- 238, 252 Jones Road
- 820, 822 Barton Street East
- 212 Fruitland Road
- 228, 244 McNeilly Road
- 667, 1069 Highway No. 8

**Legend**

**Residential Designations**

- Low Density Residential 1
- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential 2

**Commercial and Mixed Use Designations**

- Local Commercial
- District Commercial
- Arterial Commercial

**Parks and Open Space Designations**

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Employment Lands - Business Park
- Institutional
- ES - Elementary School
- Utility
- SWM - Storm Water Management

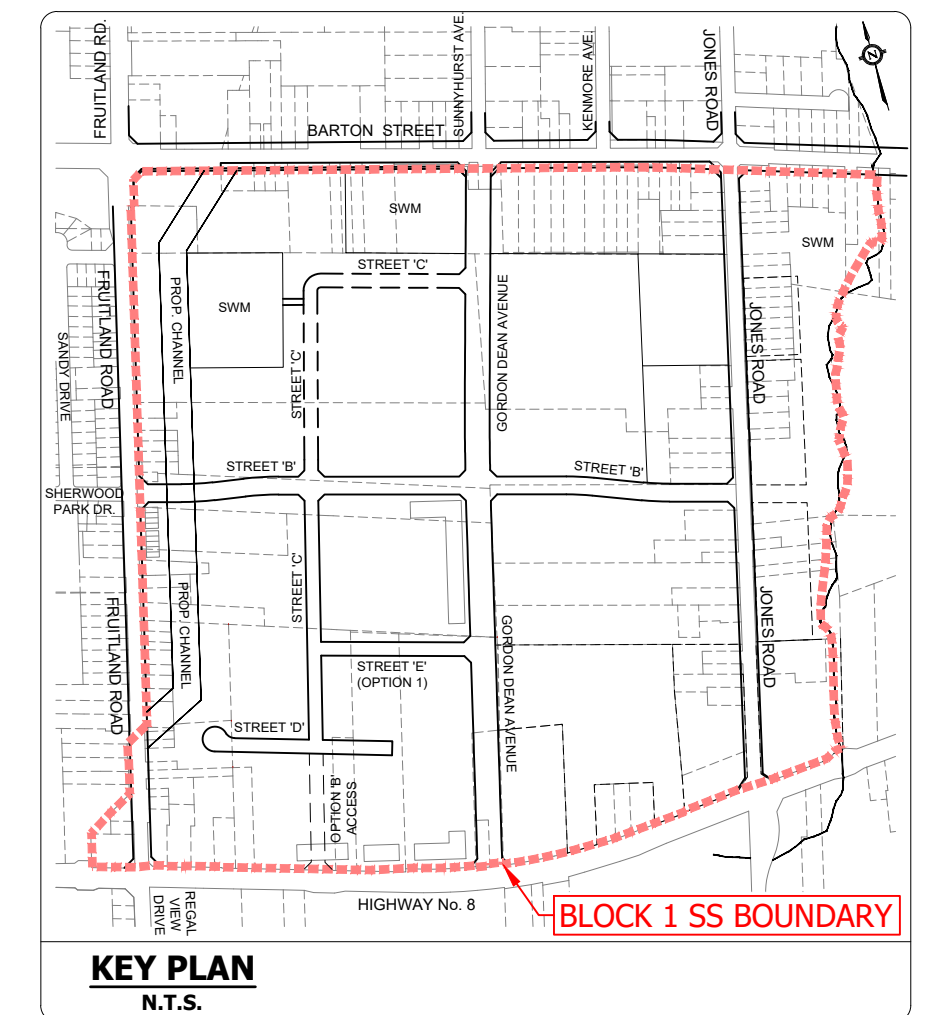
**Other Features**

- Area or Site Specific Policy
- Major Gateway
- Minor Gateway
- Proposed Roads
- Secondary Plan Boundary

**Urban Hamilton Official Plan**  
Fruitland-Winona  
Secondary Plan  
Land Use Plan  
Map B.7.4-1

Not To Scale  
Date: Nov. 2022

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**  
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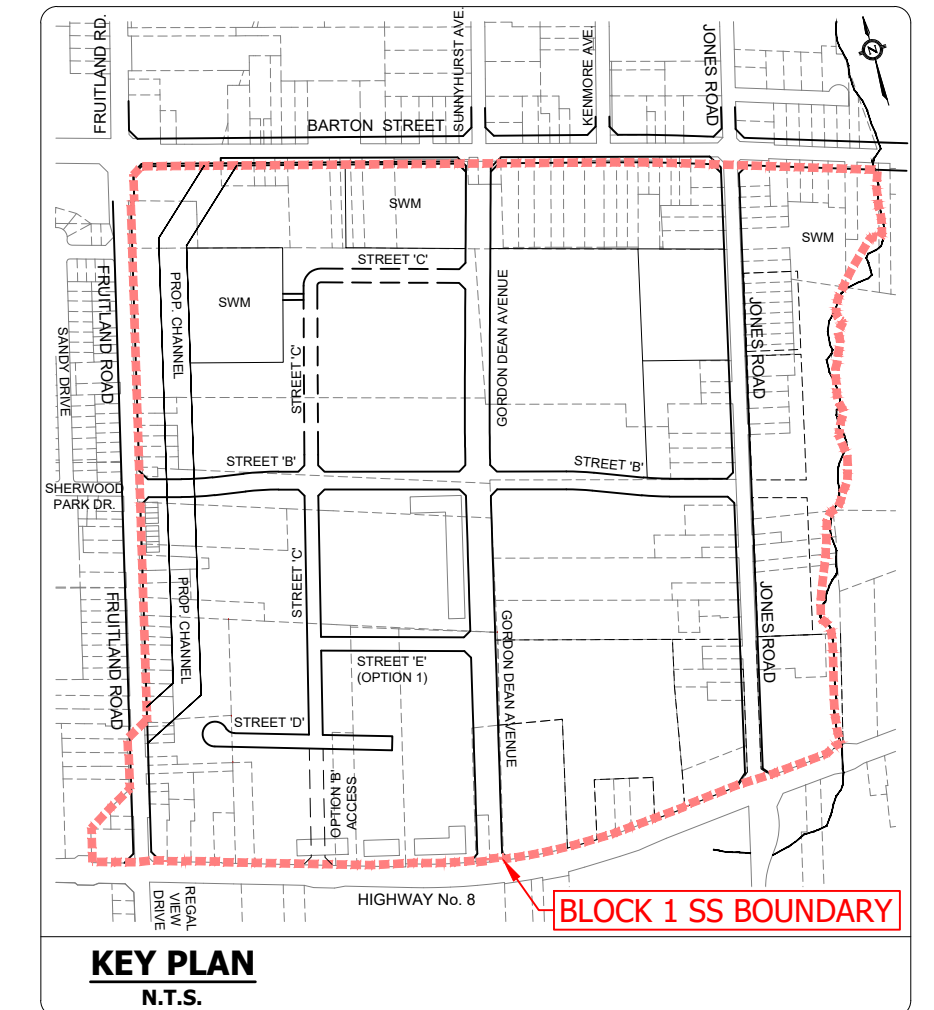
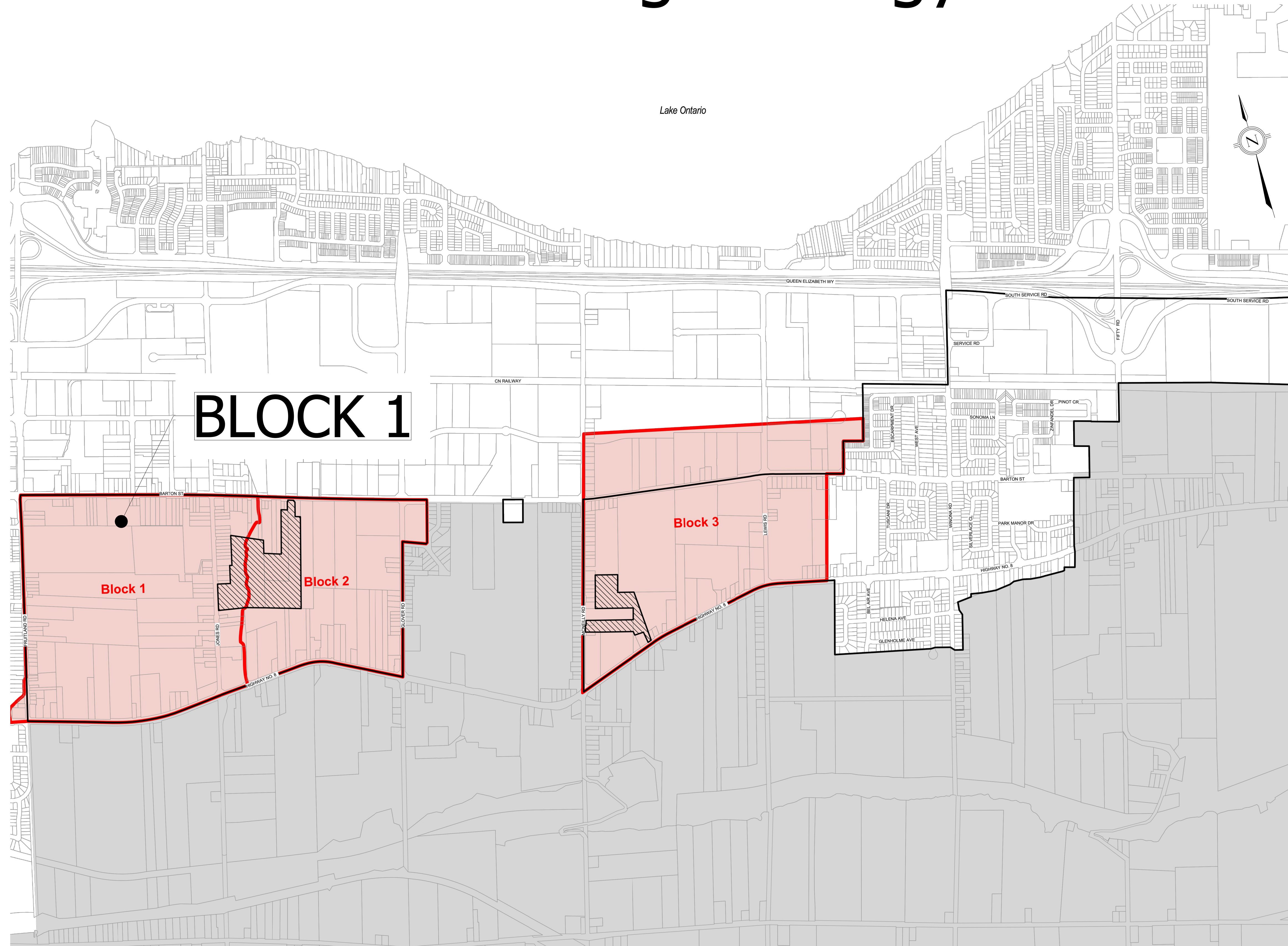
**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON  
**FRUITLAND-WINONA**  
**SECONDARY PLAN**  
**AND URBAN HAMILTON**  
**OFFICIAL PLAN**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	<b>PIC-4</b>

F:\PROJECTS\20-263\BLOCK1 SS - HAMILTON\DRAWINGS\20-263-PIC-4.DWG

# Fruitland-Winona Secondary Plan

## Block Servicing Strategy Areas



- LEGEND**
- Servicing Strategy Area
- Other Features**
- Lands in the Rural Area
  - Proposed Roads
  - Secondary Plan Boundary
- APPEALS**
- Lands Under Appeal
    - 238, 252 Jones Road
    - 820, 822 Barton Street East
    - 1069 Highway No. 8

**Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Block Servicing Strategy  
Area Delineation  
Map B.7.4-4**

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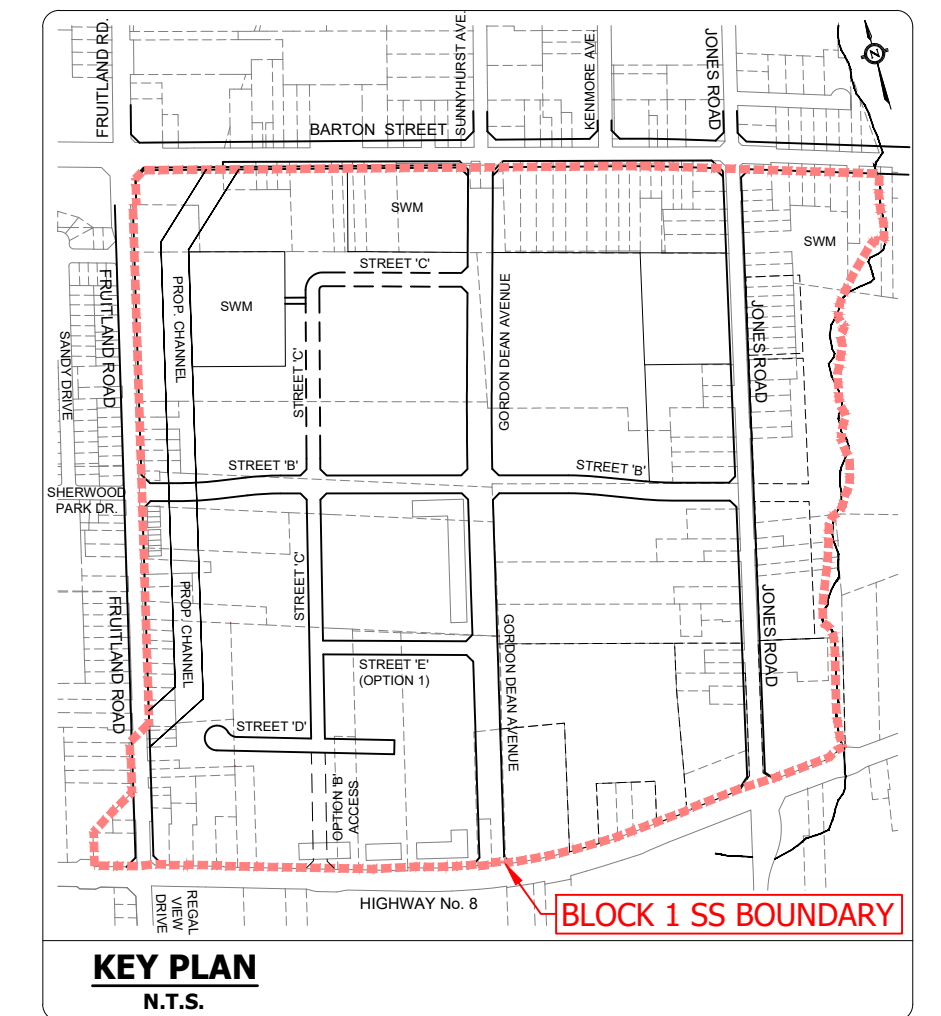
**BLOCK 1 SERVICING STRATEGY  
CITY OF HAMILTON**

**BLOCK SERVICING  
STRATEGY AREA**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	<b>PIC-5</b>

F:\PROJECTS\20-263 (BLOCK 1) - HAMILTON\DRAWINGS\00 - PIC-5.dwg

# Block 1 Servicing Study Conceptual Development Plan



**LEGEND**

- LIMIT OF STUDY AREA
- SWM POND
- LOCAL COMMERCIAL
- NEIGHBOURHOOD PARK
- COMMUNITY PARK
- GENERAL OPEN SPACE
- INSTITUTIONAL
- UTILITY
- RESIDENTIAL
- OPEN SPACE

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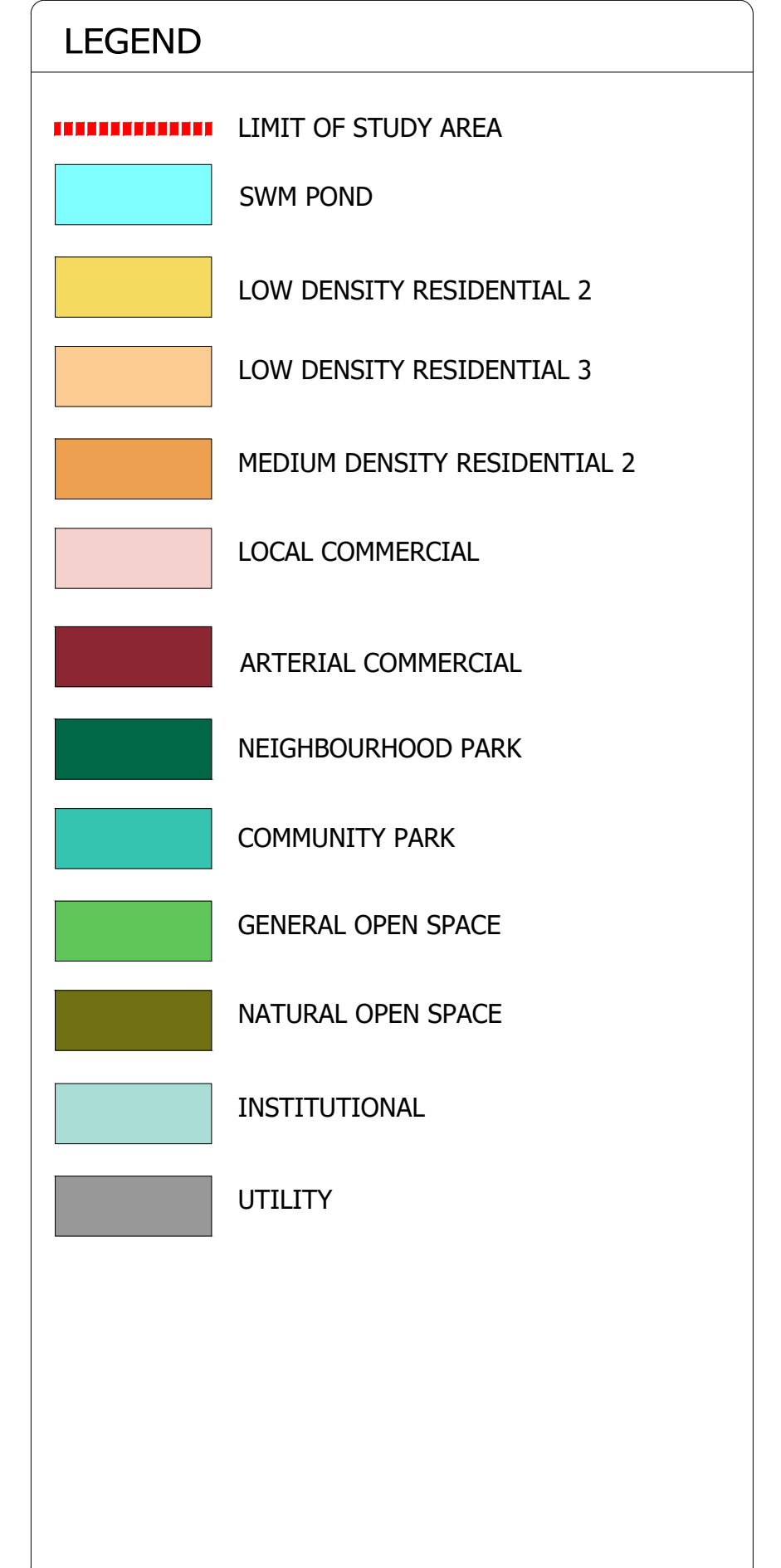
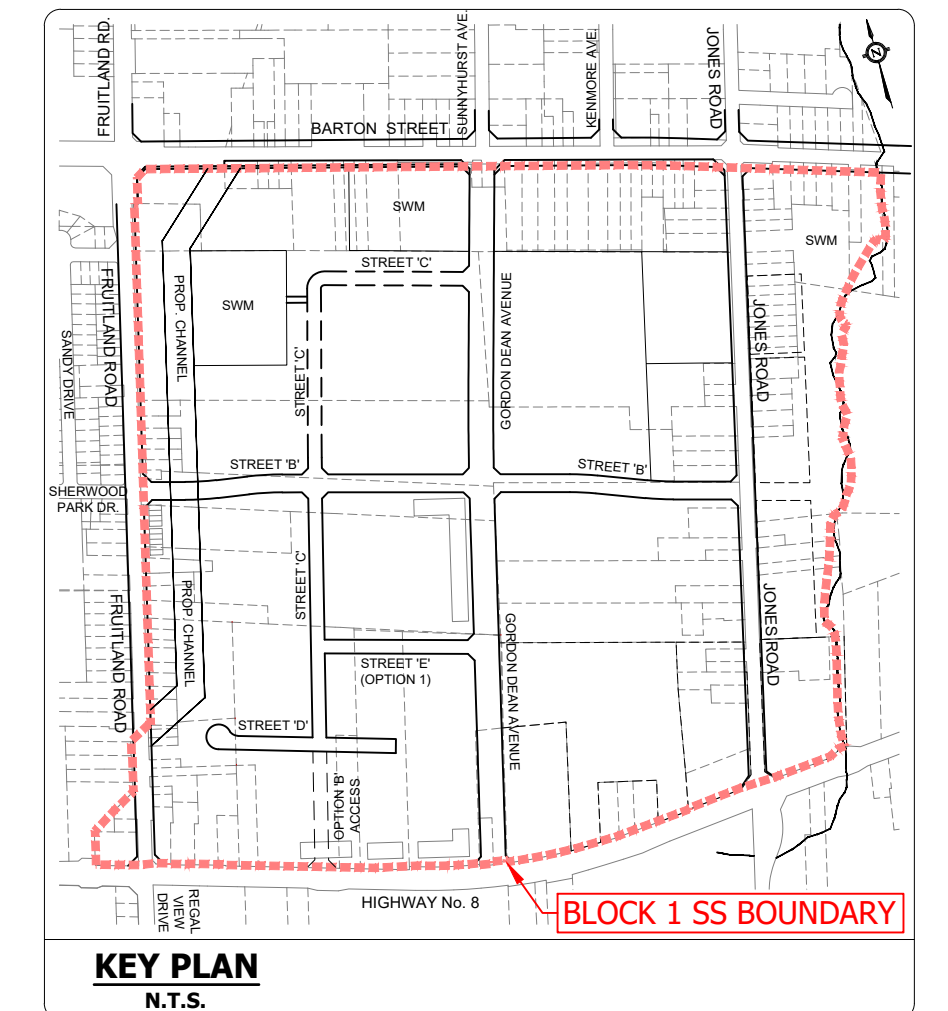
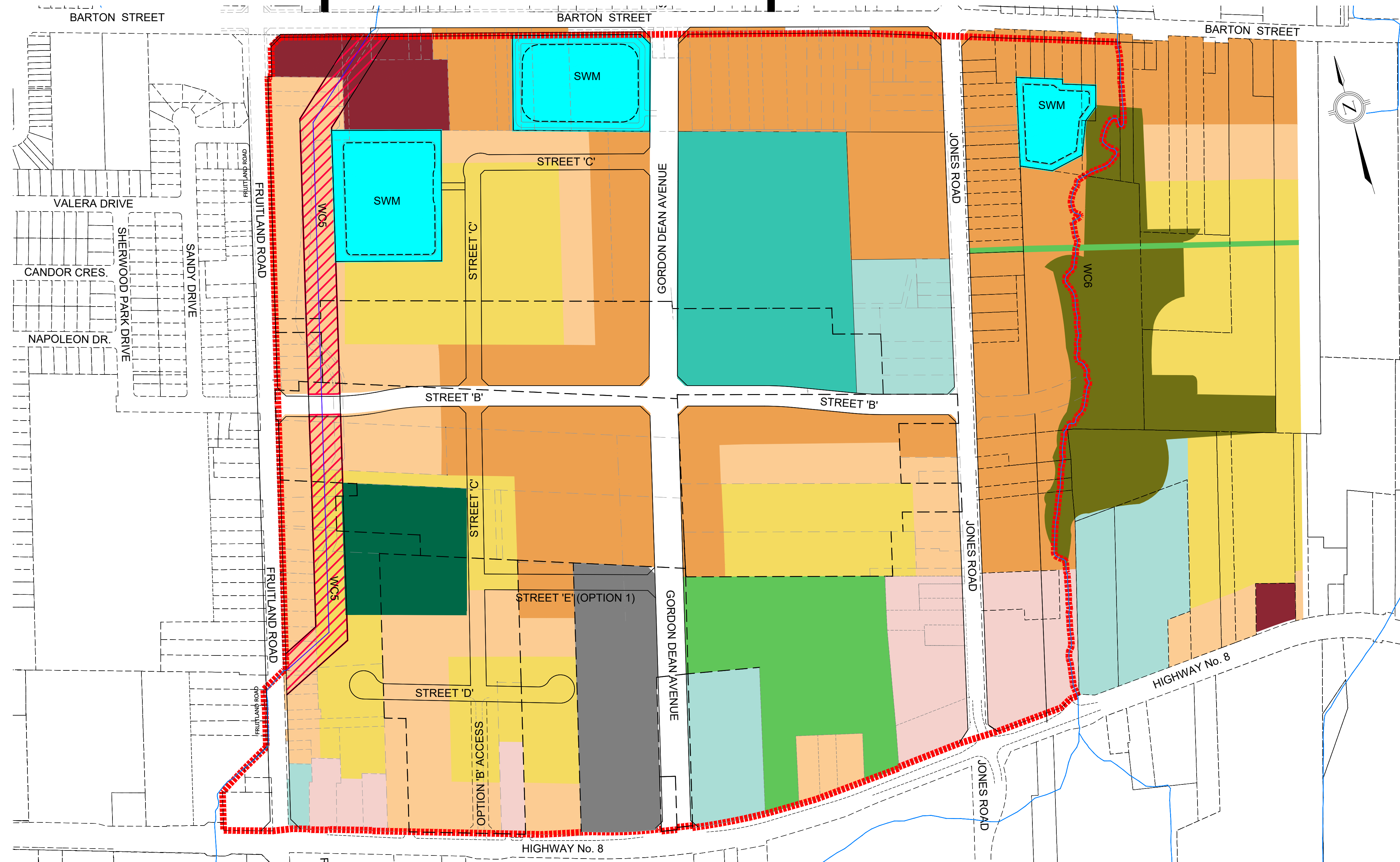
**BLOCK 1 SERVICING STRATEGY  
CITY OF HAMILTON**

## BLOCK 1 SS DEVELOPMENT PLAN (V1)

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:3000	<b>PIC-6</b>

F:\PROJECTS\20-263\BLOCK1 SS - HAMILTON\DRAWINGS\000 - PREP\4-2023

# Fruitland-Winona Secondary Plan with Conceptual Development Plan Overlay



- The Fruitland Winona Secondary Plan was approved in 2014.
- It guides future land uses and development for the area.
- Block Servicing Strategies must conform to the policies of the Secondary Plan.

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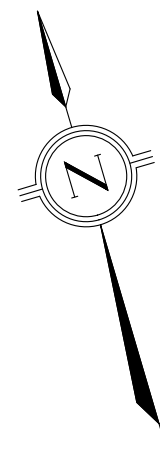
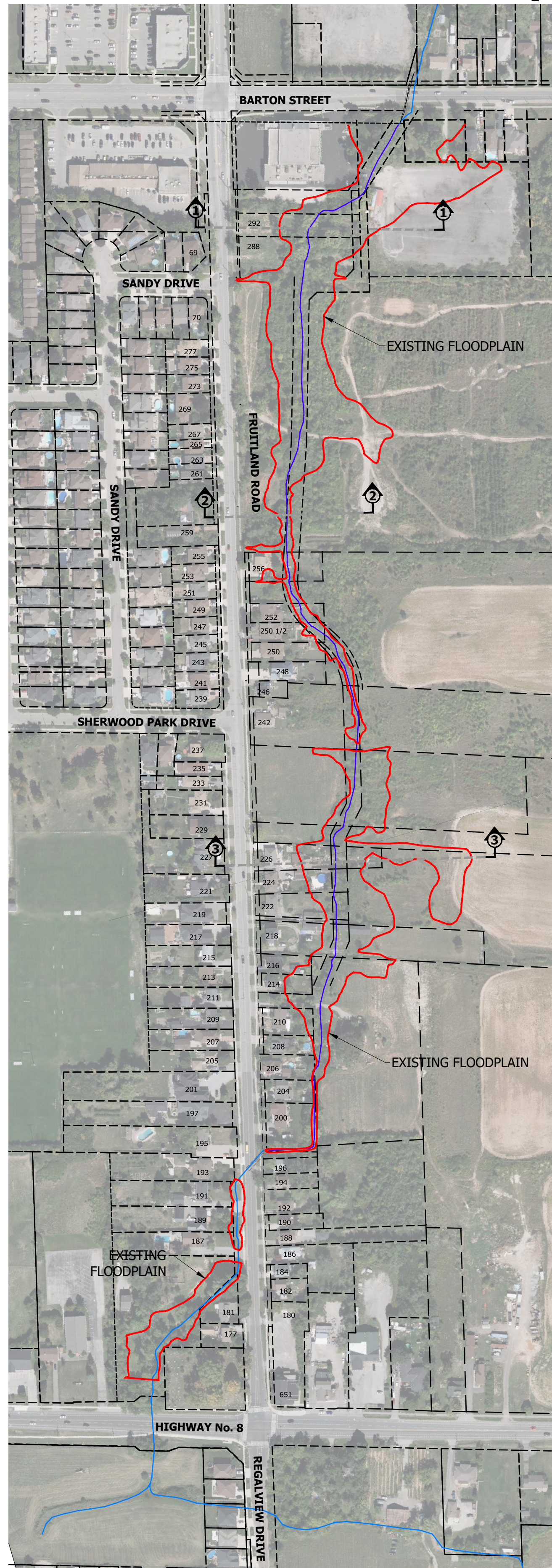
**BLOCK 1 SERVICING STRATEGY  
CITY OF HAMILTON**

**FRUITLAND-WINONA  
SECONDARY LAND  
USE PLAN**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:3000	<b>PIC-7</b>

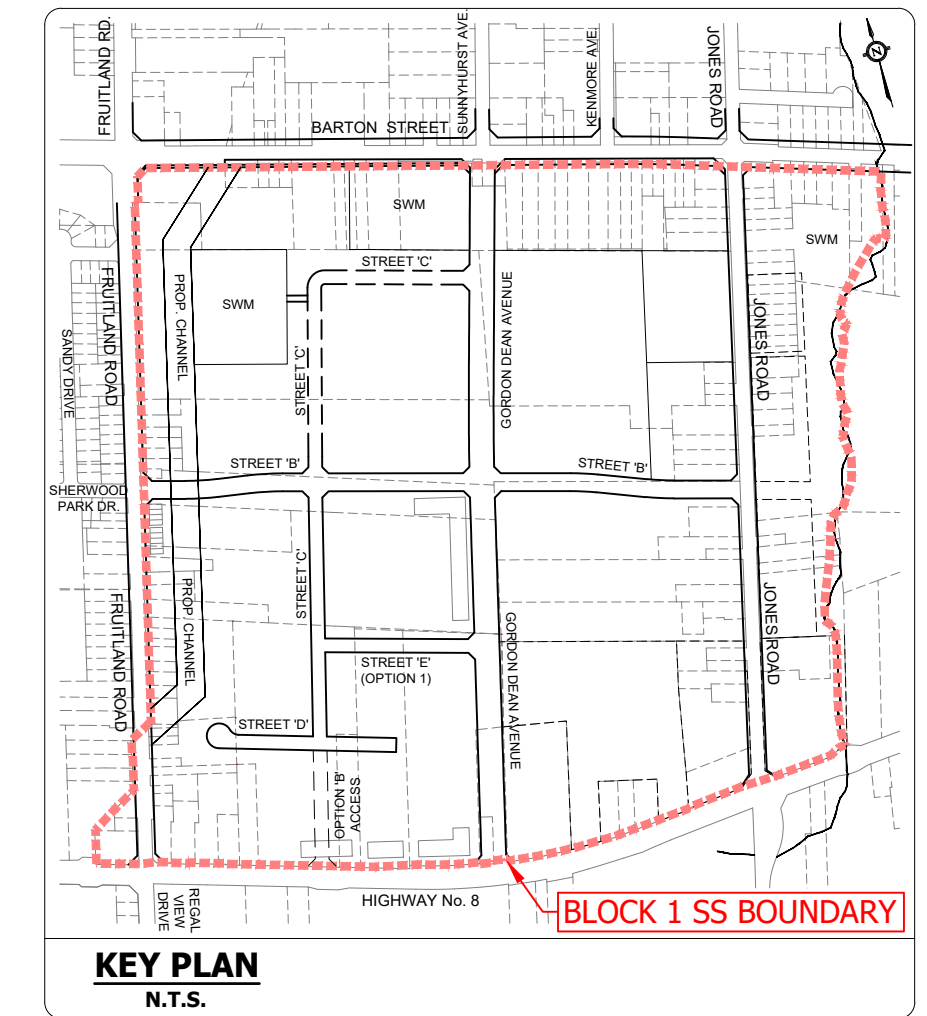
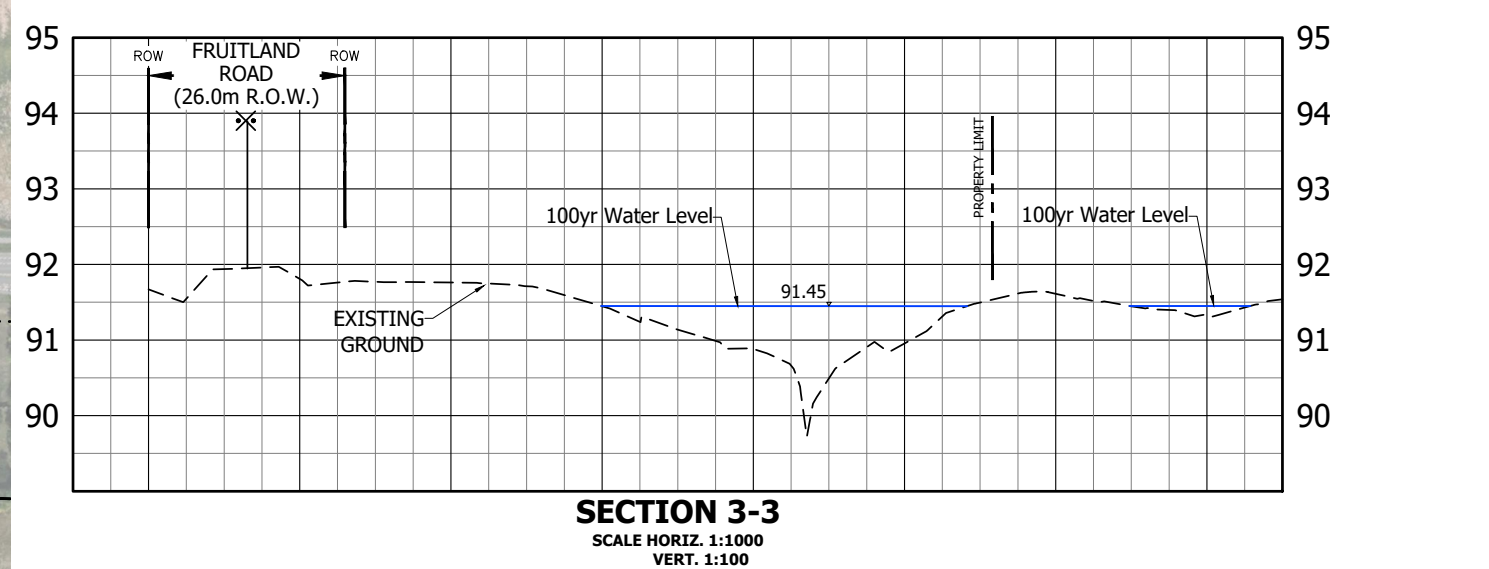
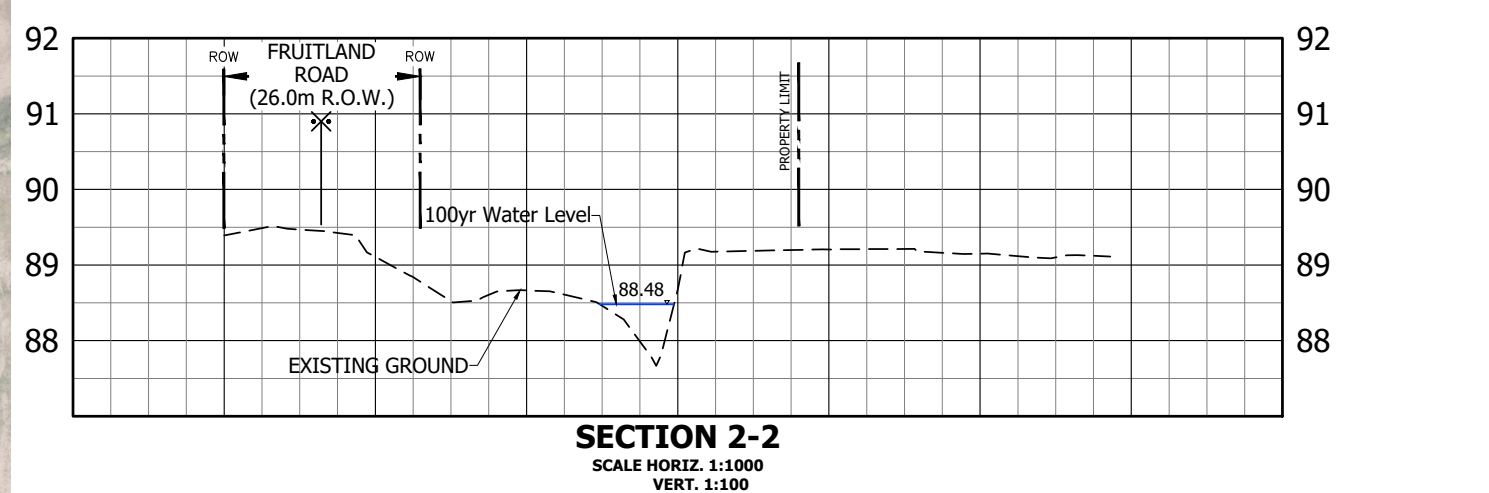
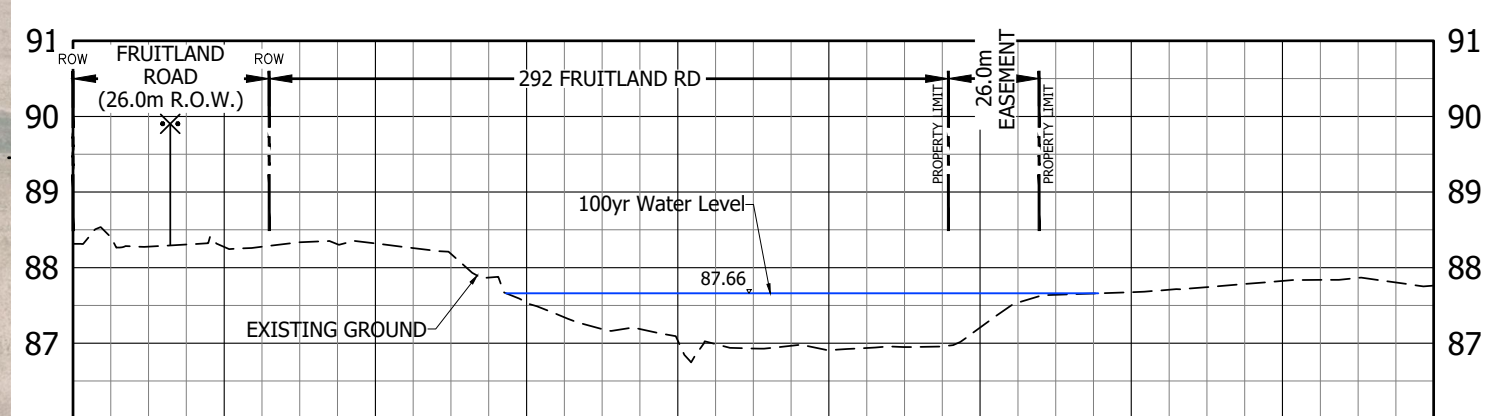
# Watercourse 5 Proposed Realignment

## Option 1 - Do Nothing



CURRENTLY THERE IS AN EXISTING WATERCOURSE RUNNING THROUGH THE SITE FROM SOUTH TO NORTH. THIS DIAGRAM INDICATES THE LOCATION OF THE WATERCOURSE, THE EXISTING 100-YEAR FLOODLINE, AND PROVIDES SECTIONS AT REPRESENTATIVE LOCATIONS.

THIS OPTION DEMONSTRATES THE "DO NOTHING" OPTION WHICH LEAVES THE WATERCOURSE 100 YEAR FLOODPLAIN IN PLACE.



**LEGEND**

- LIMIT OF PROPERTY
- EXISTING CONTOUR & ELEVATION
- EXISTING FLOODPLAIN

**BENCHMARK**  
MONUMENT # 07720020001  
ROUND IRON BAR WITH BRASS CAP LOCATED IN STONEY CREEK 9m NORTH OF CENTRELINE OF BARTON STREET 5m WEST OF CENTRELINE OF SUNNYHURST AVENUE AND 4m EAST OF CENTRELINE OF DRIVEWAY TO HOUSE No. 713.  
ELEVATION: 87.489m CGVD-1928-1978.

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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

**WATERCOURSE #5**  
**REALIGNMENT**  
**OPTION 1**

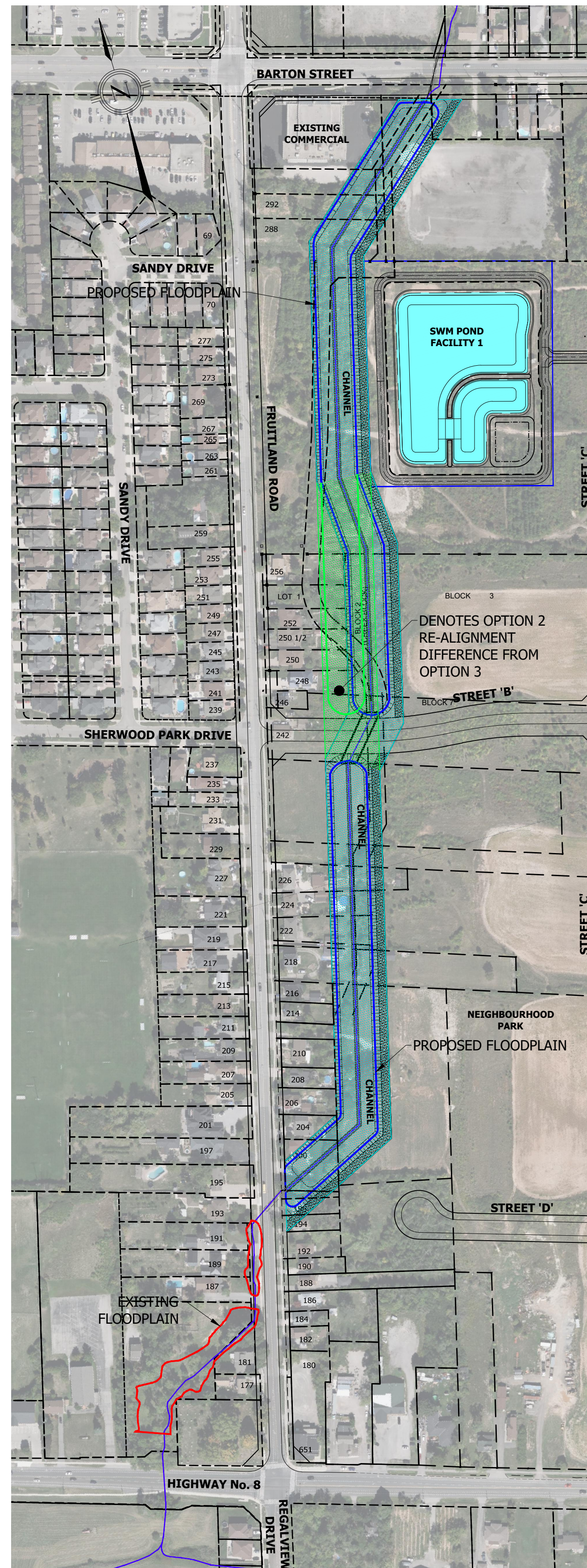
PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	<b>PIC-8</b>

F:\PROJECTS\20-263\BLOCK1 SS - HAMILTON\DRAWINGS\2000 - PIC-8-01.dwg



# Watercourse 5 Proposed Realignment

- Option 2 - Full Channel Re-Alignment
- Option 3 (Preferred) - Full Channel Re-Alignment



THIS DIAGRAM ILLUSTRATES TWO POSSIBLE ALIGNMENTS FOR PROVIDING AN ENHANCED NATURAL CHANNEL DESIGN.

IN THESE TWO OPTIONS THE EXISTING CHANNEL WILL BE COLLECTED FROM THE SOUTHWEST CORNER OF THE SITE AND WILL BE ROUTED NORTH TO BARTON STREET.

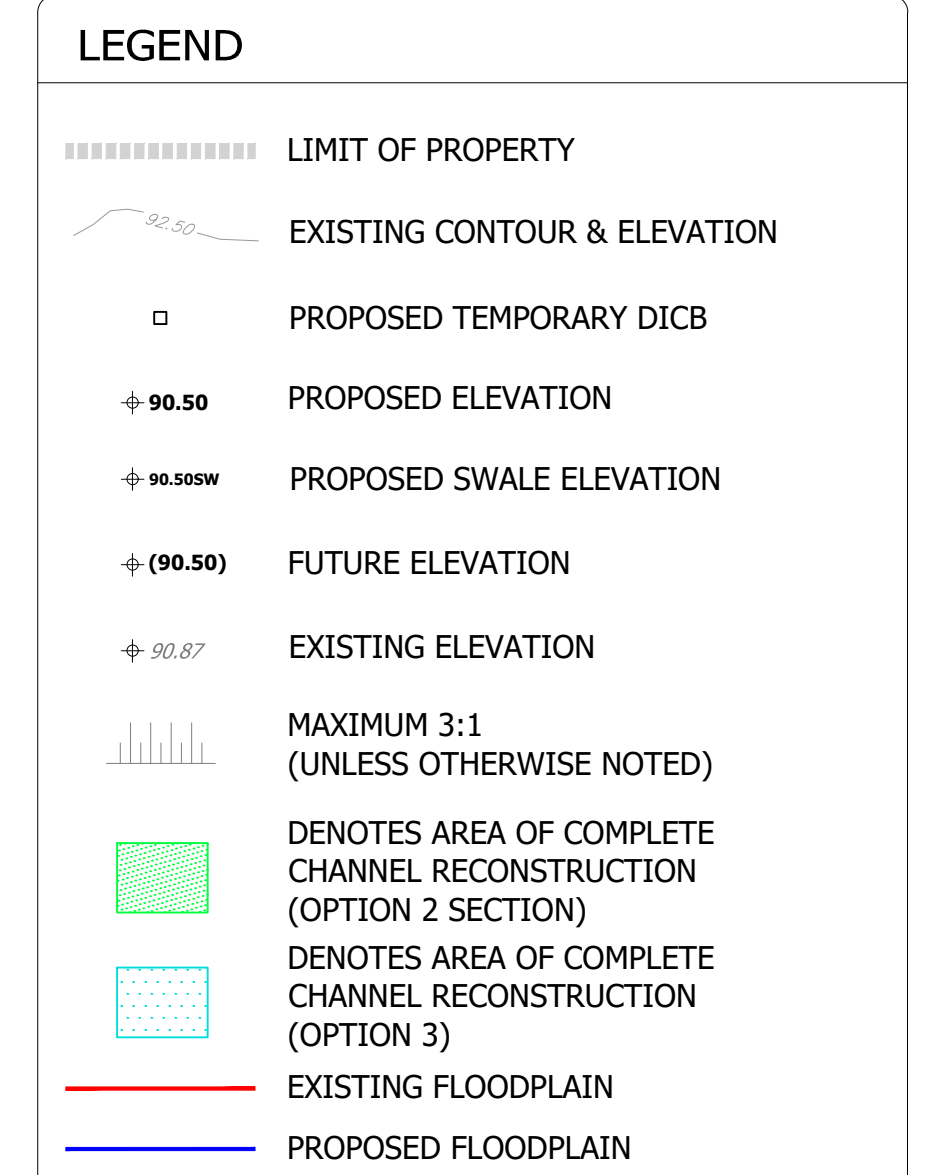
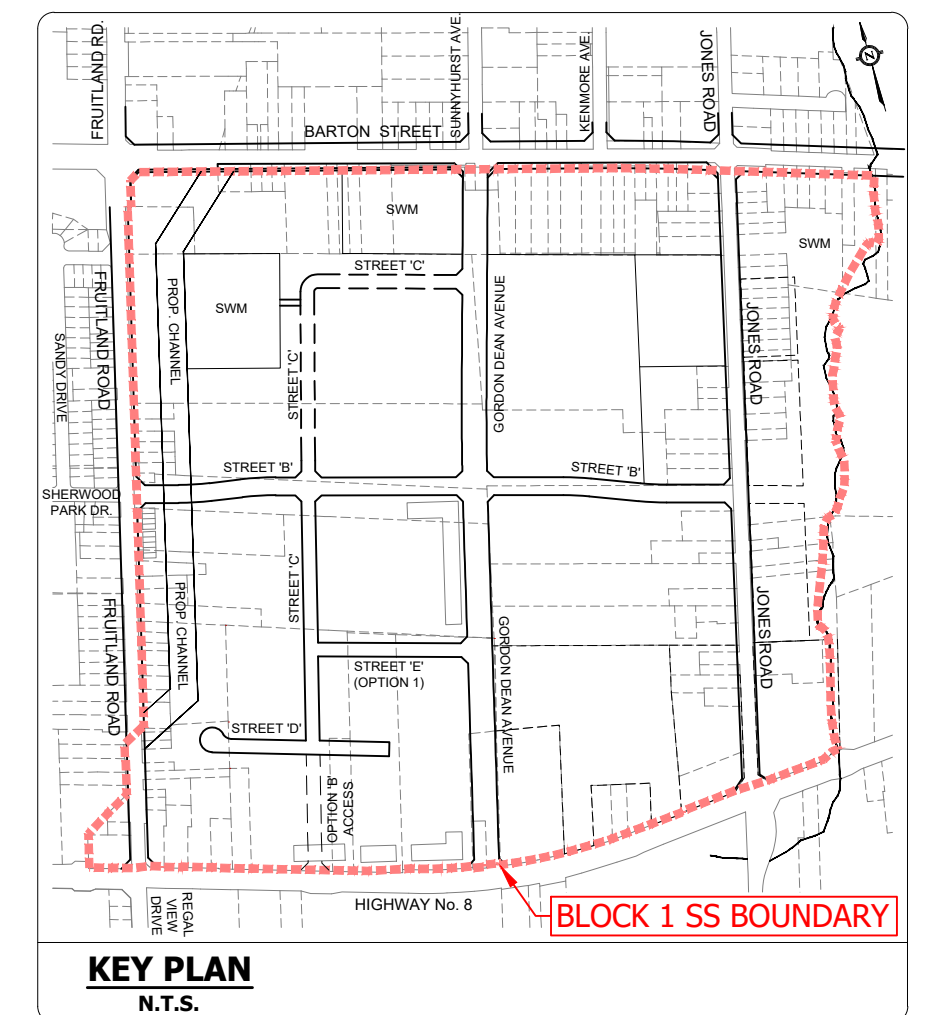
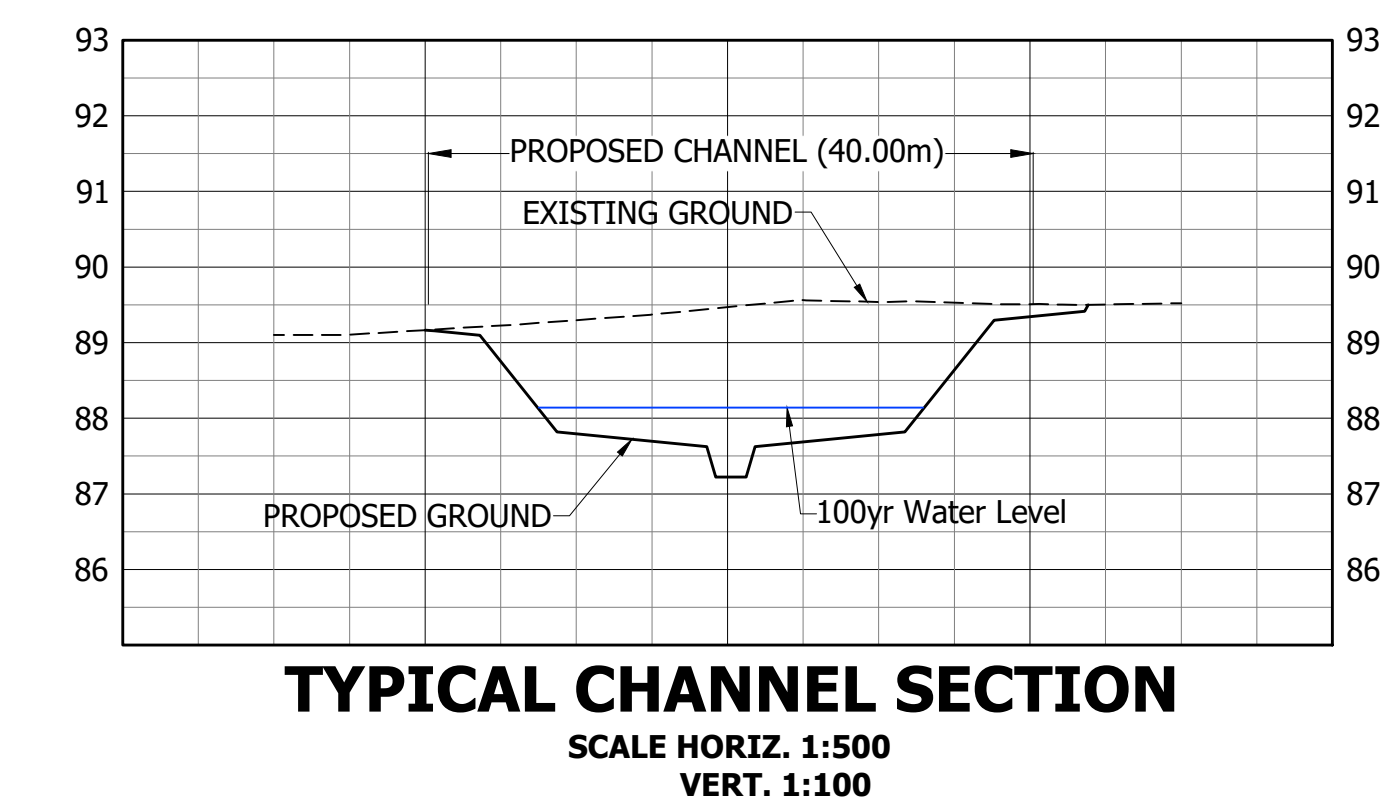
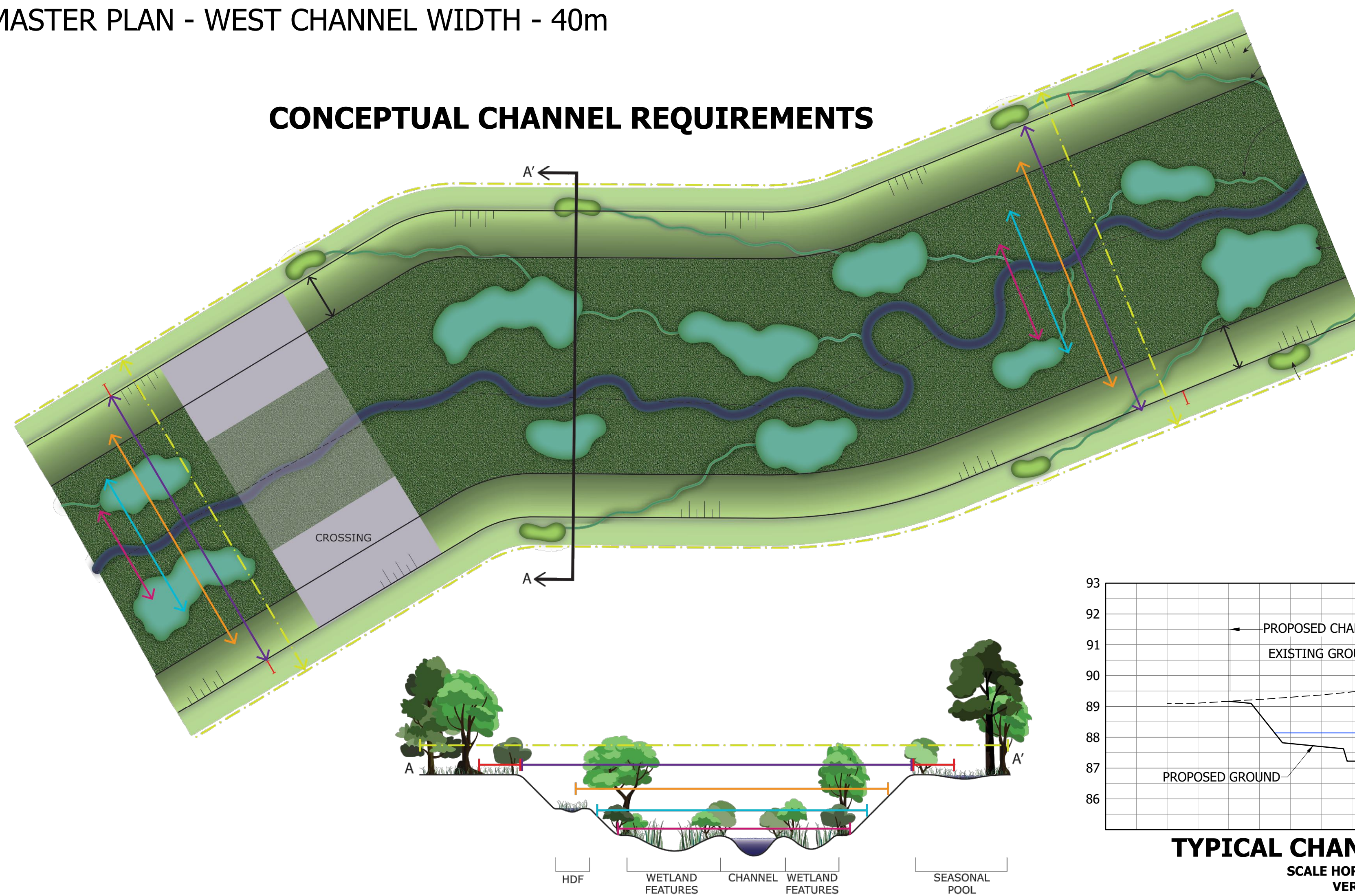
THE CHANNEL SECTION ILLUSTRATION SHOWS THE TYPICAL GEOMETRY (WIDTH AND DEPTH) OF THE PROPOSED CHANNEL ENHANCEMENT.

**OPTION 2** THIS OPTION CROSSES PRIVATE LANDS AND REQUIRES OBTAINING LAND FROM NON-PARTICIPATING LANDOWNERS.

**OPTION 3** IS PREFERRED AS IT MINIMIZES LANDS REQUIRED FROM NON-PARTICIPATING LANDOWNERS.

THESE OPTIONS MEET THE INTENTION OF THE STONEY CREEK URBAN BOUNDARY EXPANSION SUBWATERSHED STUDY MASTER PLAN - WEST CHANNEL WIDTH - 40m

## CONCEPTUAL CHANNEL REQUIREMENTS



**BENCHMARK**  
MONUMENT # 0720020001  
ROUND IRON BAR WITH BRASS CAP LOCATED IN STONEY CREEK 9m NORTH OF CENTRELINE OF BARTON STREET 5m WEST OF CENTRELINE OF SUNNYHURST AVENUE AND 4m EAST OF CENTRELINE OF DRIVEWAY TO HOUSE No. 713.  
ELEVATION: 87.489m CGVD-1928-1978.

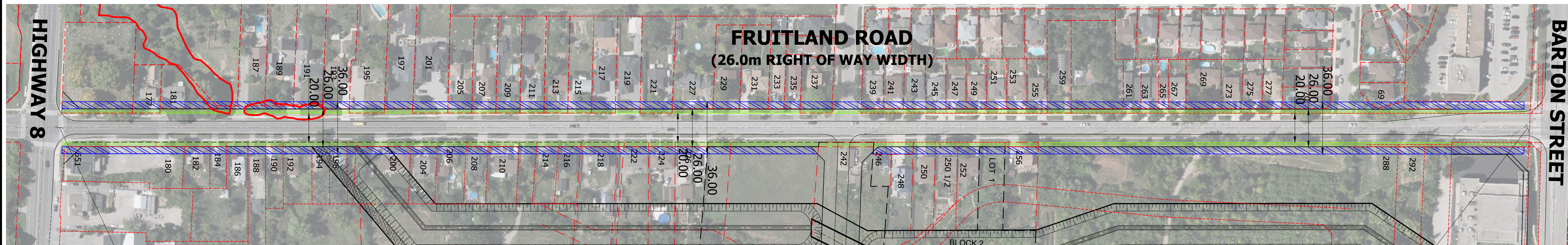
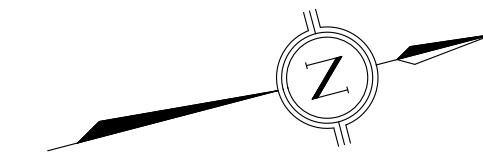
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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON  
**WATERCOURSE #5**  
**REALIGNMENT**  
**OPTIONS 2 & 3**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	PIC-9

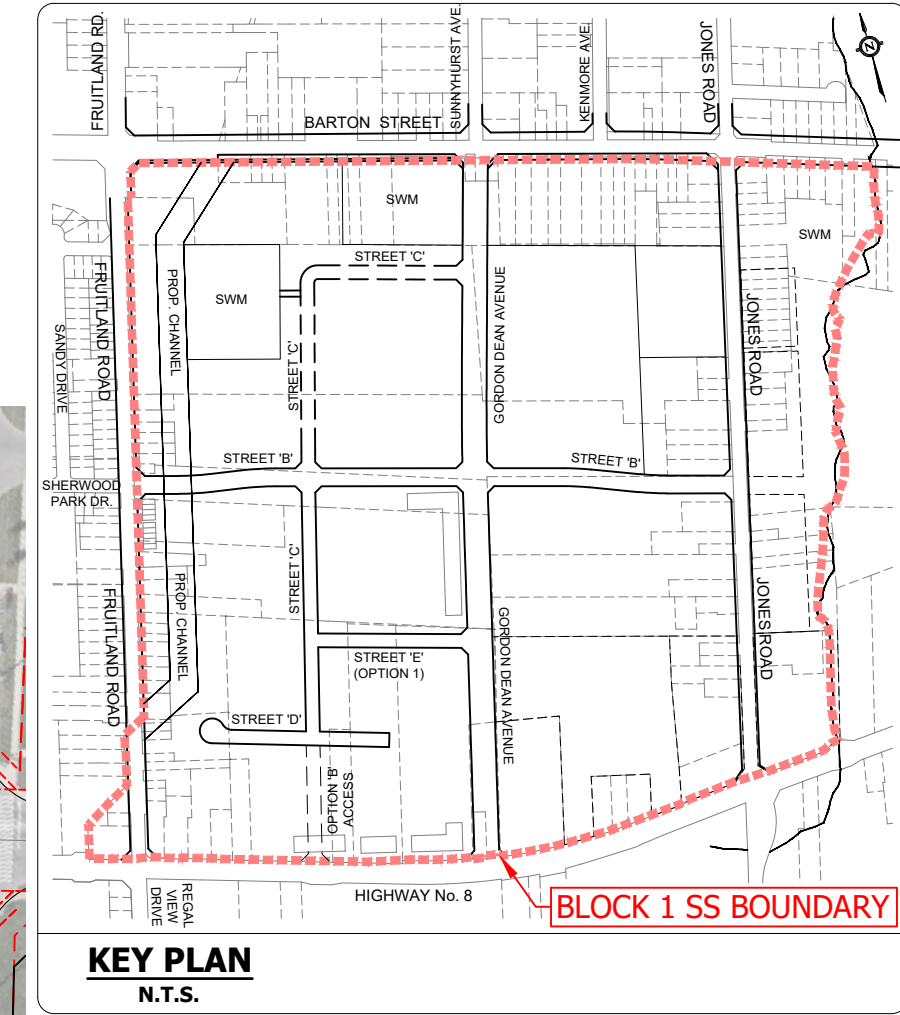
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# Fruitland Road Right of Way Options

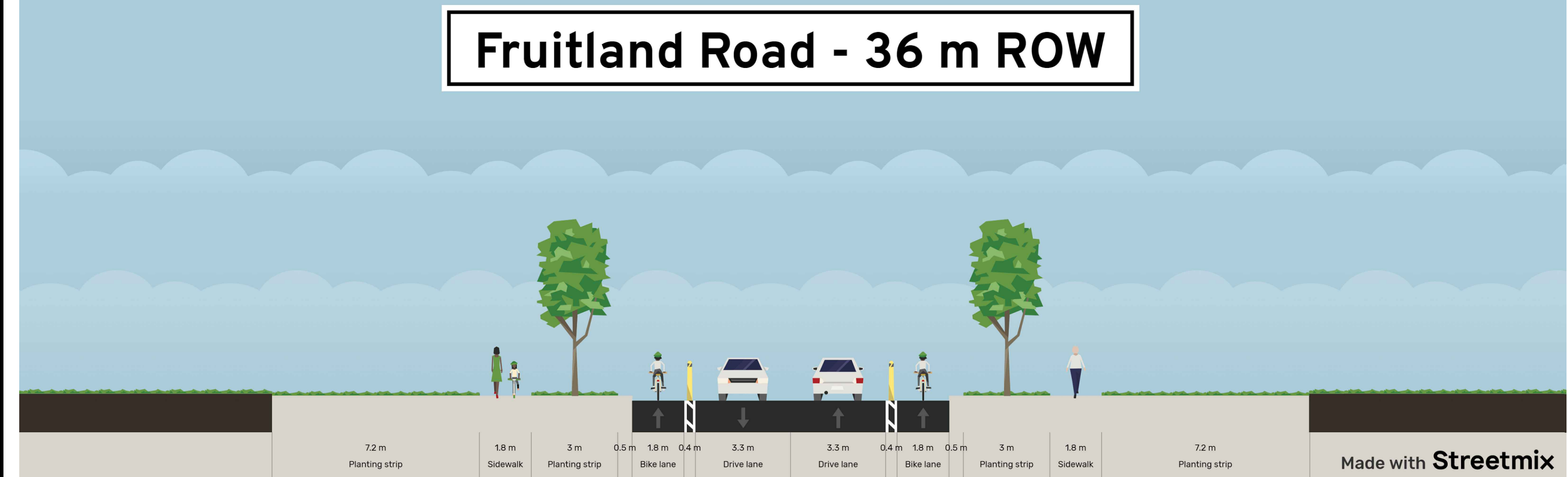
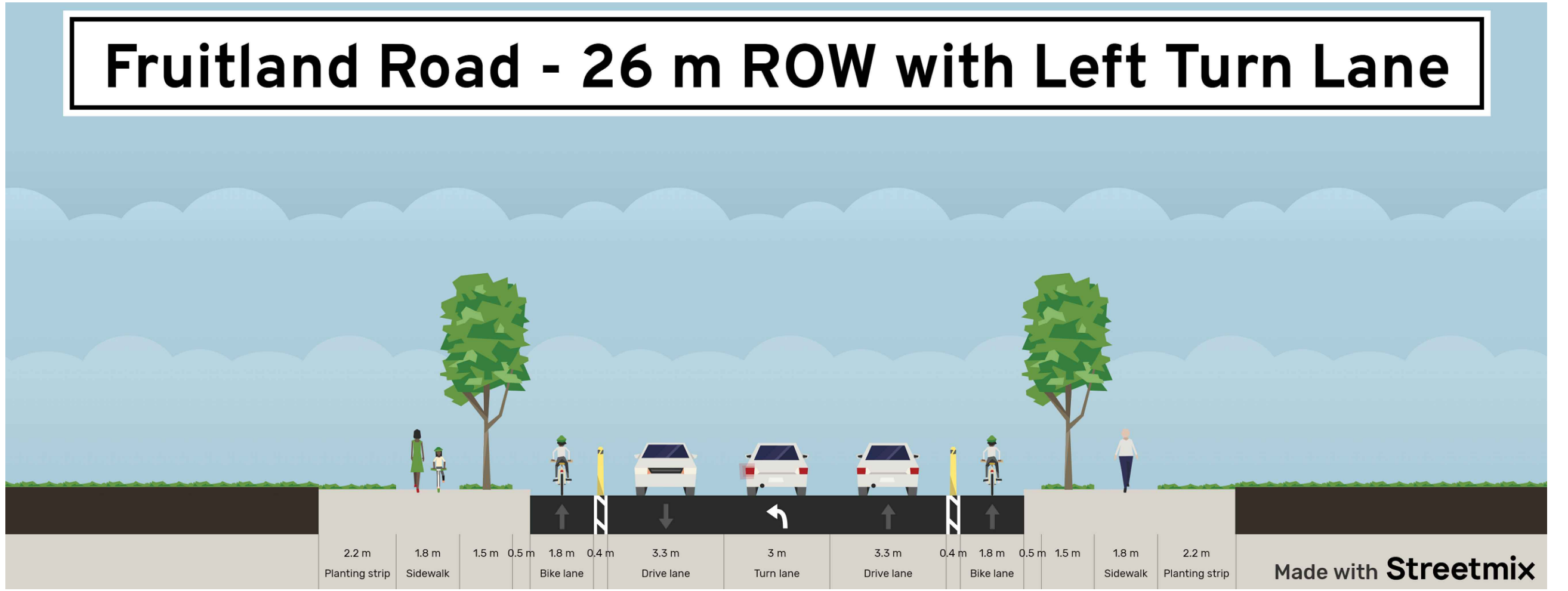
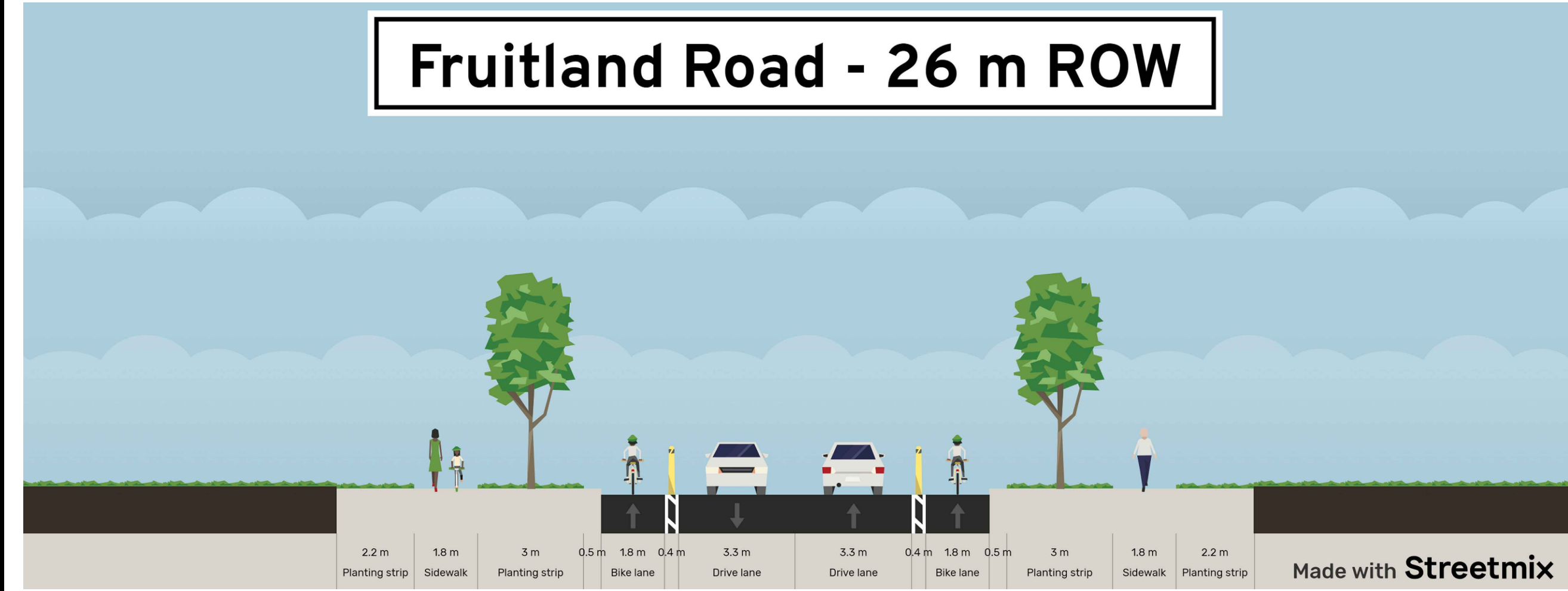


INTERSECTION DESIGN TO BE INCLUDED IN HIGHWAY 8 ENVIRONMENTAL ASSESSMENT BEING CONDUCTED BY THE CITY

INTERSECTION DESIGN TO BE INCLUDED IN BARTON STREET TO FIFTY ROAD ENVIRONMENTAL ASSESSMENT BEING CONDUCTED BY THE CITY



- KEY PLAN**  
N.T.S.
- LEGEND**
- LIMIT OF PROPERTY
  - - - - - EXISTING LOT LINE
  - ▭ PRIVATE LAND THAT MAY BE REQUIRED FOR 26m ROW
  - ▭ PRIVATE LAND THAT MAY BE REQUIRED FOR 36m ROW
- NOTE:  
SOME DEDICATIONS HAVE ALREADY BEEN MADE AND ARE NOT REFLECTED ON THIS PLAN.



FRUITLAND ROAD IS CURRENTLY DESIGNATED AS A 36m WIDE ARTERIAL ROAD INTENDED TO CARRY LARGE VOLUMES OF TRAFFIC IN THE CITY OF HAMILTON'S OFFICIAL PLAN. THE CONSTRUCTION OF GORDON DEAN AVENUE IS INTENDED TO REPLACE FRUITLAND ROAD AS THE ARTERIAL ROAD IN THIS AREA. WE PROPOSE CHANGING THE RIGHT OF WAY WIDTH OF FRUITLAND ROAD TO 26m. THE CURRENT RIGHT OF WAY WIDTH IS 26m FOR FRUITLAND ROAD NORTH OF BLOCK 1 AND 20m WIDE FOR REGAL VIEW SOUTH OF BLOCK 1. THIS DIAGRAM ILLUSTRATES THE DIFFERENCE IN RIGHT OF WAY GEOMETRY AS WELL AS THE LAND REQUIRED FOR BOTH OPTIONS.

FRUITLAND ROAD SECTIONS PROVIDED BY PARADIGM TRANSPORTATION SOLUTIONS LIMITED

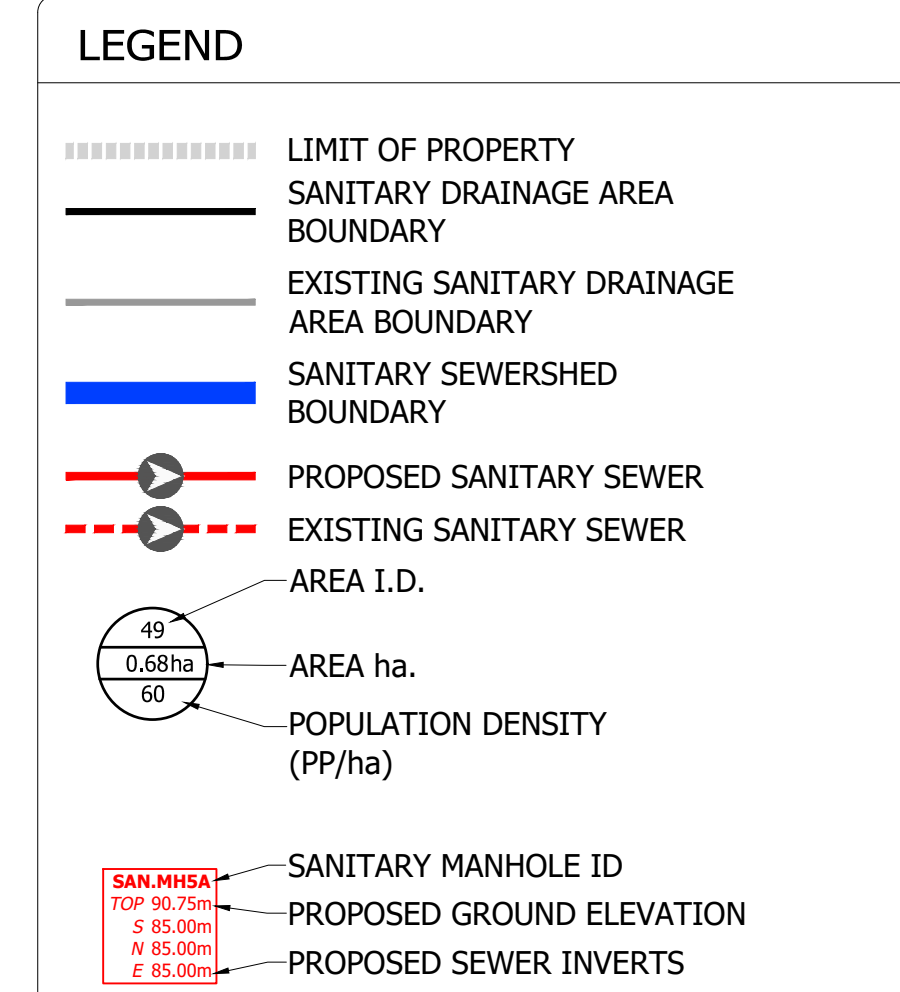
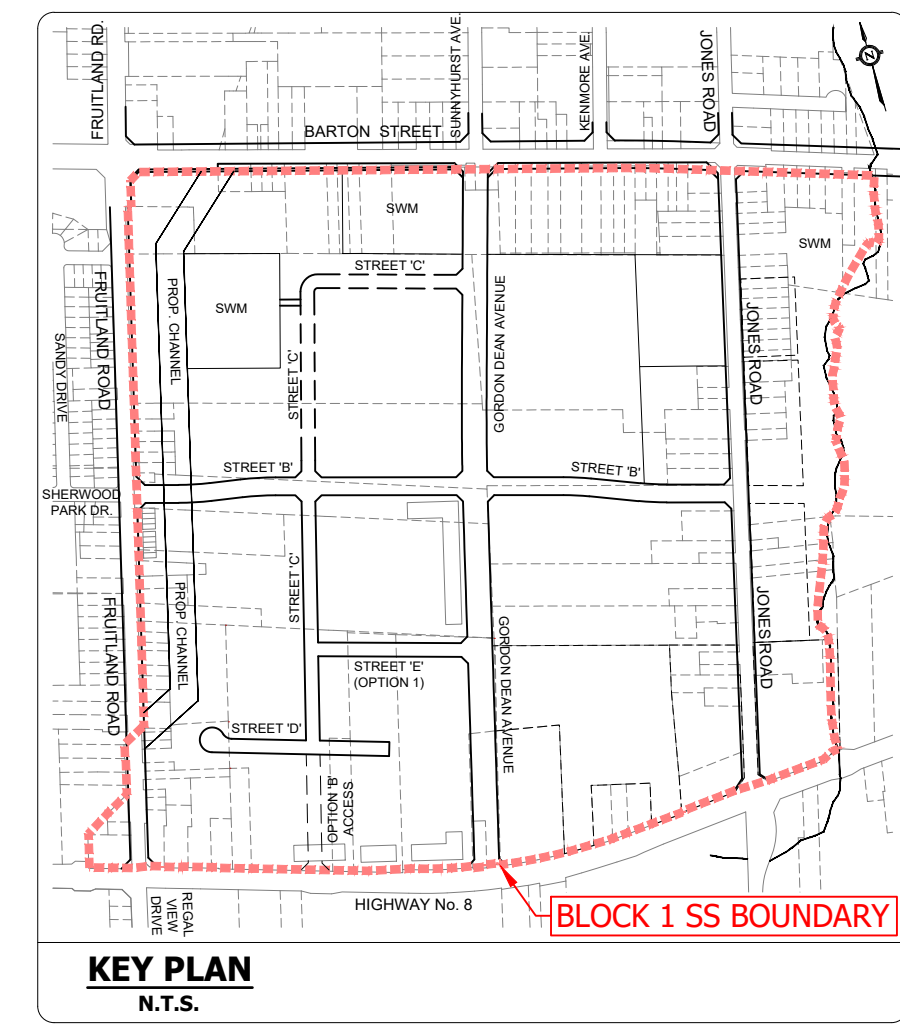
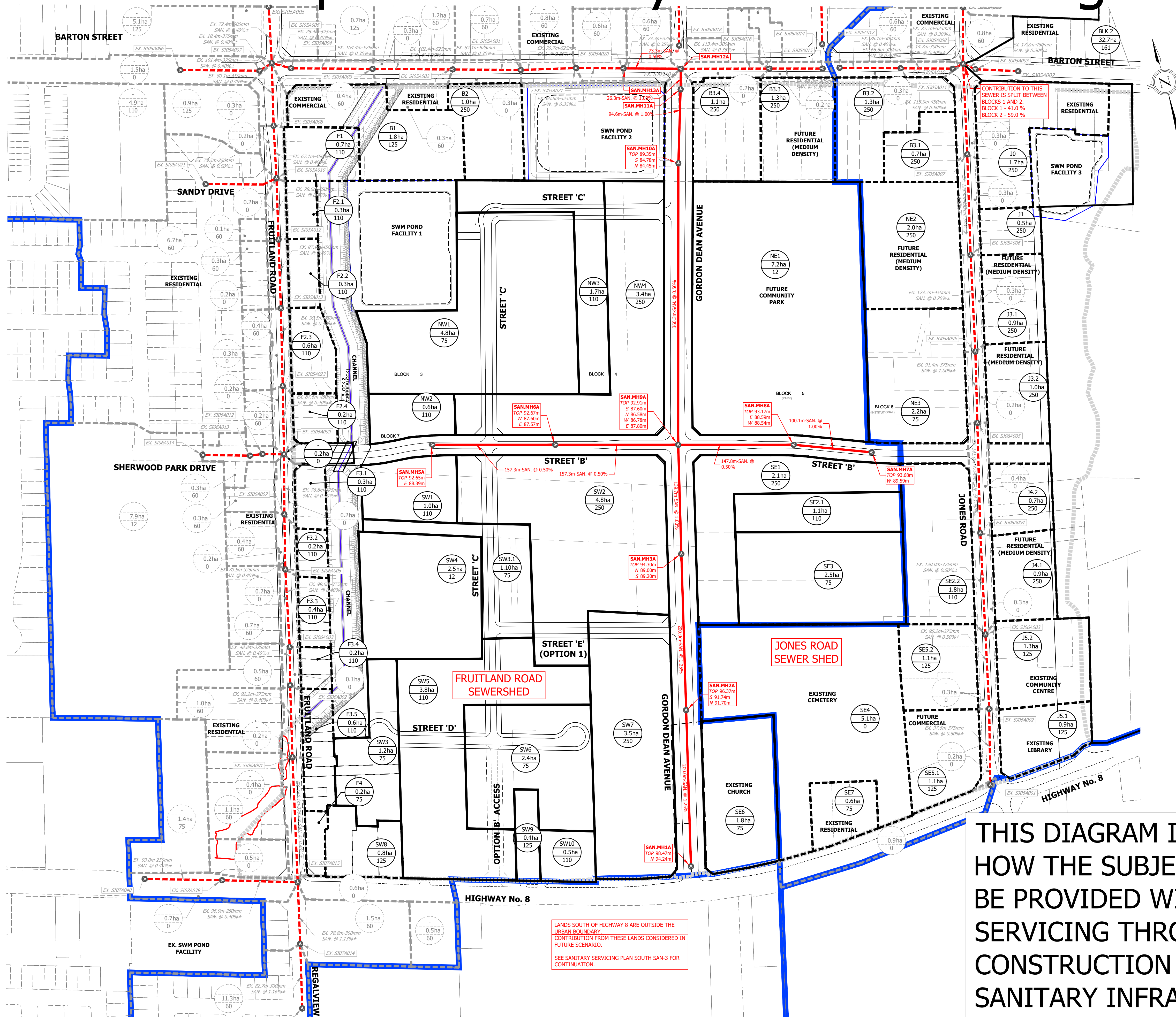
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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON  
**FRUITLAND ROAD**  
**RIGHT OF WAY**  
**OPTIONS**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:1500	<b>PIC-10</b>

F:\PROJECTS\20-263\BLOCK 1 SS - HAMILTON\DRAWINGS\200 - PIC\PIC-10.DWG

# Conceptual Sanitary Sewer Servicing



**BENCHMARK**  
MONUMENT # 07220220001  
ROUND IRON BAR WITH BRASS CAP LOCATED IN STONEY CREEK 9m NORTH OF CENTRELINE OF BARTON STREET 5m WEST OF CENTRELINE OF SUNNYHURST AVENUE AND 4m EAST OF CENTRELINE OF DRIVEWAY TO HOUSE NO. 713.  
ELEVATION: 87.489m CGVD-1928-1978.

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THIS DIAGRAM ILLUSTRATES HOW THE SUBJECT LANDS CAN BE PROVIDED WITH SANITARY SERVICING THROUGH THE CONSTRUCTION OF NEW SANITARY INFRASTRUCTURE.

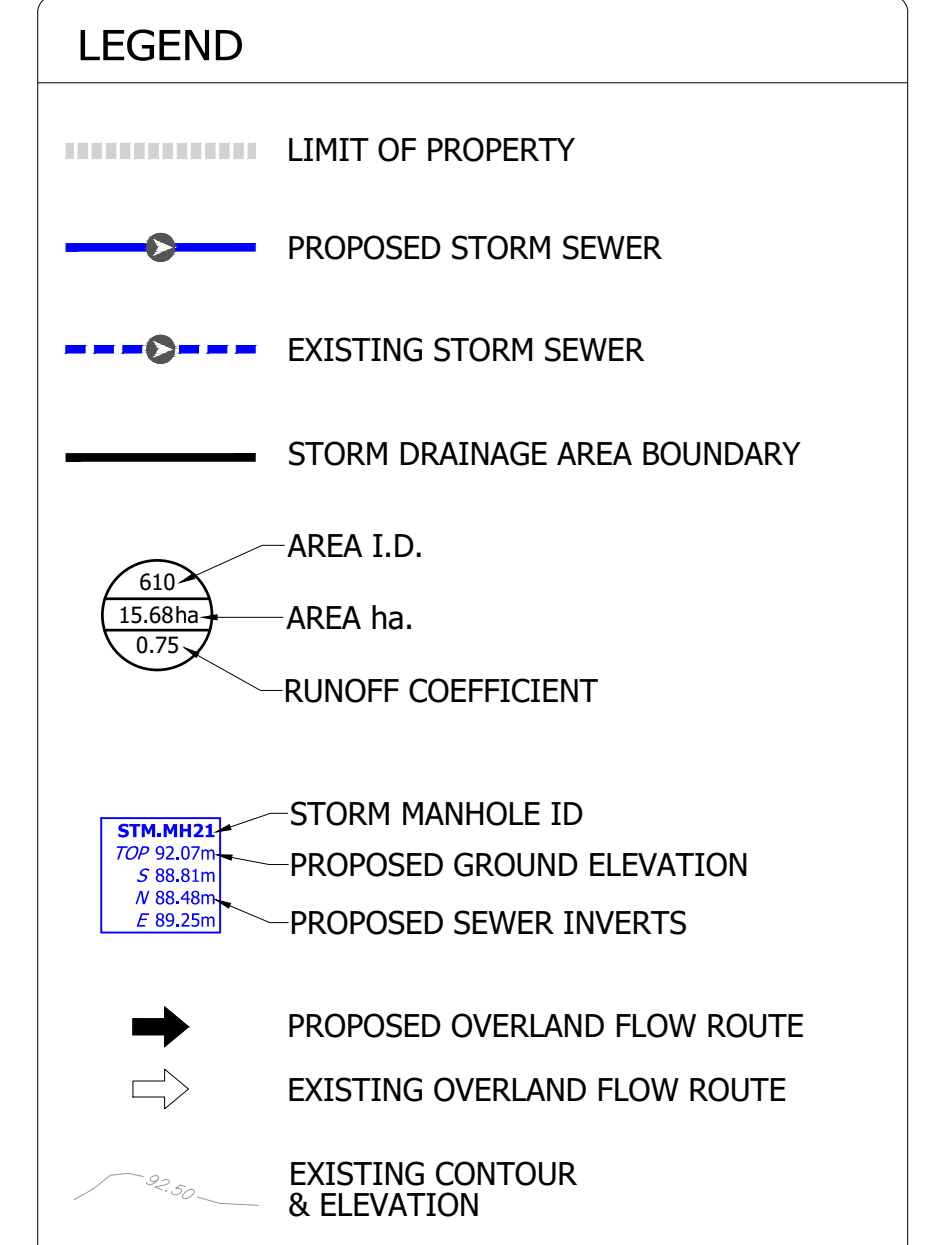
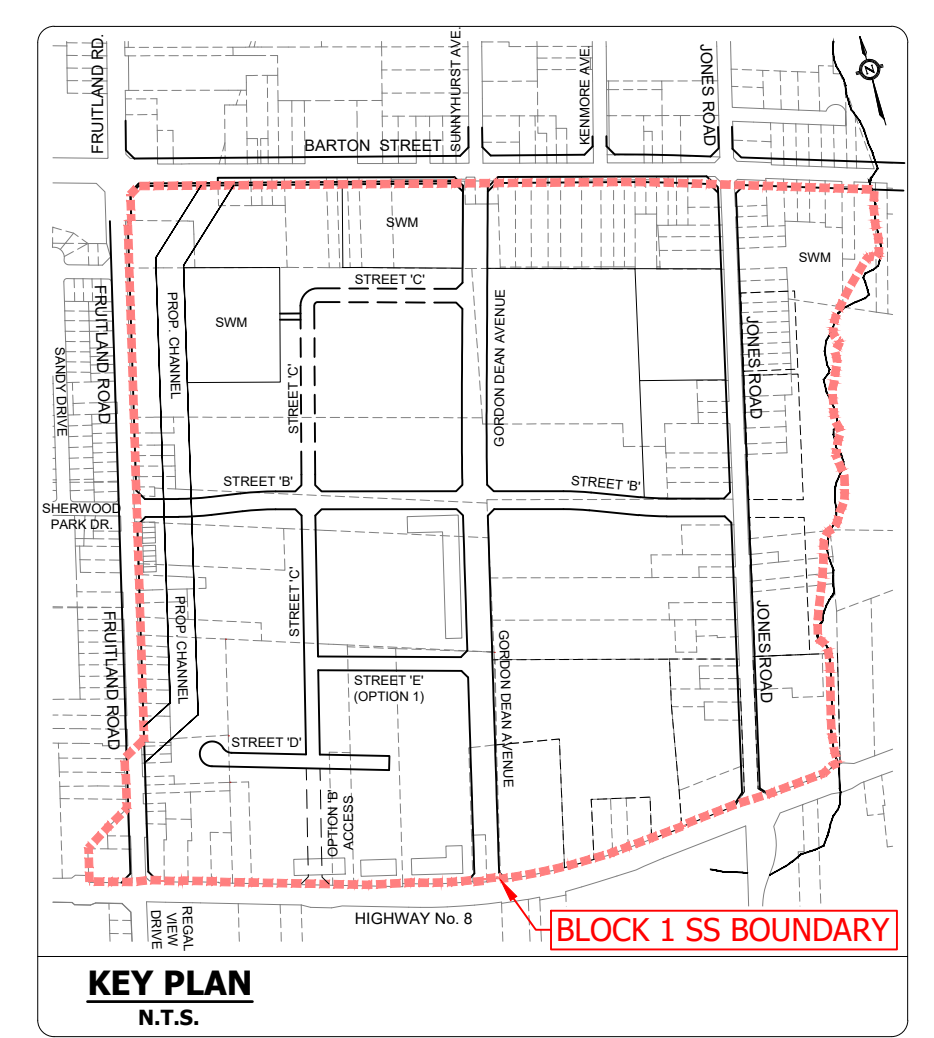
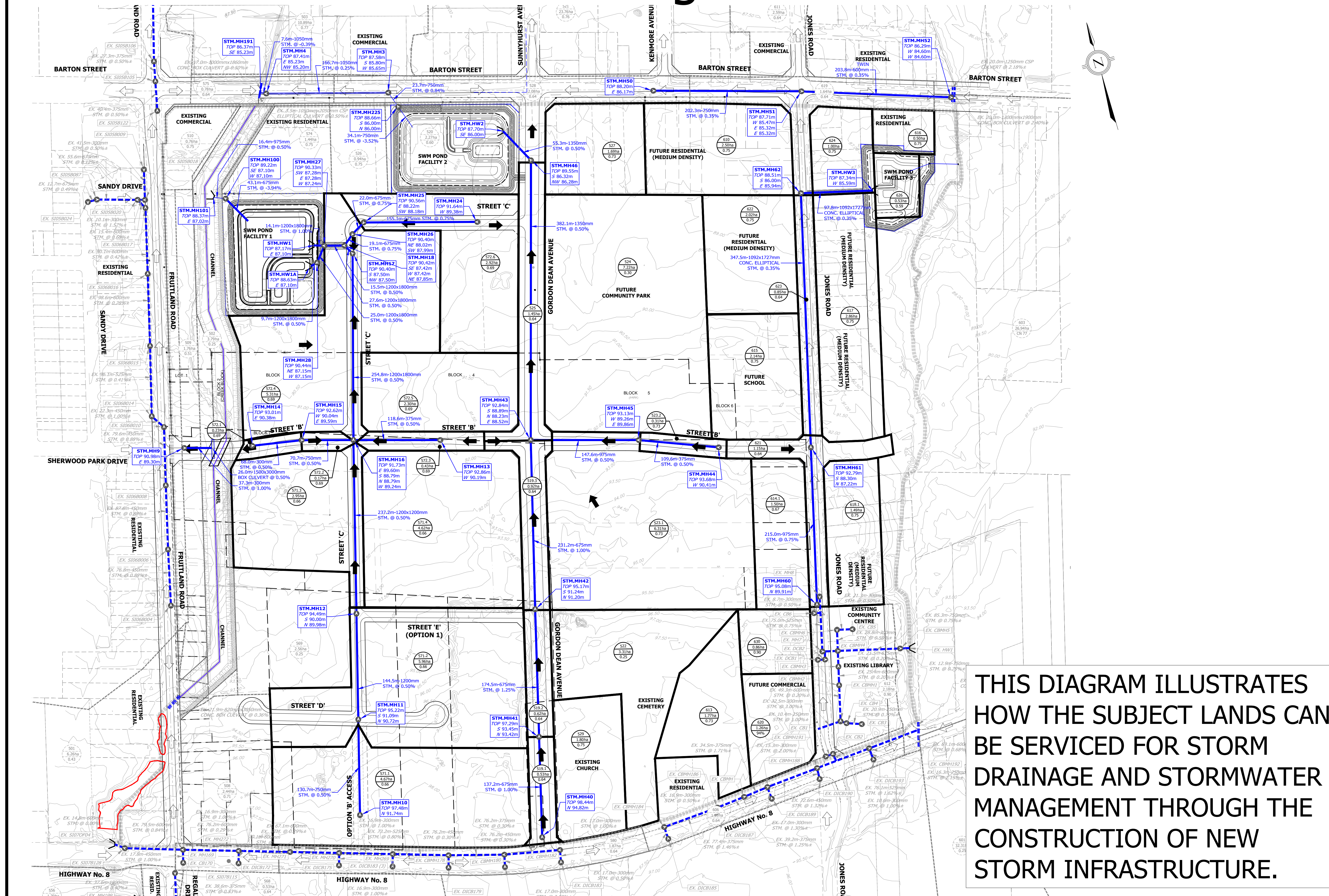
**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON  
**CONCEPTUAL SANITARY SEWER SERVICING**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	PIC-11

LANDS SOUTH OF HIGHWAY 8 ARE OUTSIDE THE URBAN BOUNDARY. CONTRIBUTION FROM THESE LANDS CONSIDERED IN FUTURE SCENARIO. SEE SANITARY SERVICING PLAN SOUTH SAN-3 FOR CONTINUATION.

F:\PROJECTS\20-263\BLOCK1-SS-HAMILTON\DRAWINGS\20-PCPIC-11.DWG

# Conceptual Storm Sewer Servicing and Storm Management Facilities



**BENCHMARK**  
MONUMENT # 0772020001  
ROUND IRON BAR WITH BRASS CAP LOCATED IN STONEY CREEK 3m NORTH OF CENTRELINE OF BARTON STREET 5m WEST OF CENTRELINE OF SUNNYHURST AVENUE AND 4m EAST OF CENTRELINE OF DRIVEWAY TO HOUSE NO. 713.  
ELEVATION: 87.489m CGVD-1928-1978.

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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

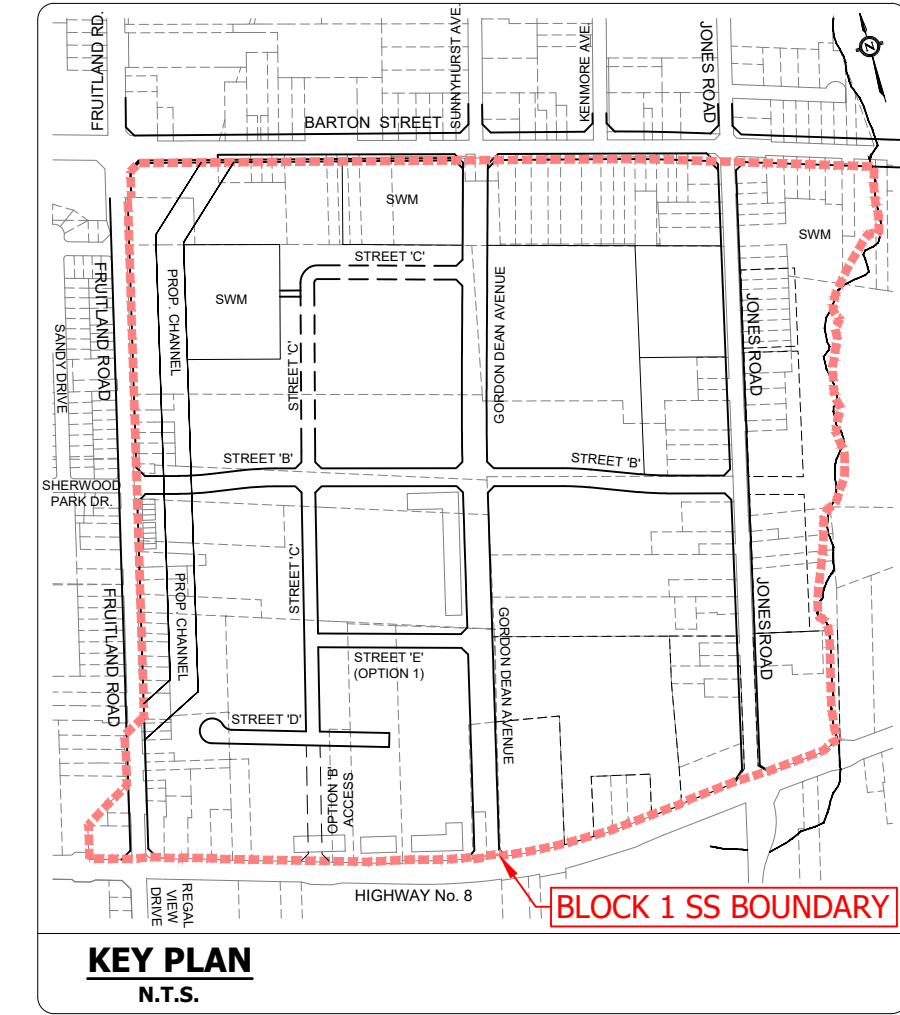
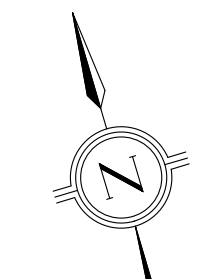
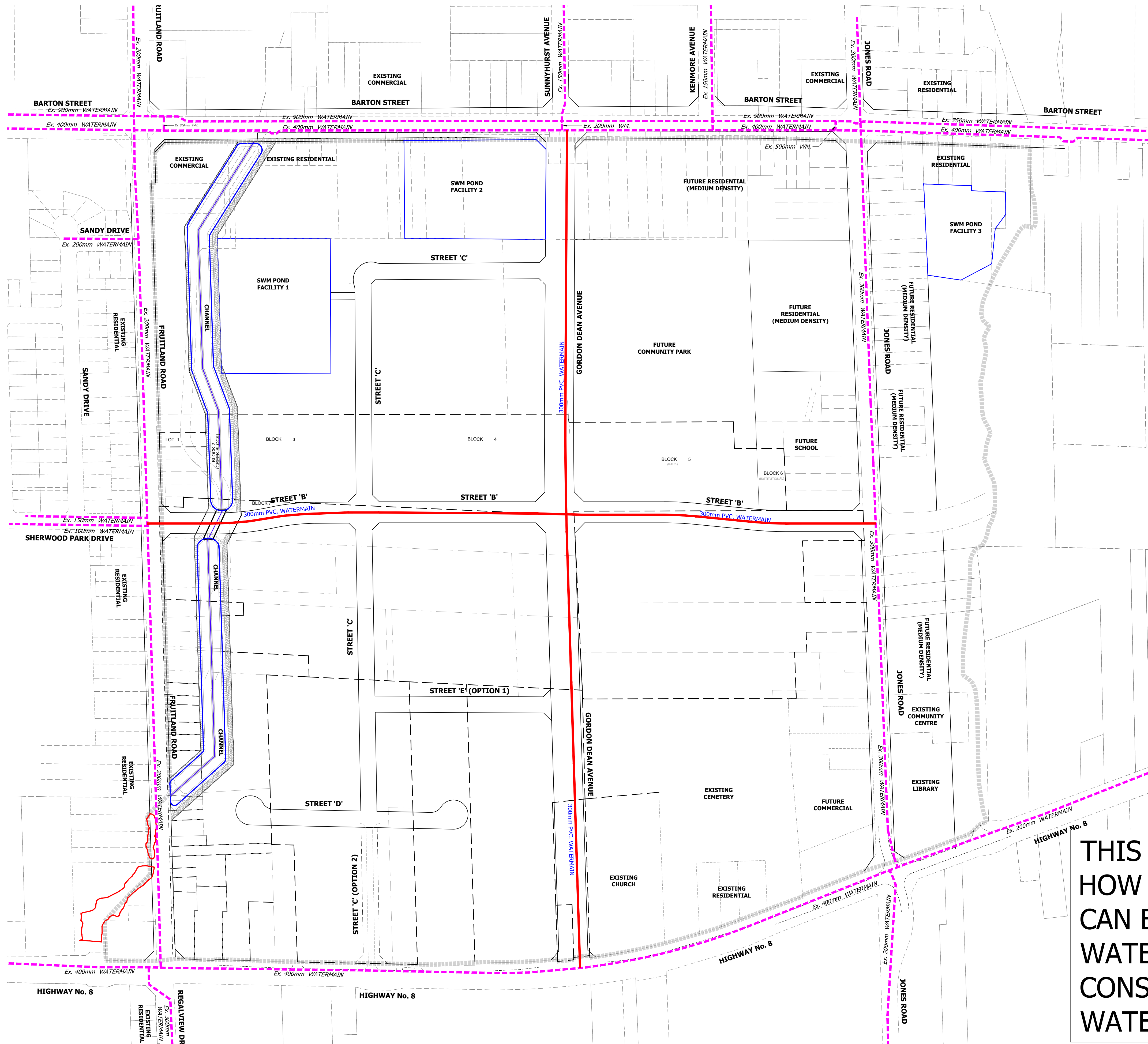
**CONCEPTUAL STORM SEWER SERVICING**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	PIC-12

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THIS DIAGRAM ILLUSTRATES HOW THE SUBJECT LANDS CAN BE SERVICED FOR STORM DRAINAGE AND STORMWATER MANAGEMENT THROUGH THE CONSTRUCTION OF NEW STORM INFRASTRUCTURE.

# Conceptual Water Servicing



- LEGEND**
- LIMIT OF PROPERTY
  - PROPOSED 300mm PVC. WATERMAIN
  - - - - FUTURE 300mm PVC. WATERMAIN
  - - - - EXISTING WATERMAIN

**BENCHMARK**  
 MONUMENT # 0720020001  
 ROUND IRON BAR WITH BRASS CAP LOCATED IN STONEY CREEK 9m NORTH OF CENTRELINE OF BARTON STREET 5m WEST OF CENTRELINE OF SUNNYHURST AVENUE AND 4m EAST OF CENTRELINE OF DRIVEWAY TO HOUSE No. 713.  
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**THIS DIAGRAM ILLUSTRATES HOW THE SUBJECT LANDS CAN BE SERVICED FOR WATER THROUGH THE CONSTRUCTION OF NEW WATER INFRASTRUCTURE.**

**BLOCK 1 SERVICING STRATEGY**  
 CITY OF HAMILTON

## CONCEPTUAL WATER SERVICING

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	<b>PIC-13</b>

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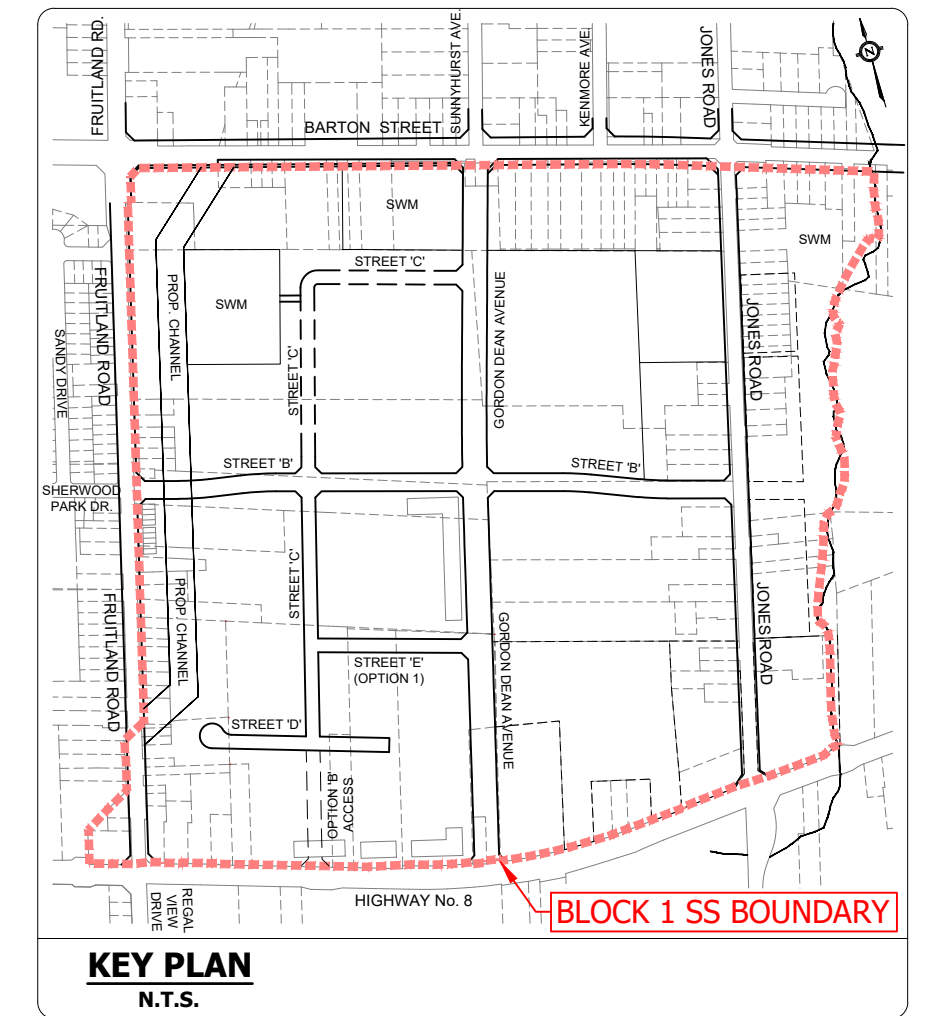
# Next Steps

- Receive Public Feedback from Today's Open House.
- 30 Day Public Review of the Block Servicing Study and Comment Period until October 21, 2023.
- Block Servicing Study will be submitted for City and Agency review, comment and approval.
- Receive Council Endorsement of Block Servicing Study.

We look forward to your feedback.

Feedback can be provided directly by filling out the feedback forms provided, by email to [rmerwin@urbantech.com](mailto:rmerwin@urbantech.com), or contact Rob Merwin at (905) 946-9461

Thank you for Attending!



**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

## NEXT STEPS

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	<b>PIC-14</b>