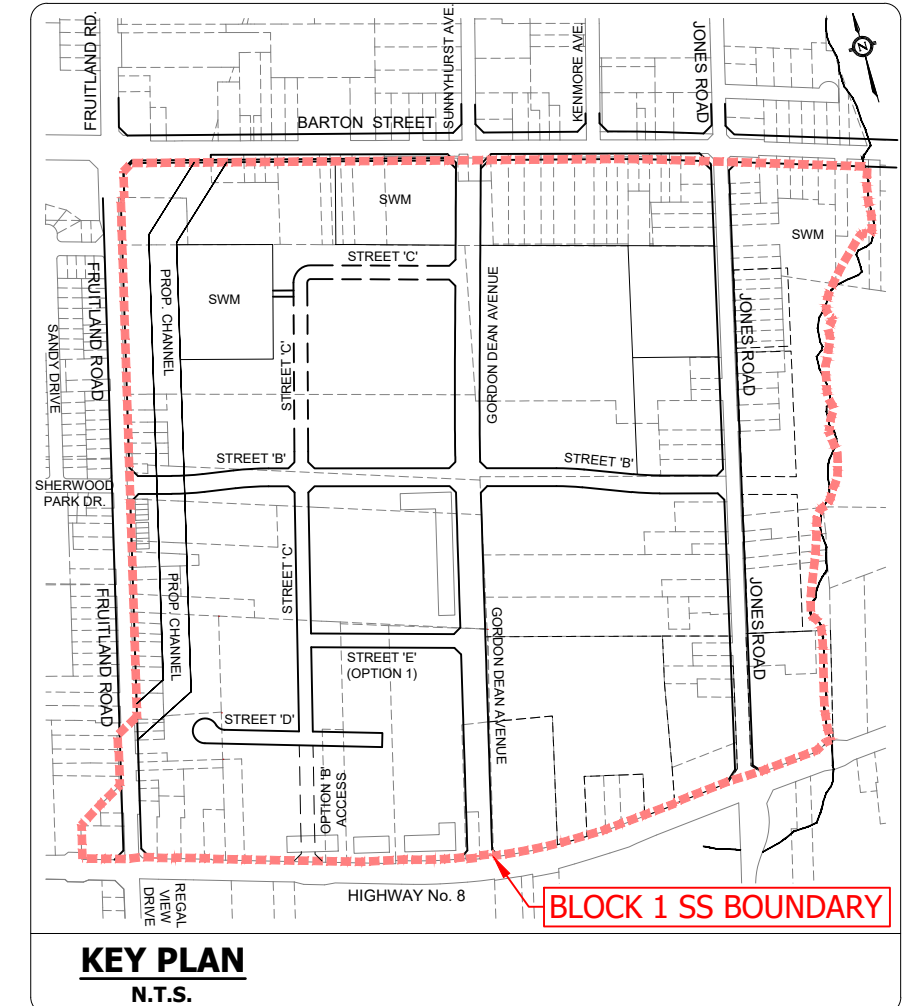


## **Appendix L**

### **Public Consultation**

# 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

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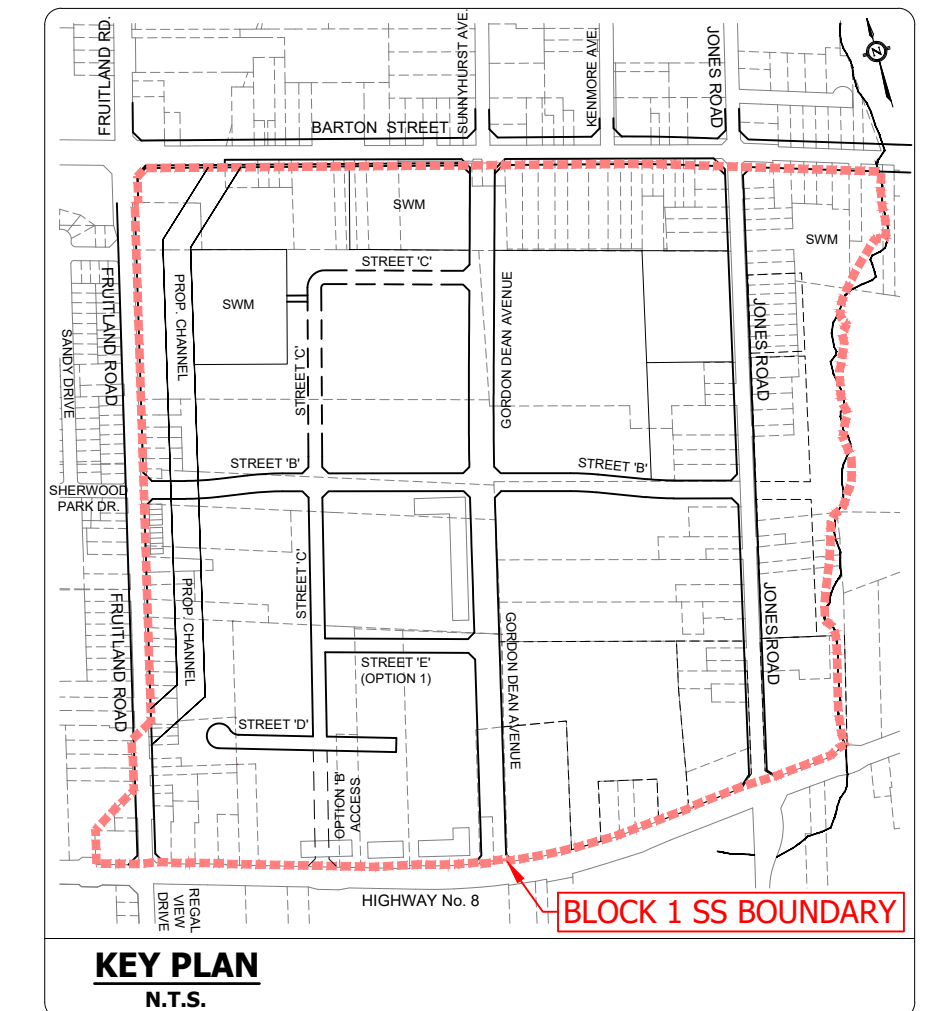
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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON**OPEN HOUSE  
COVER**



# 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.

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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON**PURPOSE OF OPEN HOUSE**F:\PROJECTS\20-263 (BLOCK 1 SS - HAMILTON)\DRAWINGS\2000 - PIC\PIC-2.DWG

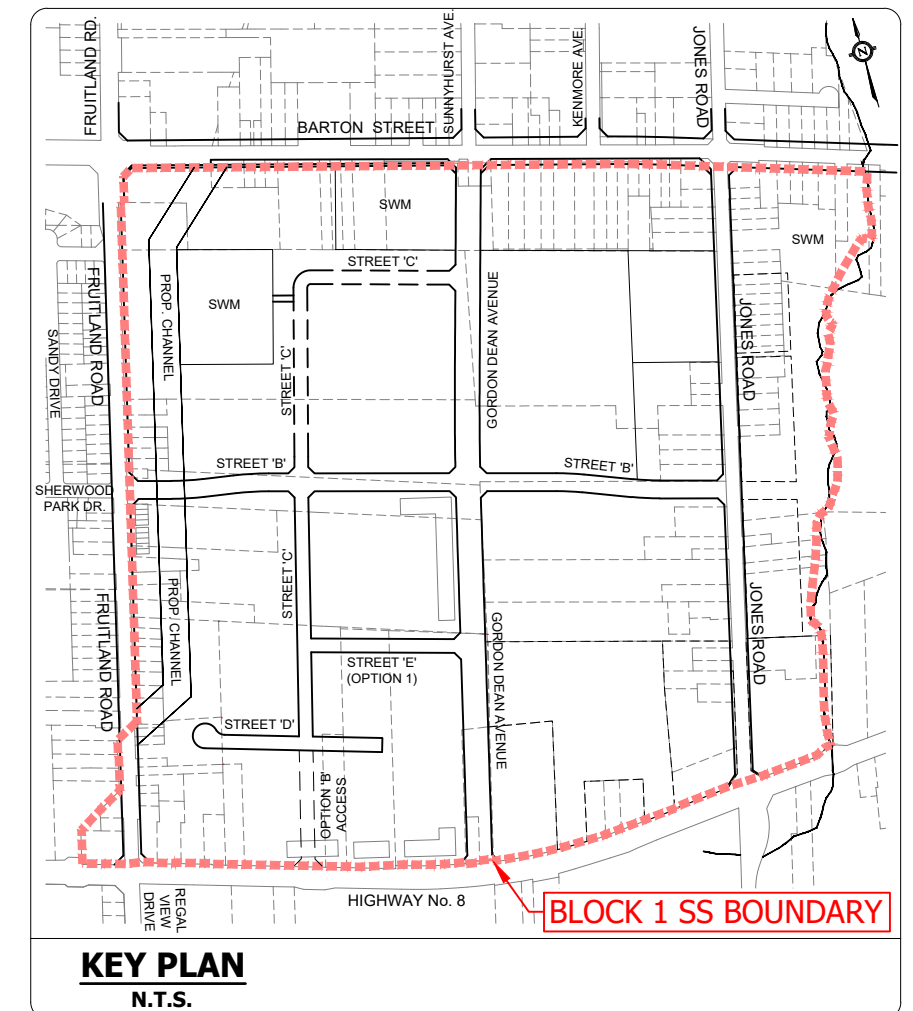
# History

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.





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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

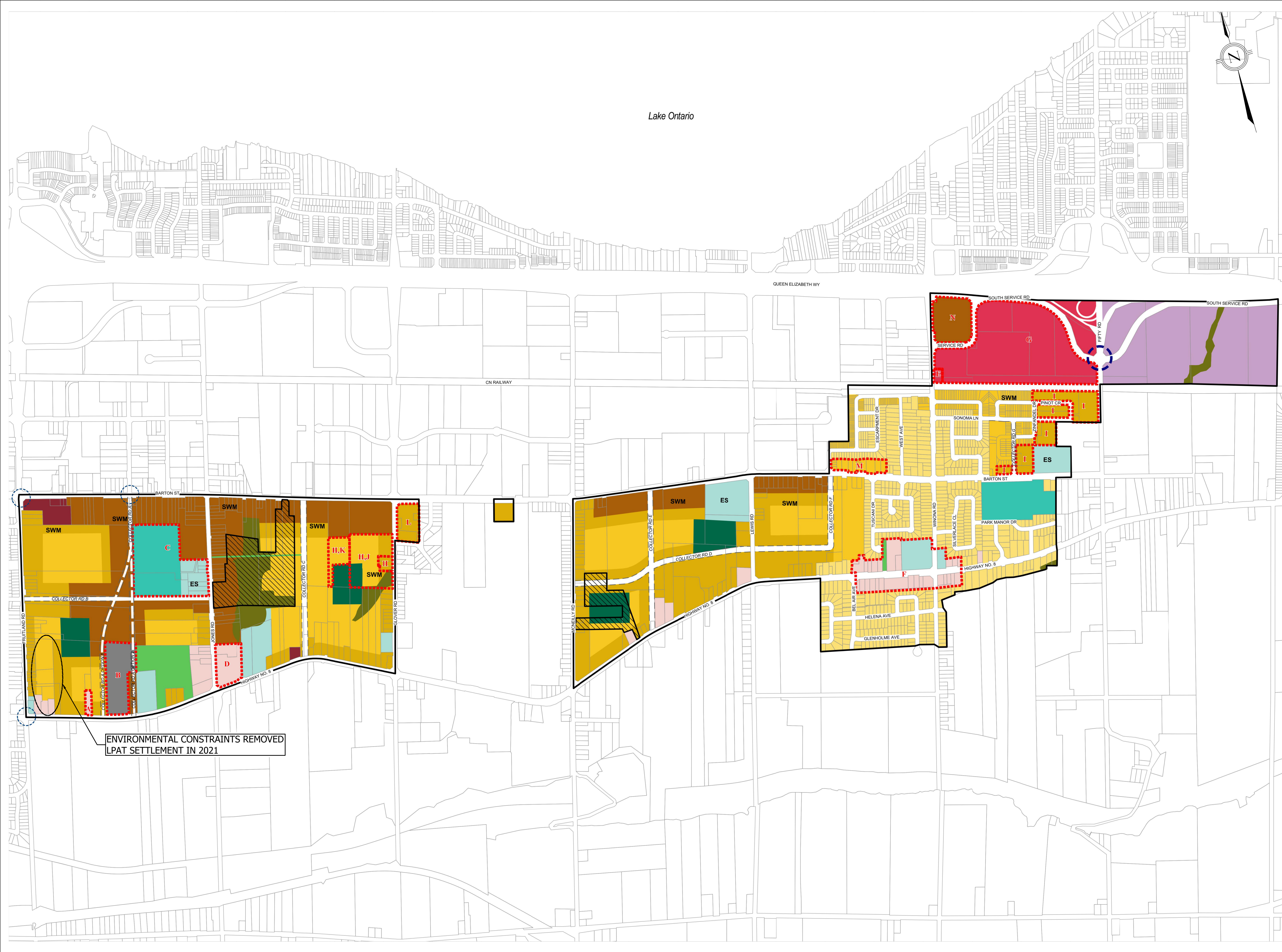
**PROJECT HISTORY**

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

F:\PROJECTS\20-263 (BLOCK 1) SS - HAMILTON\DRAWINGS\2000 - PIC\PIC-3.DWG



# 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

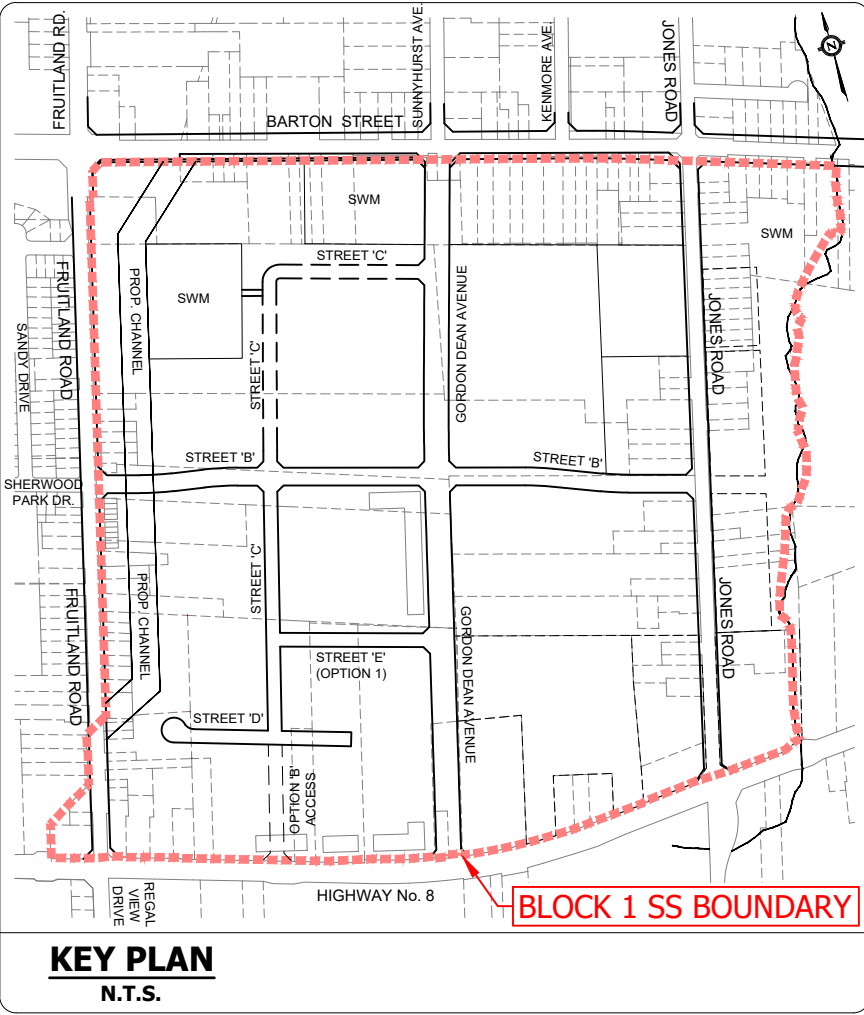
**Other Features**

- 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**

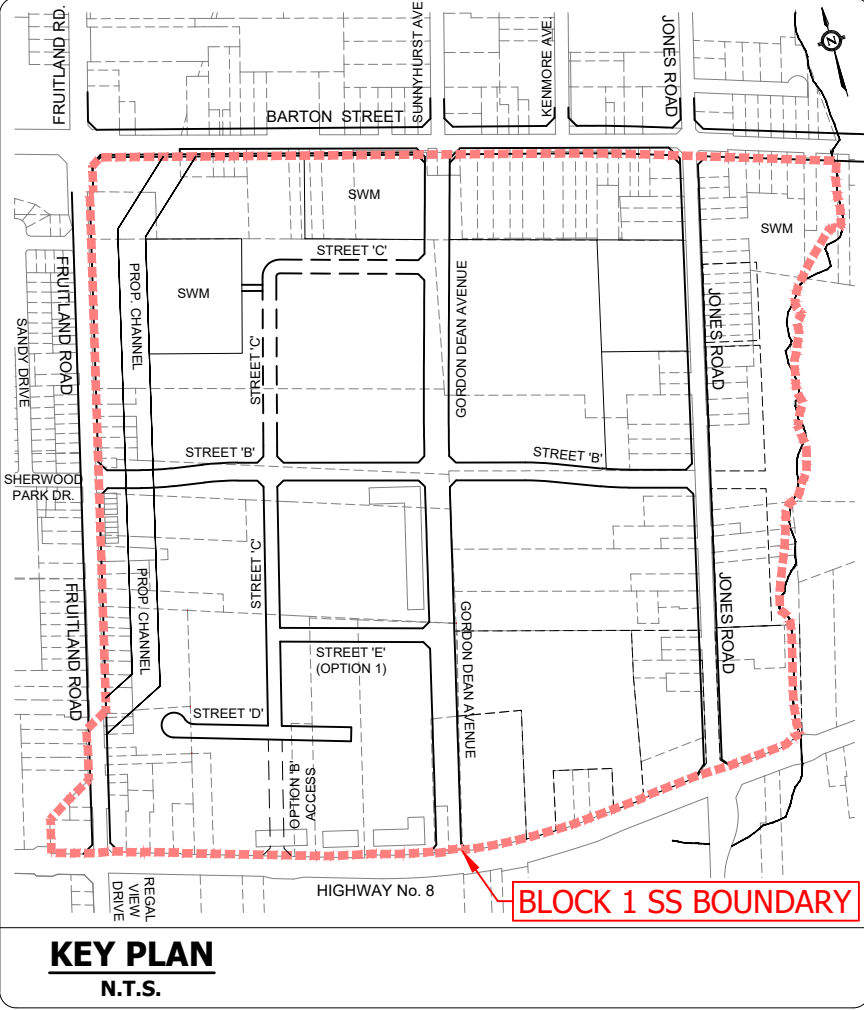
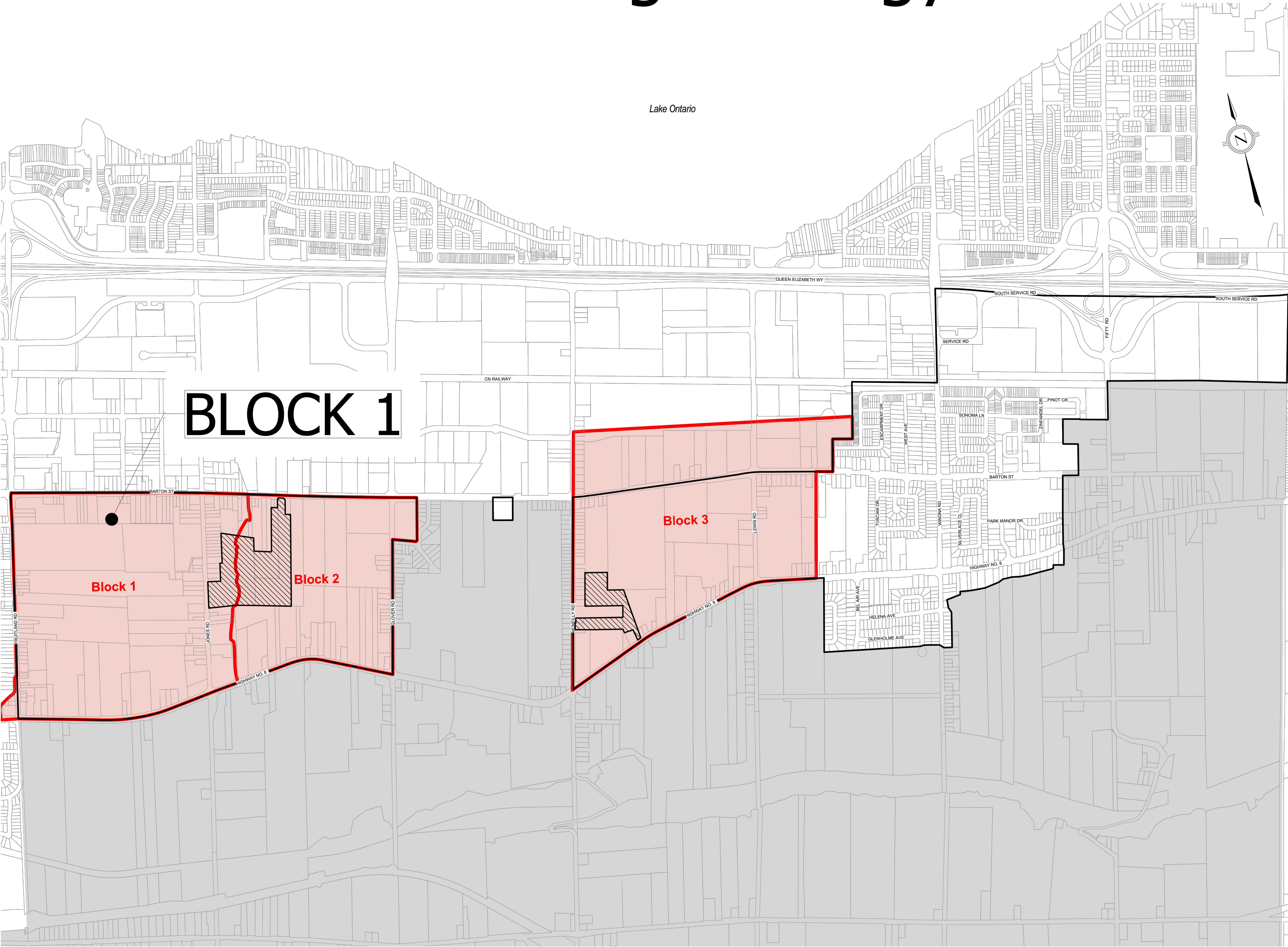
PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	<b>PIC-4</b>

F:\PROJECTS\20-263\BLOCK1 SS - FRUITLAND-WINONA\DRAWINGS\000 - PRELIMINARY



# 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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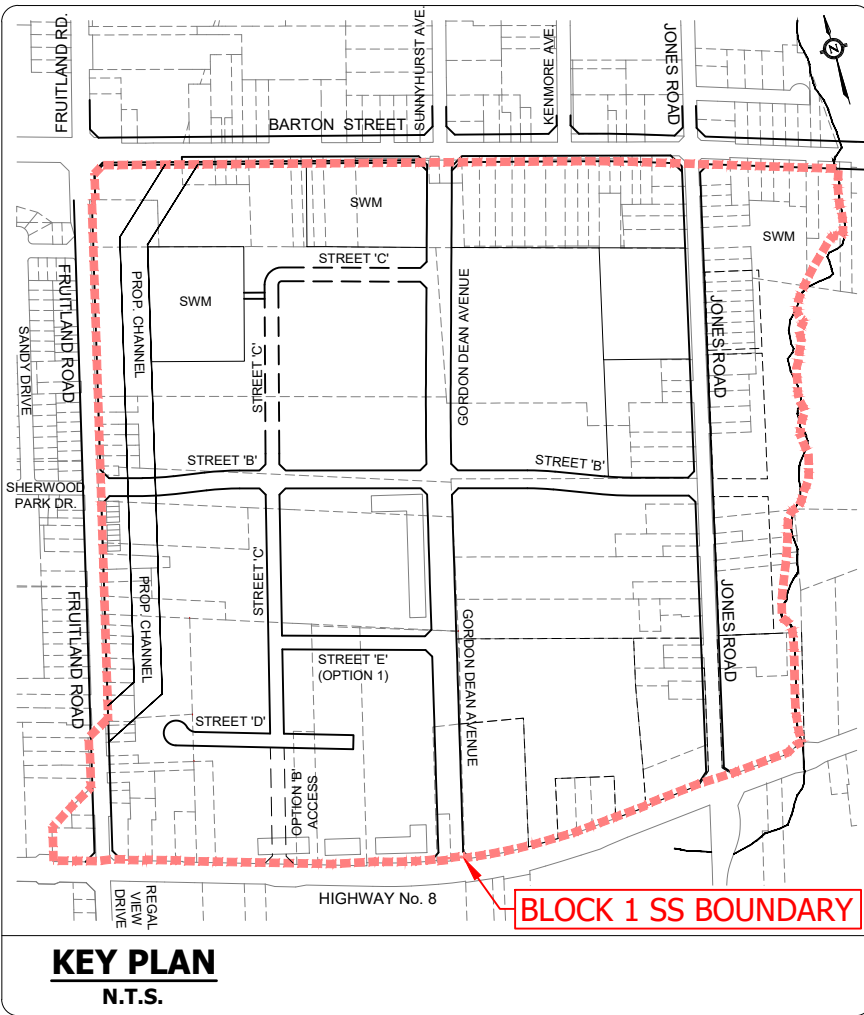
**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

**BLOCK SERVICING**  
**STRATEGY AREA**

PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	NTS	PIC-5



# 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

**URBANTECH**

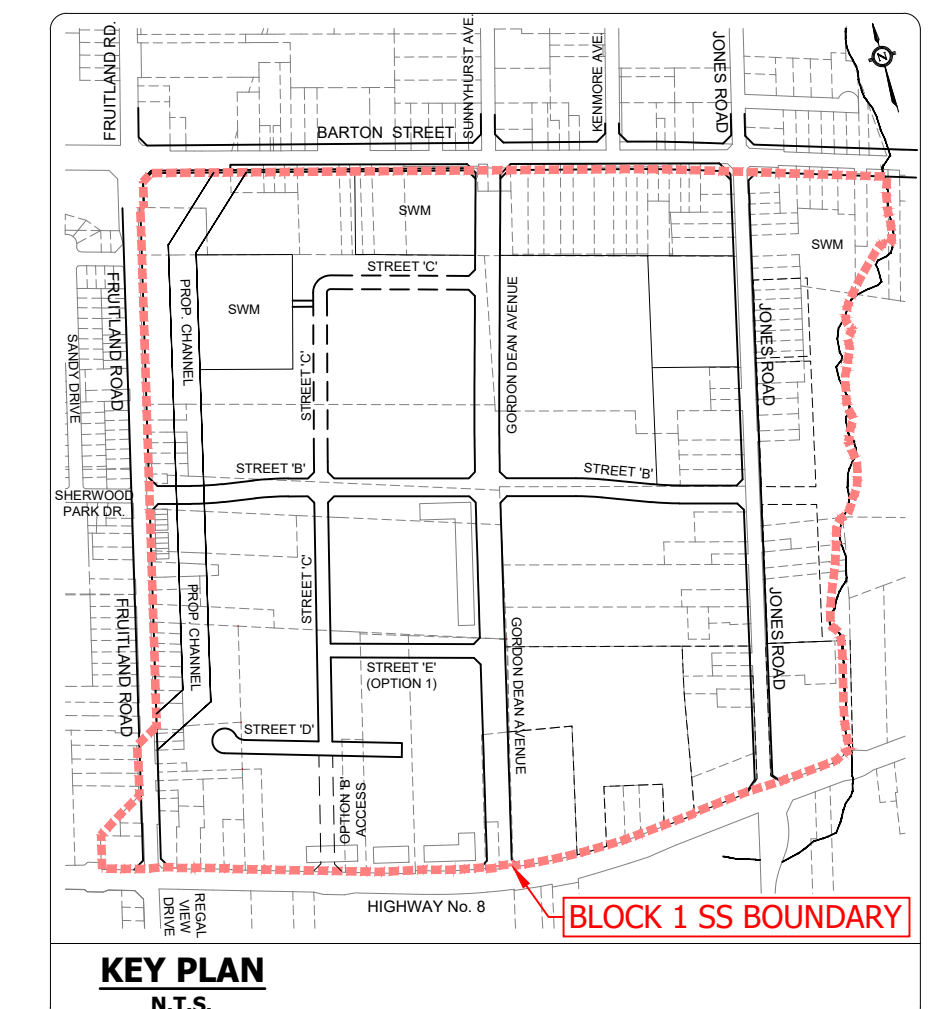
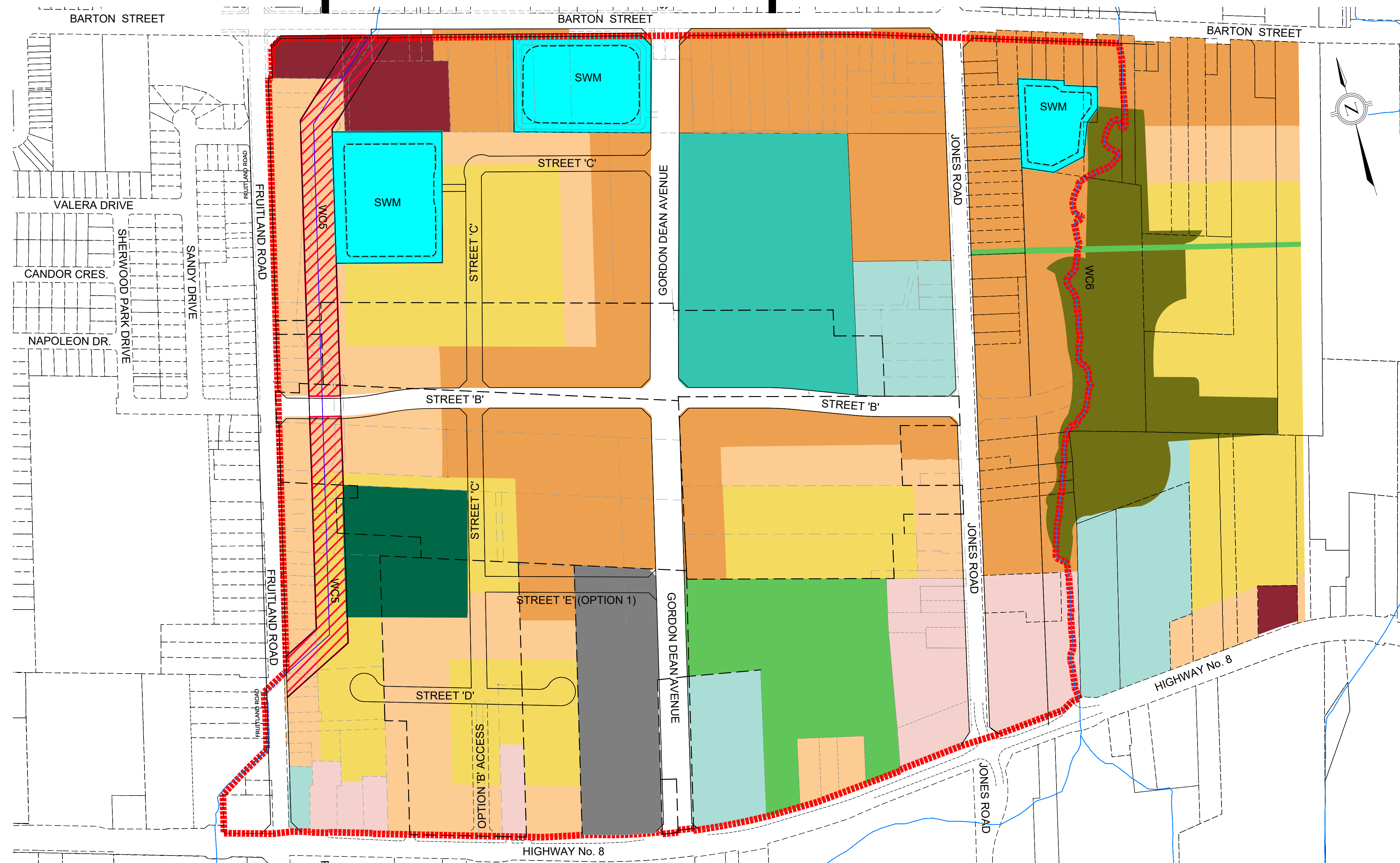
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**BLOCK 1 SERVICING STRATEGY**  
**CITY OF HAMILTON**  
**BLOCK 1 SS DEVELOPMENT PLAN (V1)**

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



# Fruitland-Winona Secondary Plan with Conceptual Development Plan Overlay



## LEGEND

- - - - - LIMIT OF STUDY AREA
- SWM POND
- LOW DENSITY RESIDENTIAL 2
- LOW DENSITY RESIDENTIAL 3
- MEDIUM DENSITY RESIDENTIAL 2
- LOCAL COMMERCIAL
- ARTERIAL COMMERCIAL
- NEIGHBOURHOOD PARK
- COMMUNITY PARK
- GENERAL OPEN SPACE
- NATURAL OPEN SPACE
- INSTITUTIONAL
- UTILITY

- 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.



## BLOCK 1 SERVICING STRATEGY CITY OF HAMILTON

### FRUITLAND-WINONA SECONDARY LAND USE PLAN

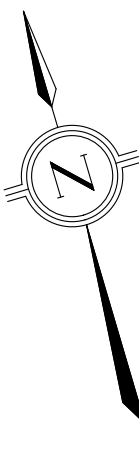
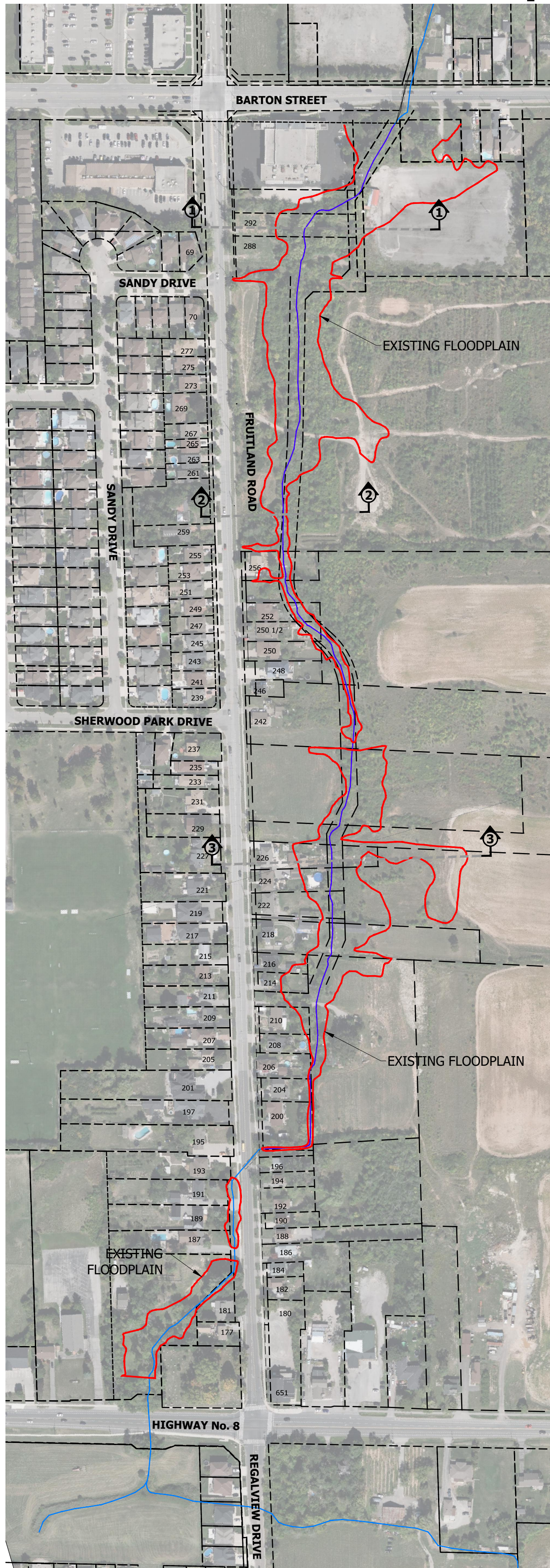
PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:3000	<b>PIC-7</b>

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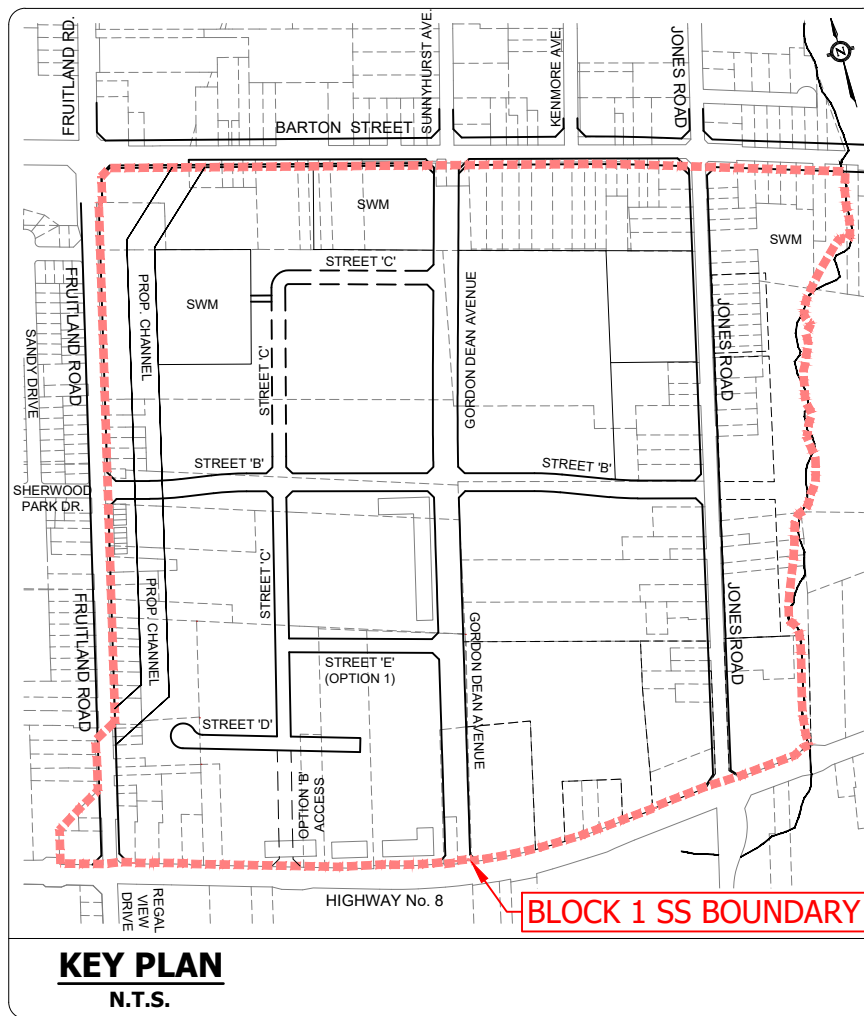
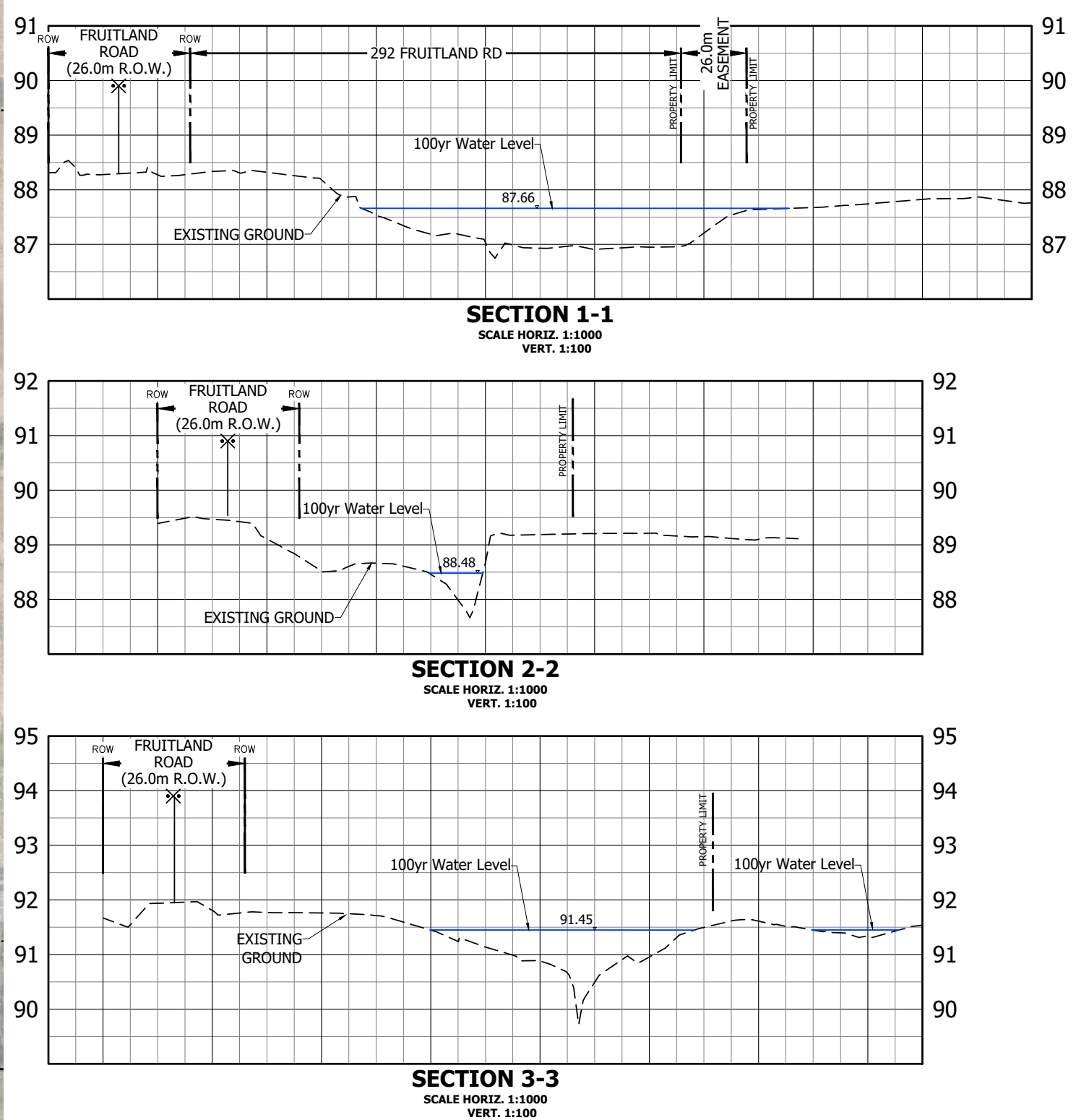
# Watercourse 5 Proposed Realignment

## 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.

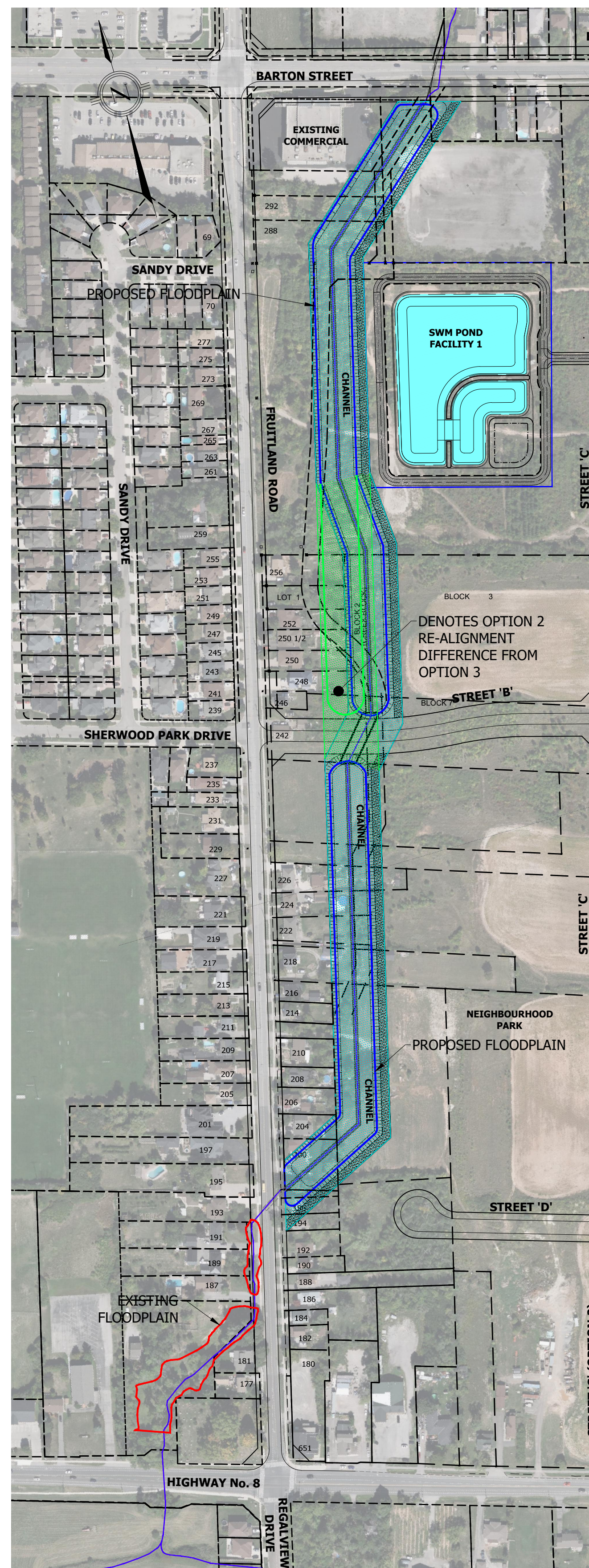
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BLOCK 1 SERVICING STRATEGY CITY OF HAMILTON			
WATERCOURSE #5 REALIGNMENT OPTION 1			
PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	PIC-8



# 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.

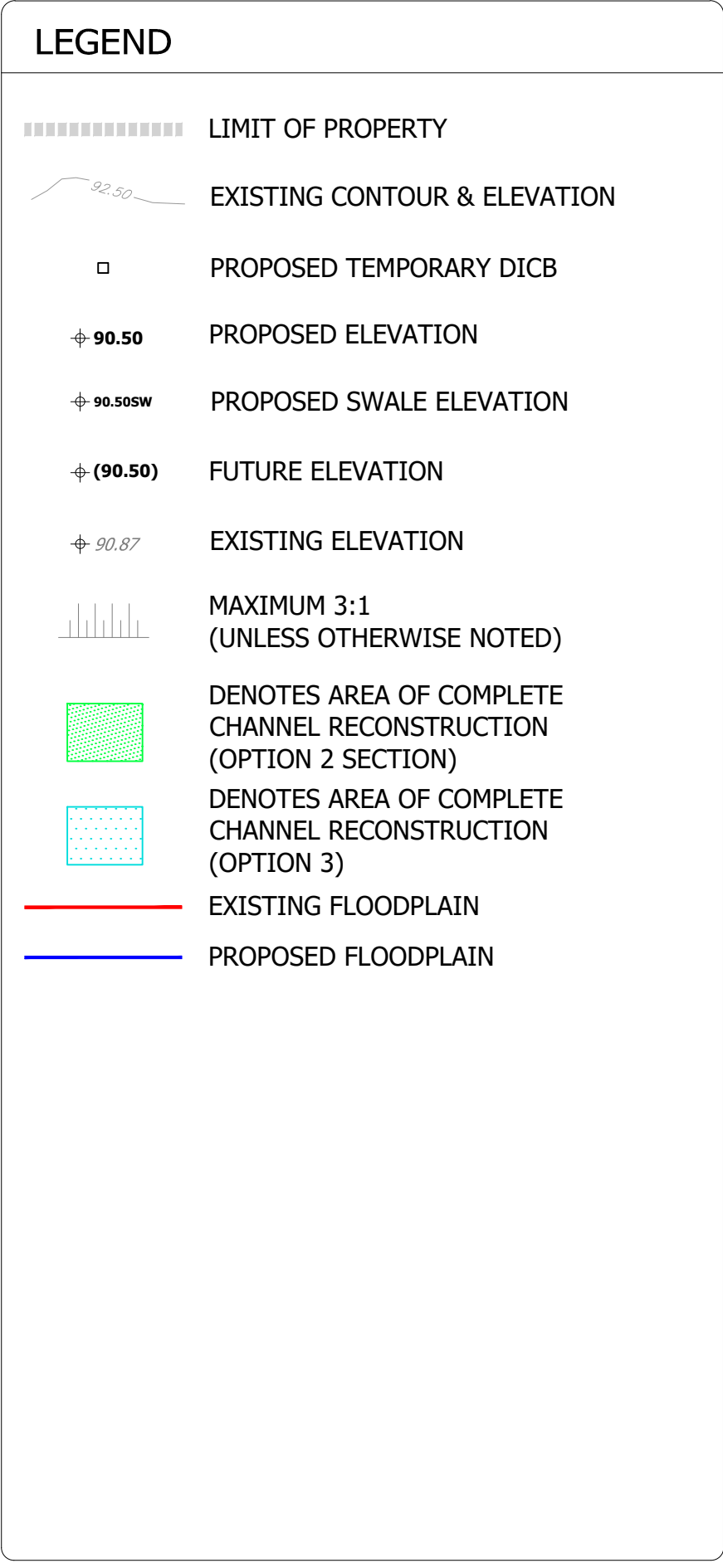
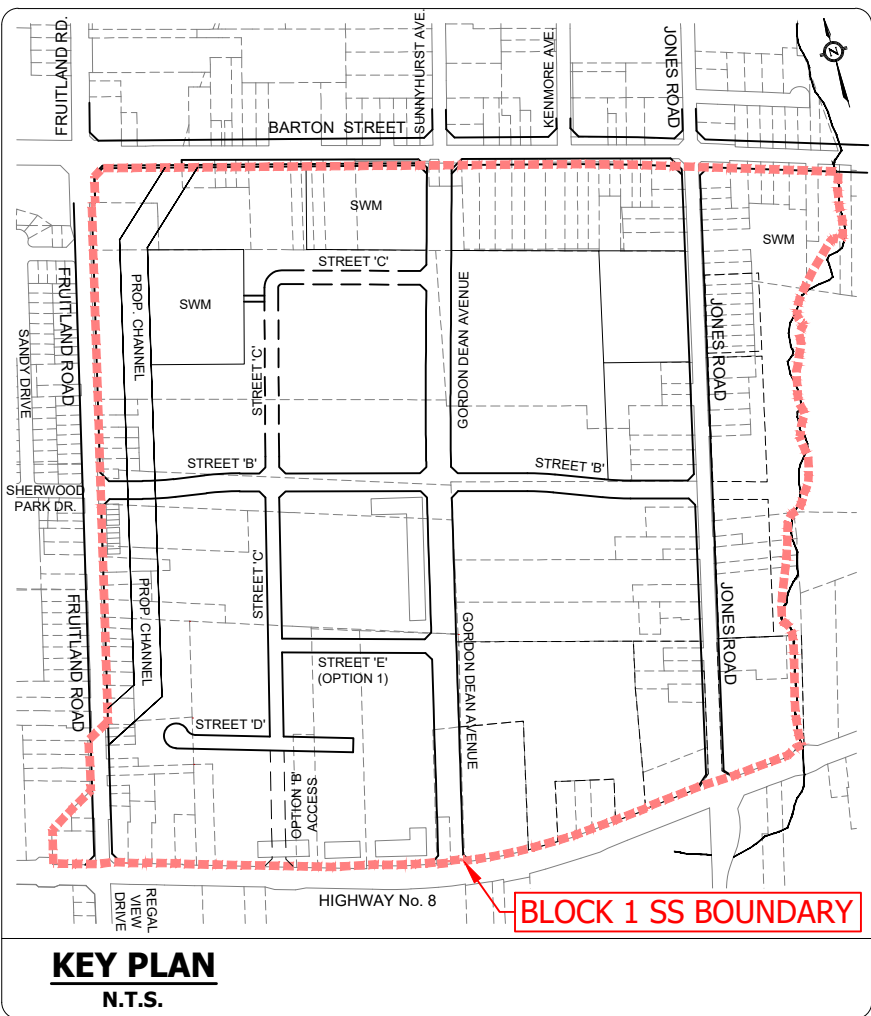
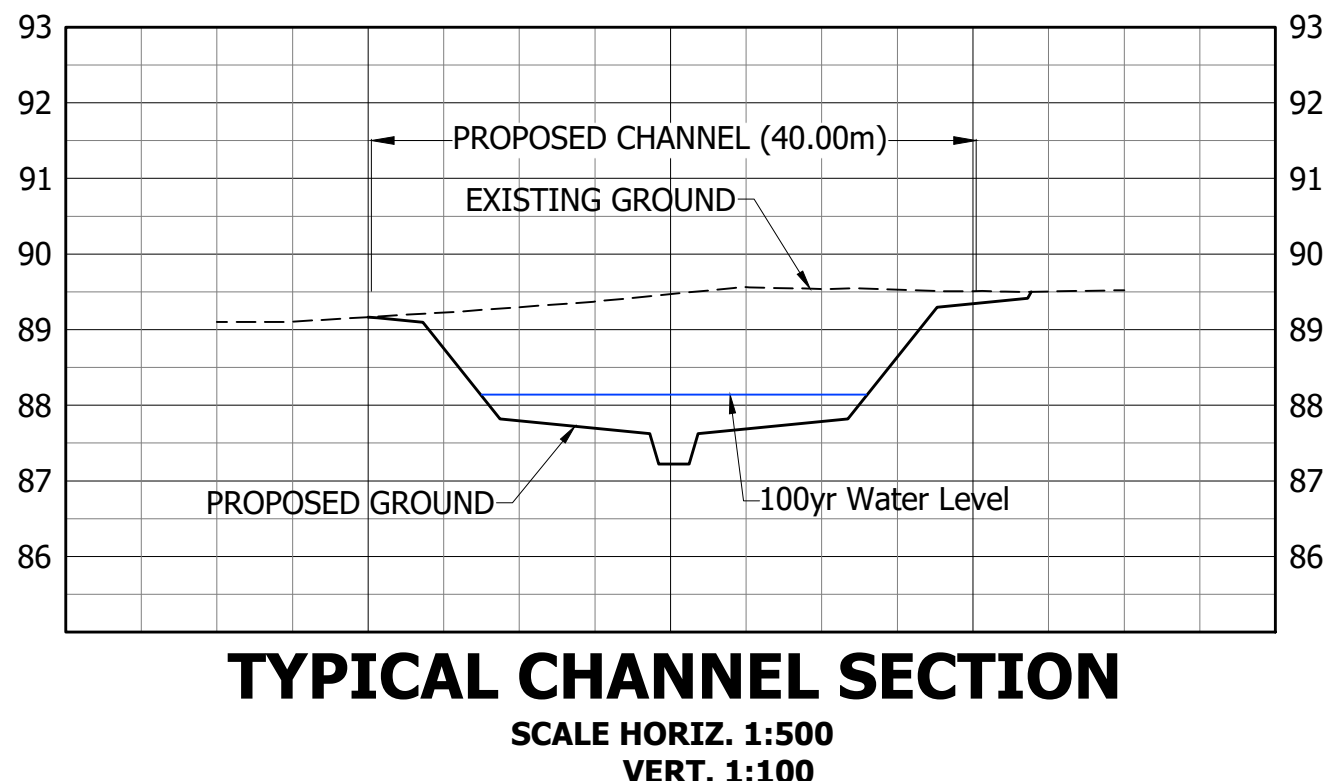
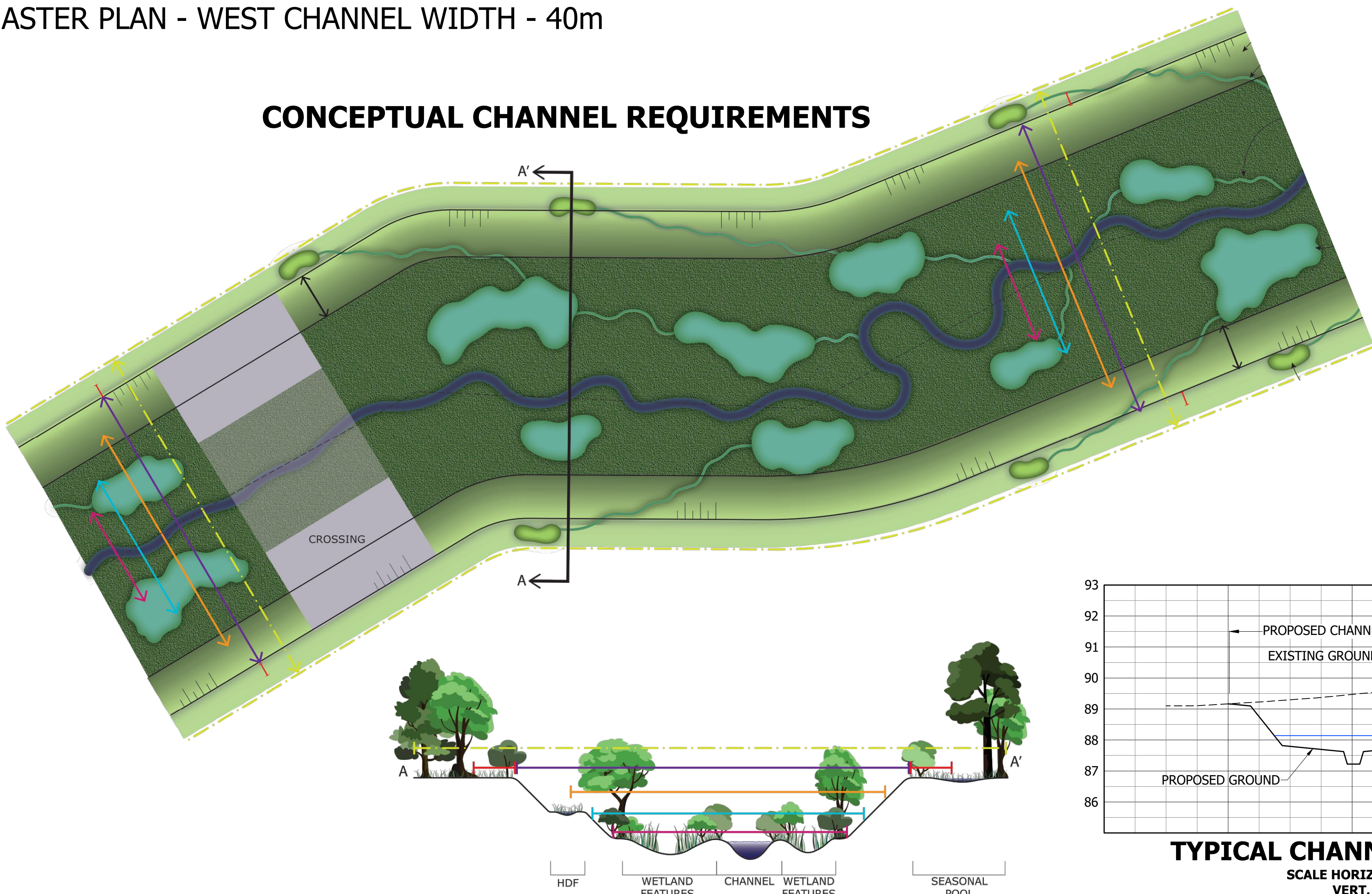
THE CHANNEL SECTION ILLUSTRATION SHOWS THE TYPICAL GEOMETRY (WIDTH AND DEPTH) OF THE PROPOSED CHANNEL ENHANCEMENT.

**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 # 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: 87.469m CGVD-1928:1976.

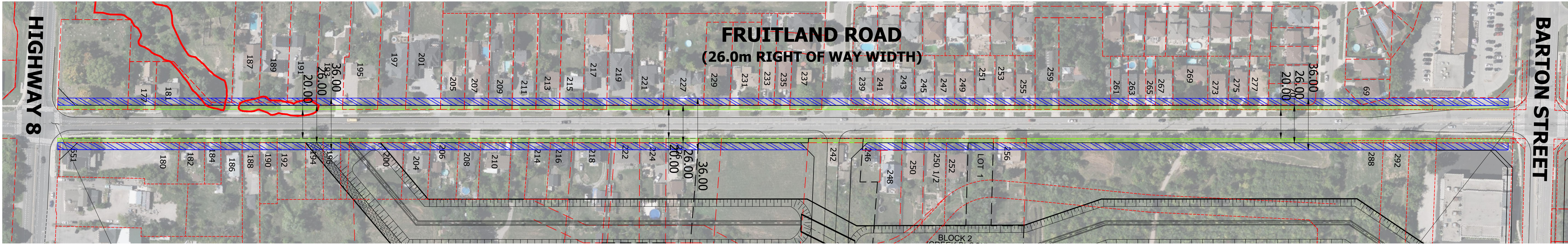
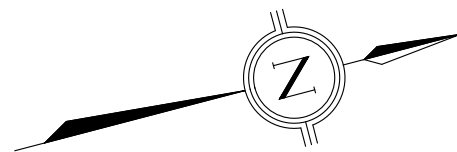


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BLOCK 1 SERVICING STRATEGY CITY OF HAMILTON			
WATERCOURSE #5 REALIGNMENT OPTIONS 2 & 3			
PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	PIC-9

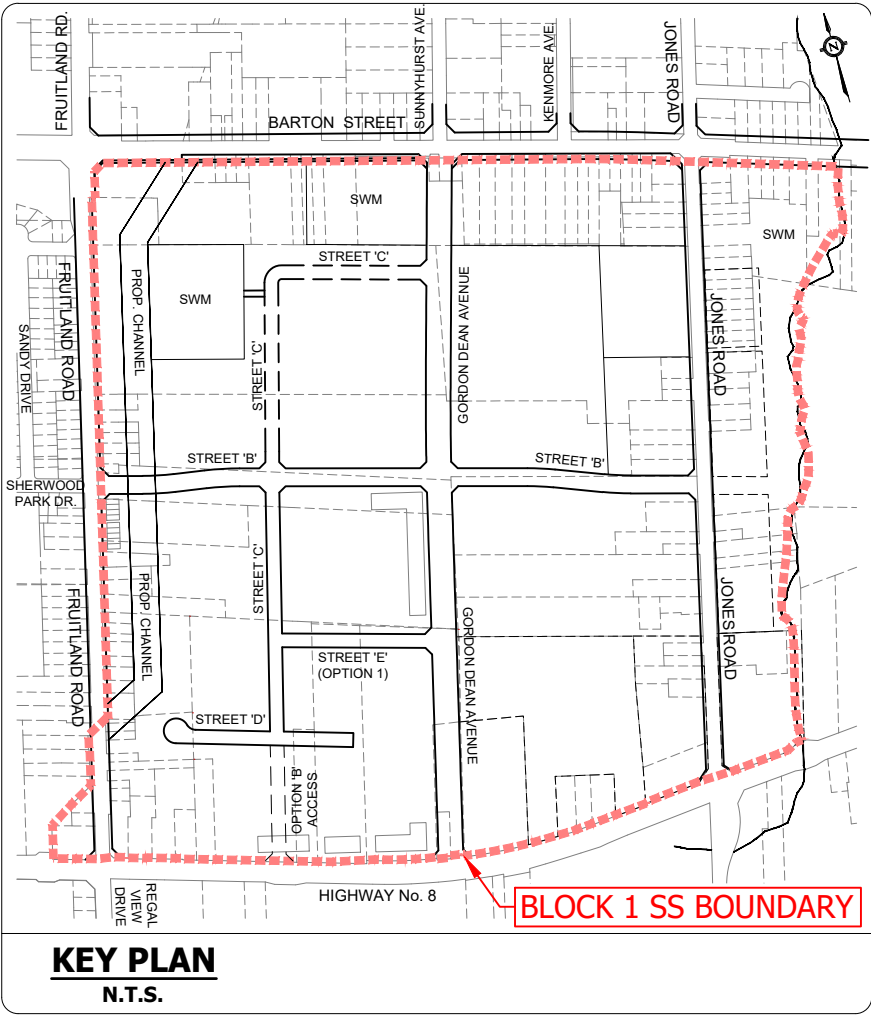


# Fruitland Road Right of Way Options



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

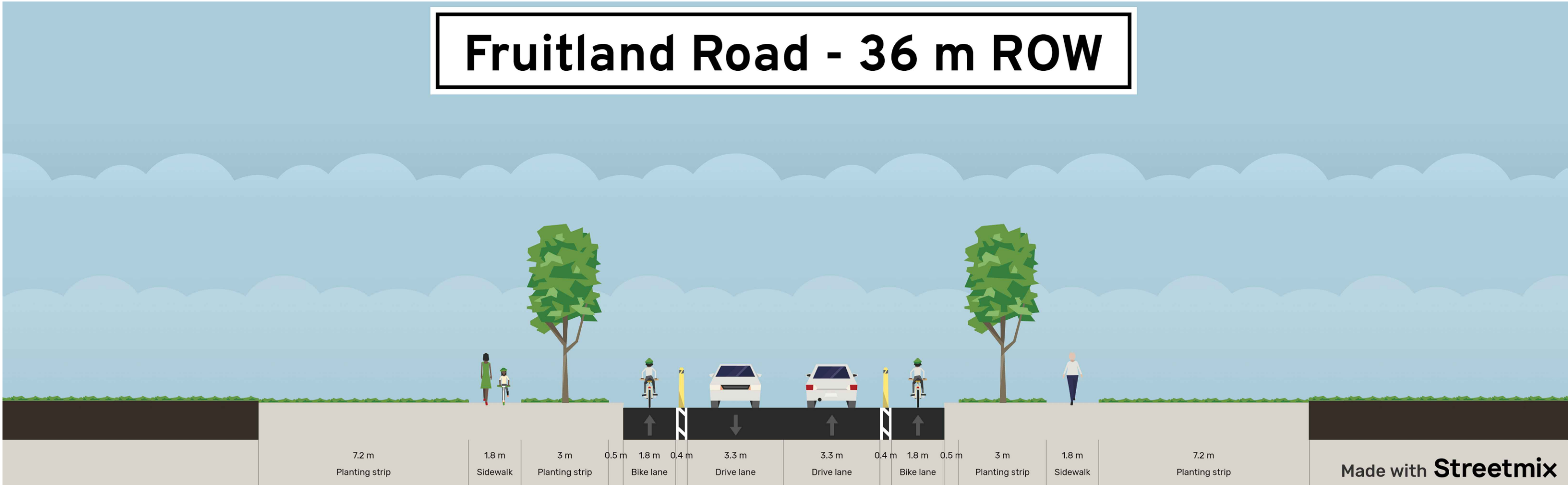
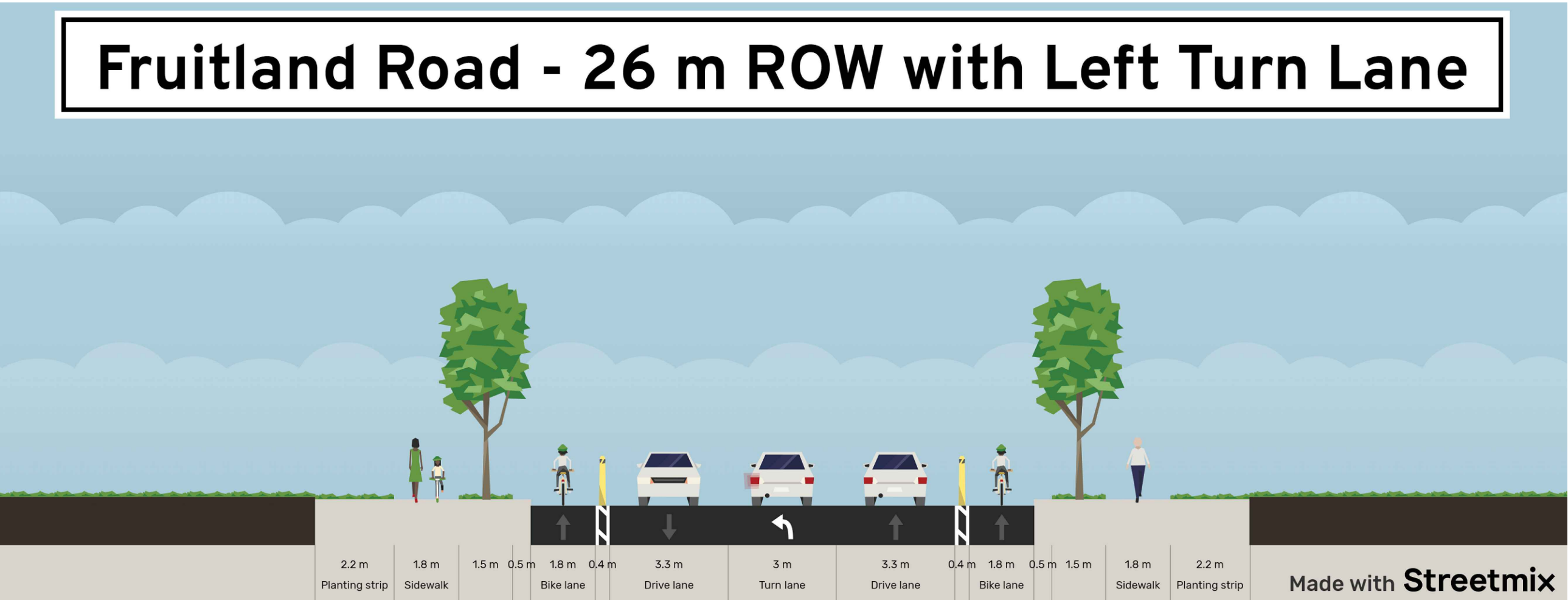
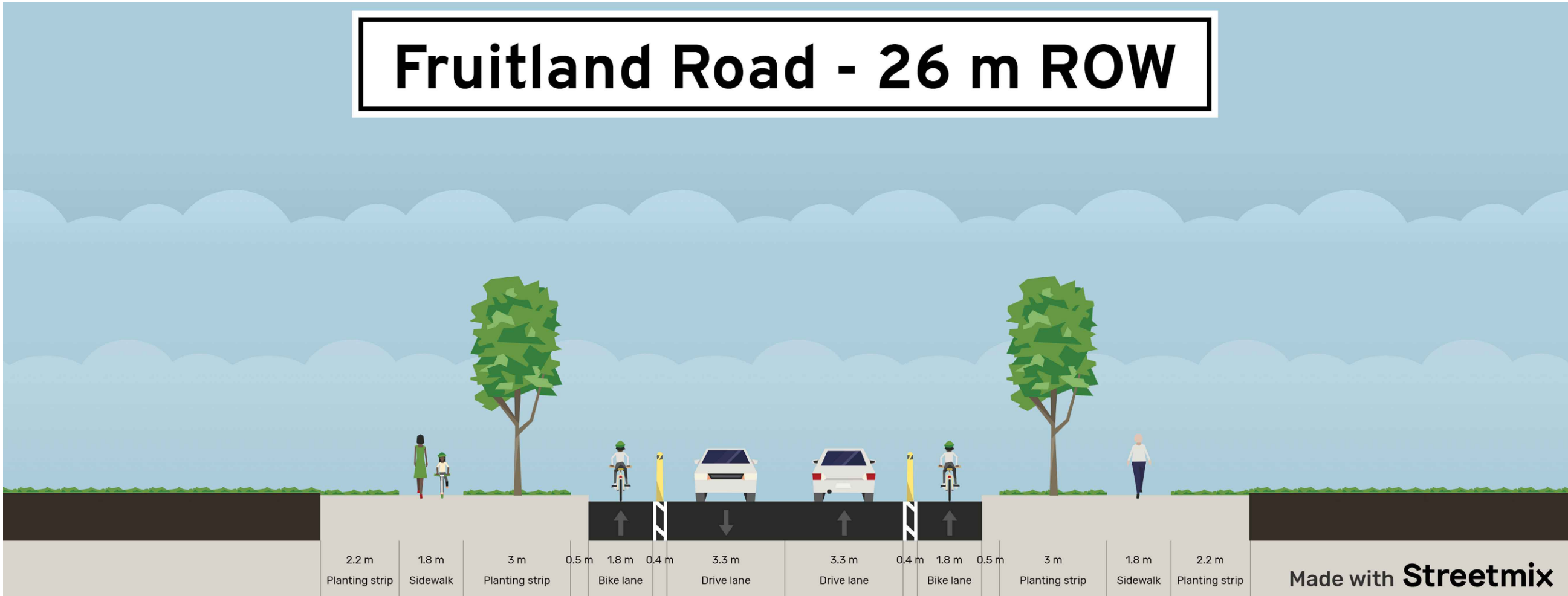
INTERSECTION DESIGN TO BE INCLUDED IN BARTON STREET TO FIFTY ROAD ENVIRONMENTAL ASSESSMENT BEING CONDUCTED BY THE CITY



**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

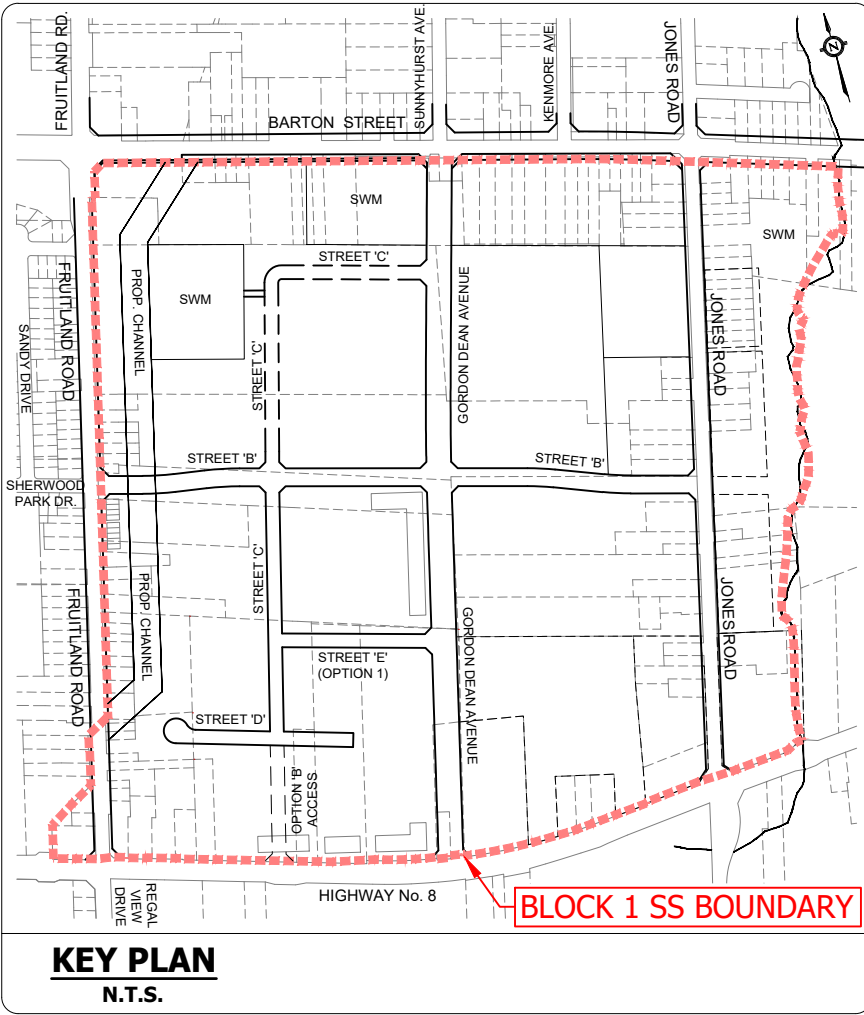
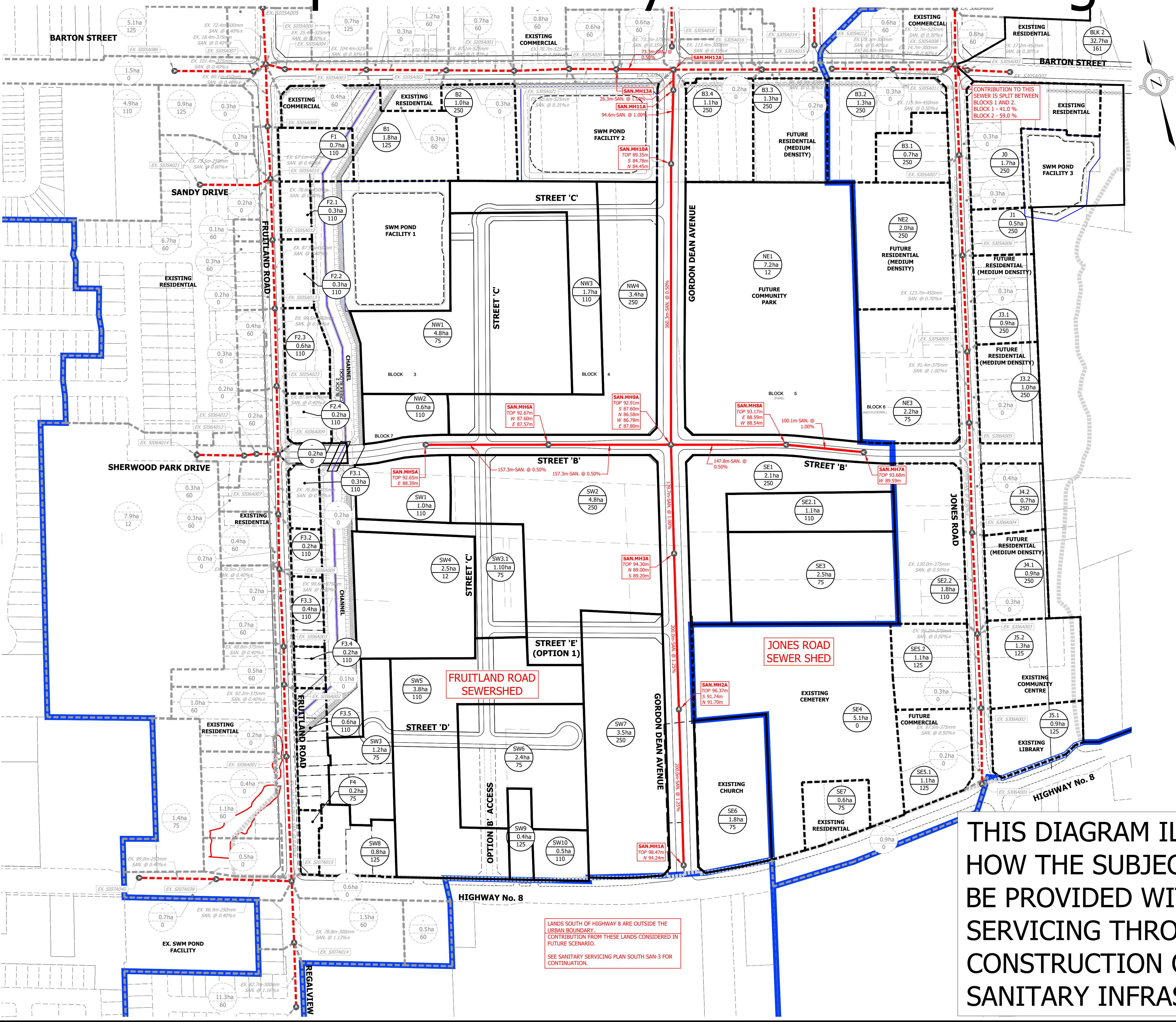
**FRUITLAND ROAD RIGHT OF WAY OPTIONS**

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

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



# Conceptual Sanitary Sewer Servicing



**LEGEND**

- LIMIT OF PROPERTY
- SANITARY DRAINAGE AREA BOUNDARY
- EXISTING SANITARY DRAINAGE AREA BOUNDARY
- SANITARY SEWERSHED BOUNDARY
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- AREA I.D.
- AREA ha.
- POPULATION DENSITY (PP/ha)
- SANITARY MANHOLE ID
- PROPOSED GROUND ELEVATION
- PROPOSED SEWER INVERTS

**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-1928-1976.

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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

**CONCEPTUAL SANITARY SEWER SERVICING**

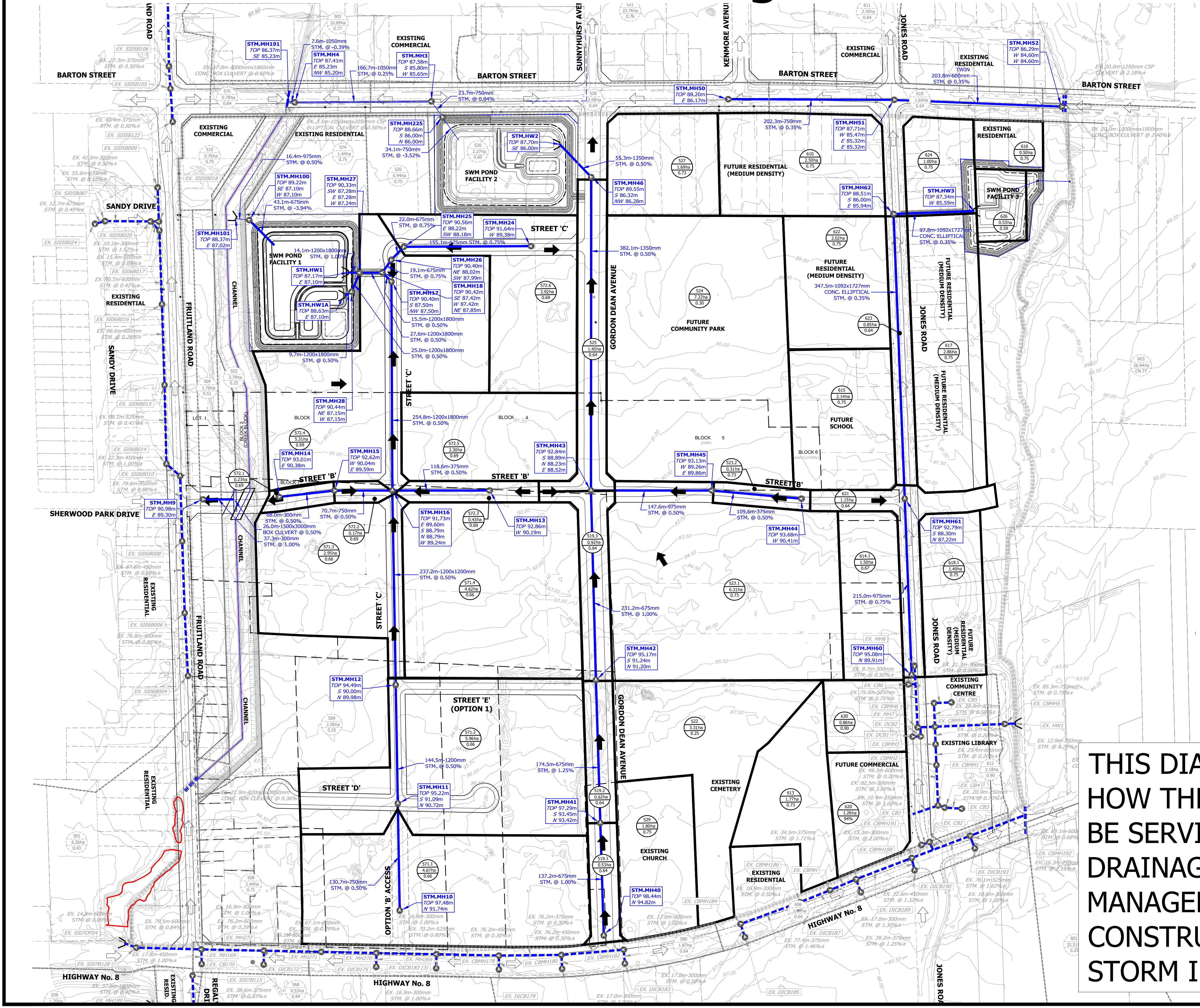
PROJECT No.	DATE	SCALE	DWG No.
20-263	SEPT. 2023	1:2500	PIC-11

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

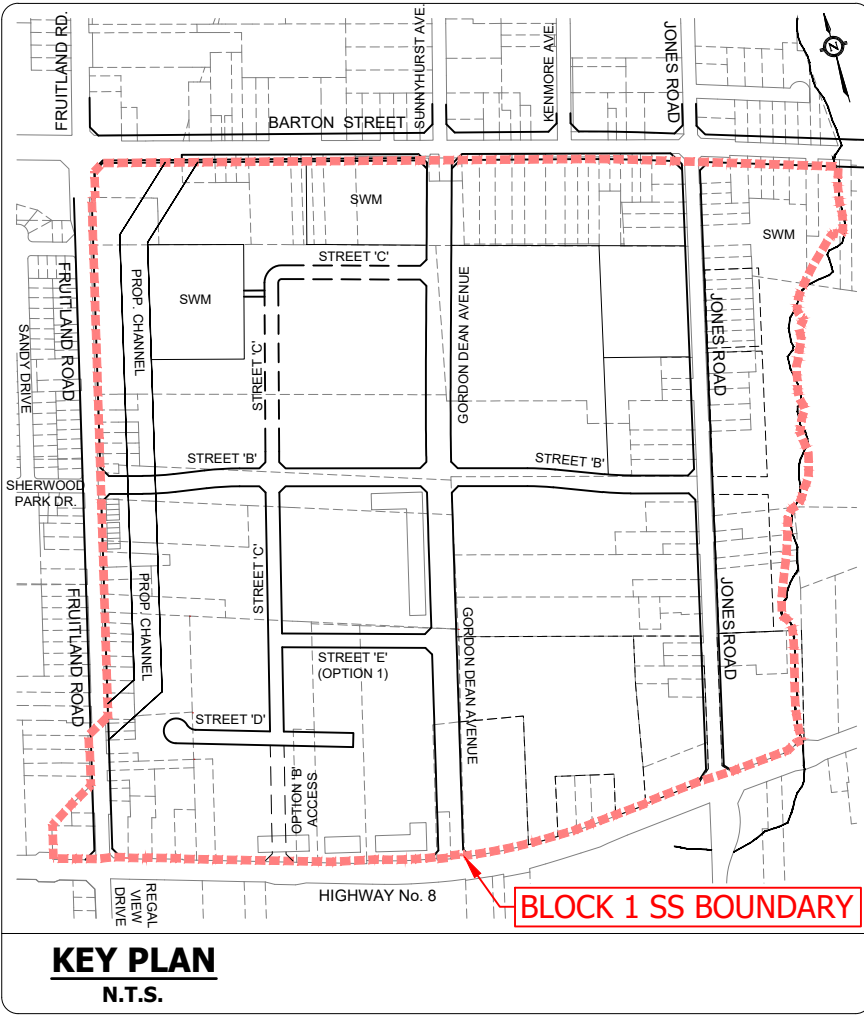
LANDS SOUTH OF HIGHWAY 8 ARE OUTSIDE THE URBAN BOUNDARY. CONTRIBUTION FROM THESE LANDS CONSIDERED IN FUTURE SCENARIO. SEE SANITARY SERVICING PLAN SOUTH SAN-3 FOR CONTINUATION.



# Conceptual Storm Sewer Servicing and Storm Management Facilities



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



**LEGEND**

- LIMIT OF PROPERTY
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- STORM DRAINAGE AREA BOUNDARY
- AREA I.D.
- AREA ha.
- RUNOFF COEFFICIENT
- STORM MANHOLE ID
- PROPOSED GROUND ELEVATION
- PROPOSED SEWER INVERTS
- PROPOSED OVERLAND FLOW ROUTE
- EXISTING OVERLAND FLOW ROUTE
- EXISTING CONTOUR & ELEVATION

**BENCHMARK**

MONUMENT # 0772020001  
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: 87.499m CGVD-1928:1976.

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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON

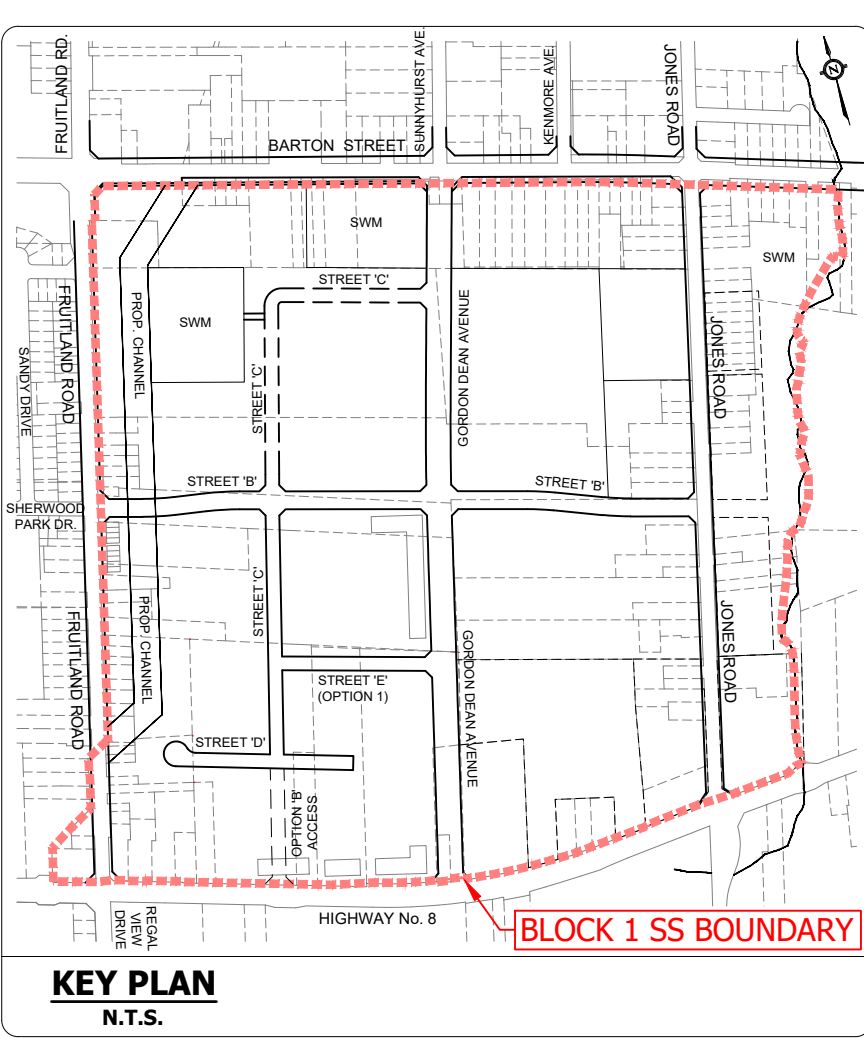
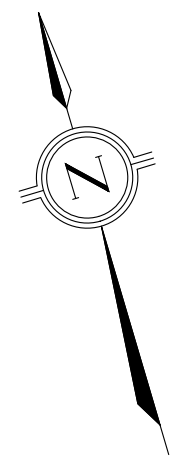
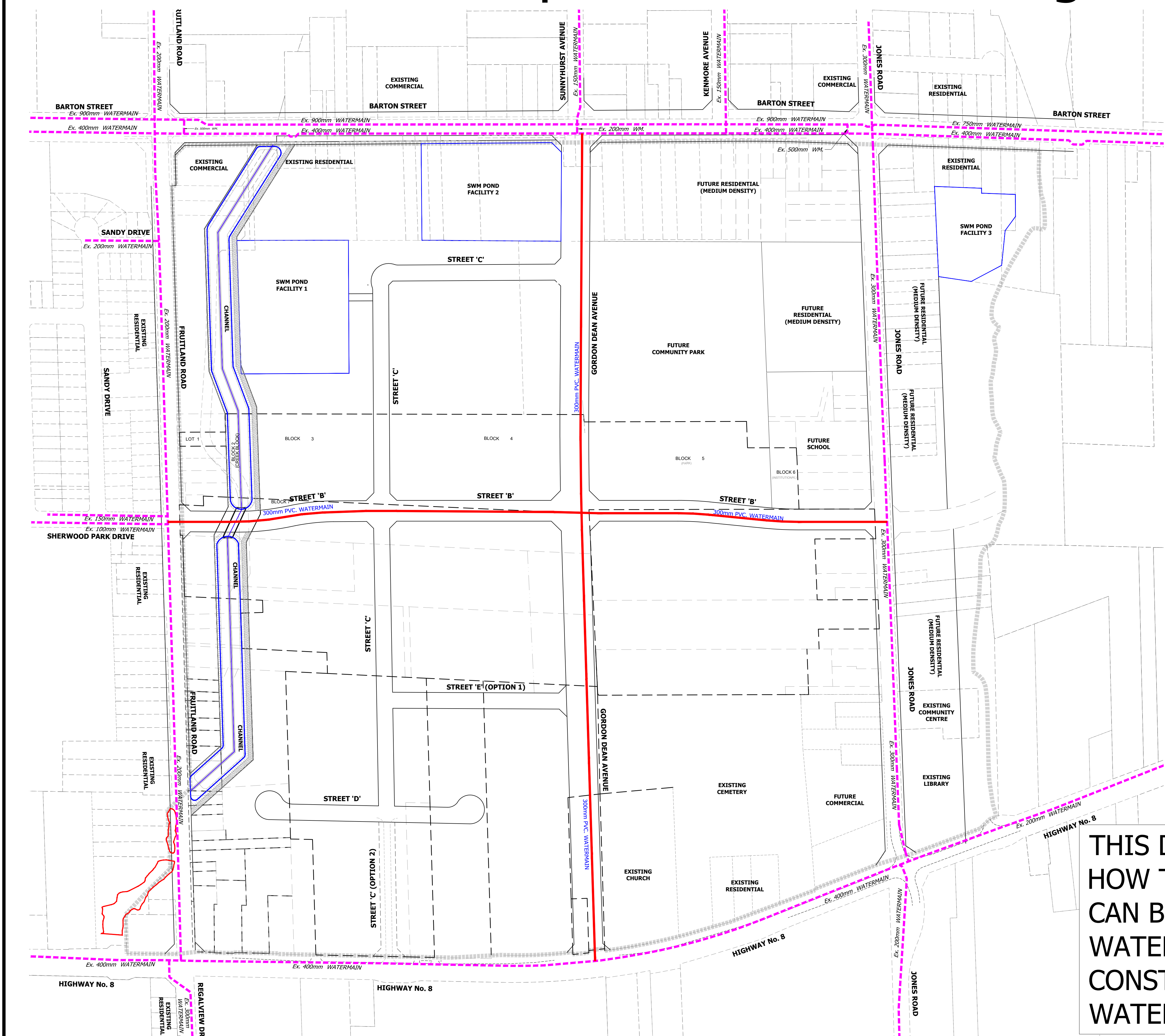
**CONCEPTUAL STORM SEWER SERVICING**

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

F:\PROJECTS\20-263\BLOCK 1 SERVICING STRATEGY\DWG\20-263-PIC-12.DWG



# Conceptual Water Servicing



**LEGEND**

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

**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: 87.469m CGVD-1928:1976.

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**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>

F:\PROJECTS\20-263 (BLOCK 1) SS - HAMILTON\DRAWINGS\2000 - PIC\PIC-13.DWG

THIS DIAGRAM ILLUSTRATES HOW THE SUBJECT LANDS CAN BE SERVICED FOR WATER THROUGH THE CONSTRUCTION OF NEW WATER INFRASTRUCTURE.



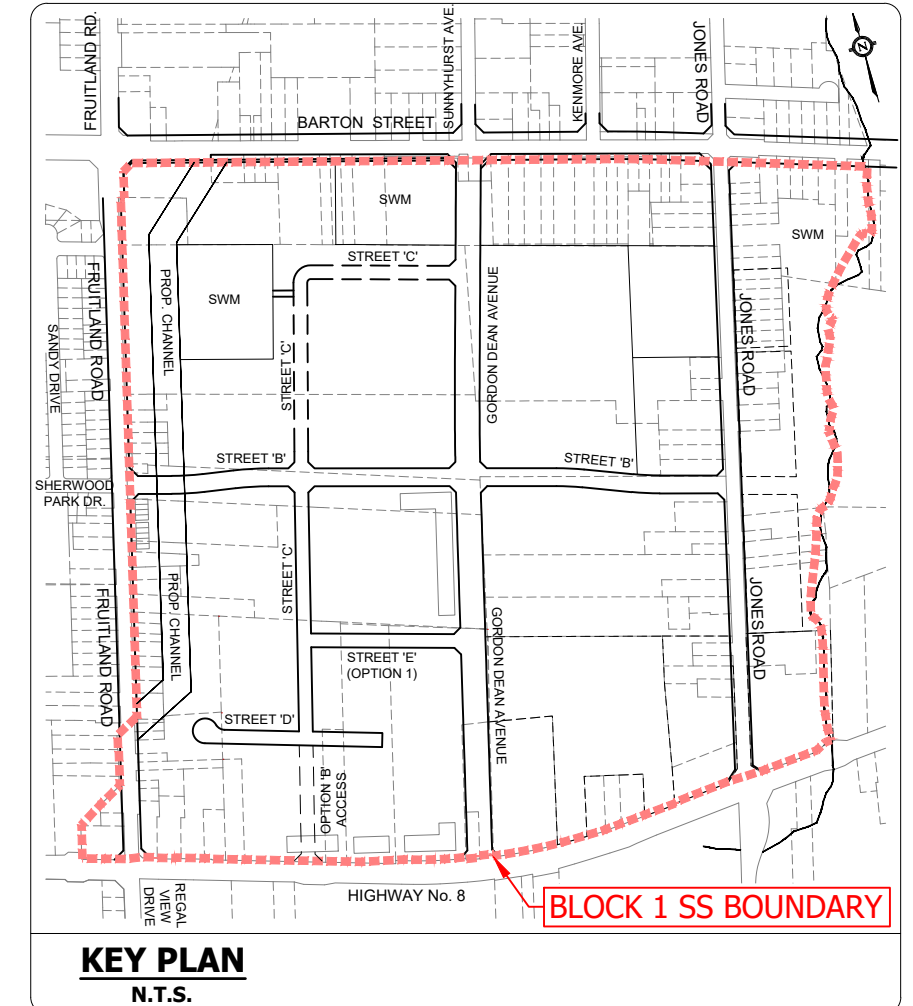
# Next Steps

- 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!



**URBANTECH®**

**Urbantech® Consulting**  
A Division of Leighton-Zec West Ltd.  
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**BLOCK 1 SERVICING STRATEGY**  
CITY OF HAMILTON**NEXT STEPS**



# How do we avoid the next ‘triple-demic?’

Leading immunologist Dawn Bowdish says get your shots — for both COVID and flu — and consider going back to indoor masking if the next wave hits hard

MATTHEW VAN DONGEN  
THE HAMILTON SPECTATOR

Late last year, Hamilton’s health-care system suffered through record emergency room overcrowding, growing surgery backlogs and staff burnout thanks to a surge of viral illnesses dubbed “the triple-demic.”

That included COVID-19 infections of course, but also a spike in respiratory syncytial virus (RSV) and seasonal scourges like the flu.

We can still avoid a sequel to that crisis as fall approaches, says leading immunologist Dr. Dawn Bowdish, but mask resistance, and falling rates of flu and COVID vaccination won’t help.

The Spectator talked to the McMaster University expert and director of the Firestone Institute for Respiratory Health about the triple-demic and how — hopefully — we can avoid it:

Are we in danger of another triple-demic?

“When we look at data coming out of the southern hemispheres, specifically Australia, we can see they had a pretty grim cold and flu season. We kind of use them as predictors of what we might expect, and what they had was a pretty significant COVID wave. They also had a lot of RSV infections ... and they had a bad year for influenza.

“Most experts agree that we’re in the very earliest parts of a (COVID) wave. So, we’re waiting with bated breath to see if it’s going to be a wavelet or a big wave ... There has

definitely been an uptick in hospitalizations and (viral signal) in wastewater.”

What was the result of that viral surge last year?

“We had a very disastrous cold and flu season last year, with a record number of hospitalizations, especially with children and older adults. That put extreme strain on all of our health-care systems.

“Last year I would walk by literally hundreds of people in line for the emergency room with their sick kids ... I’ve never seen any thing like it. My heart goes out to all my colleagues who work in a hospital setting. Last year was so, so difficult that as a consequence, a lot of people left due to burnout.”

What can we do to avoid another crisis?

“One advantage we will have is vaccines that are tailored to the family of (COVID) variants that are circulating now ... One of the most important things we can do is to get everyone an updated COVID vaccine. The problem — and it’s a pretty large problem — is that they’re not yet available (in Canada). So, the wave is starting earlier than the vaccine is available.

(Older bivalent vaccine boosters are available now in Ontario, but new formulations targeting the latest COVID variants are not expected to be available before the fall.)

“The second thing is to get our flu shots ... The last thing — and it’s not popular — is that returning to indoor masking, especially in hospital

Immunologist Dr. Dawn Bowdish is director of the Firestone Institute for Respiratory Health.

GEORGIA KIRKOS



“It will be important to get a (COVID) update this fall because most people are more than six months out, and you can’t expect protection ... if you’re that far out from your last vaccine.

DR. DAWN BOWDISH

settings, is worth having a discussion about.”

Is masking a tough sell at this point?

“I think Canadians are pretty good rule-followers. So if you say, ‘Don’t come into the hospital without a mask’ ... in those settings, I think they’ll be compliant. I think where it is not going to fly, for some people, is in their personal lives, going to shops and restaurants and things like that.

“Humans read social cues, and modify their behaviour based on the people around them ... So I do think it is worth reiterating that the impact on slowing down these infections can be absolutely huge if people do (mask).”

How important is it to get vaccinated?

“It will be important to get a (CO-

VID) update this fall because most people are more than six months out, and you can’t expect protection from symptomatic infection if you’re that far out from your last vaccine.

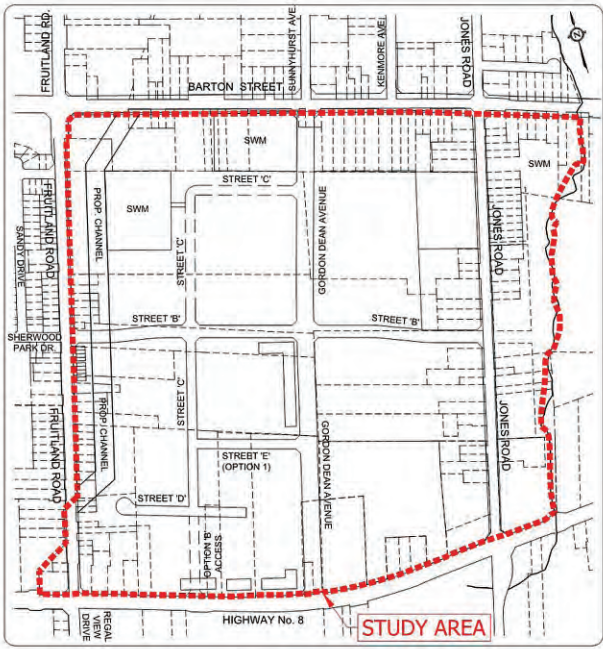
“We also need to get our flu shots. Unfortunately we’re seeing lower uptake of influenza vaccines in pregnant women, which is really problematic because many of the babies who end up being hospitalized could have been protected had their moms got vaccinated when they were pregnant.

“We’ve never hit our targets for uptake of flu vaccines ... We have a target set in the province of Ontario of 80 per cent of people vaccinated and we’ve never hit that.” (Flu shots are also expected to be available starting in fall.)

MATTHEW VAN DONGEN IS A REPORTER AT THE SPECTATOR. MVANDONGEN@THESPEC.COM

Notice of Public Information Centre #3, Block 1 Servicing Strategy for Fruitland - Winona Secondary Plan

The Landowners within Block 1 of the Fruitland - Winona Secondary Plan are leading the Block Servicing Strategy as indicated on the map.



You are invited to attend the Public Information Centre #3 in person.

This Open House format meeting will offer an opportunity to comment on the proposed study concept plan for water, wastewater, stormwater, and transportation infrastructure.

How to Participate

Review Materials Anytime	Attend the Public Information Centre #3
Visit the project website at <a href="http://www.hamilton.ca/blockservicingstrategies">www.hamilton.ca/blockservicingstrategies</a> to view the materials from Thursday, September 14, 2023, onwards.	The live event will be held on:  DATE: September 21, 2023 TIME: 5 p.m. to 7 p.m.  LOCATION: Stoney Creek Municipal Service Centre 777 Highway 8, Stoney Creek, ON L8E 5J4  Meet the Project Team, ask questions and Provide Feedback.

If you have any accessibility requirements to be able to review and comment on the provided materials, please contact the project team below as soon as possible. If you have any questions or comments about the strategy or would like to be added to the project mailing list, please contact project team listed below.

Angelo Cutaia, P.Eng.  
Landowners Representative  
AC III Group Inc.  
E-mail: [angelocutaia@ac3group.ca](mailto:angelocutaia@ac3group.ca)  
Tel: 905-580-6441

Rob Merwin, P.Eng.  
Senior Associate  
Urbantech Consulting  
[rmerwin@urbantech.com](mailto:rmerwin@urbantech.com)  
Tel: 905-829-8818

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 Stoney Creek News on September 7 and 14, 2023, and in the Hamilton Spectator on September 7 and 14, 2023.



## Find Out What The House Down The Street Sold For

Hamilton - Taking a look at what homes in your neighbourhood have sold for is a great way to educate yourself on the marketplace. Knowing what a nearby home sold for can help you determine what your home might sell for if you decided to put it on the market. We can give a head-start by giving you privileged access to a FREE computerized printout of recent Home Sales and Current Listings mailed to you at **No Cost or Obligation**.

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and which homes are currently listed, how long they have been for sale, and their prices.

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Whether you’re planning to move or not, you can request this free service by simply calling **289-799-3530** and entering ext. **866**, or go to [www.FreeHamiltonHomeInfo.com](http://www.FreeHamiltonHomeInfo.com). Get your free report NOW and learn how much your home could be worth if you were to put it up for sale.

This report is courtesy of Maggie Abril, Broker, City Brokerage.  
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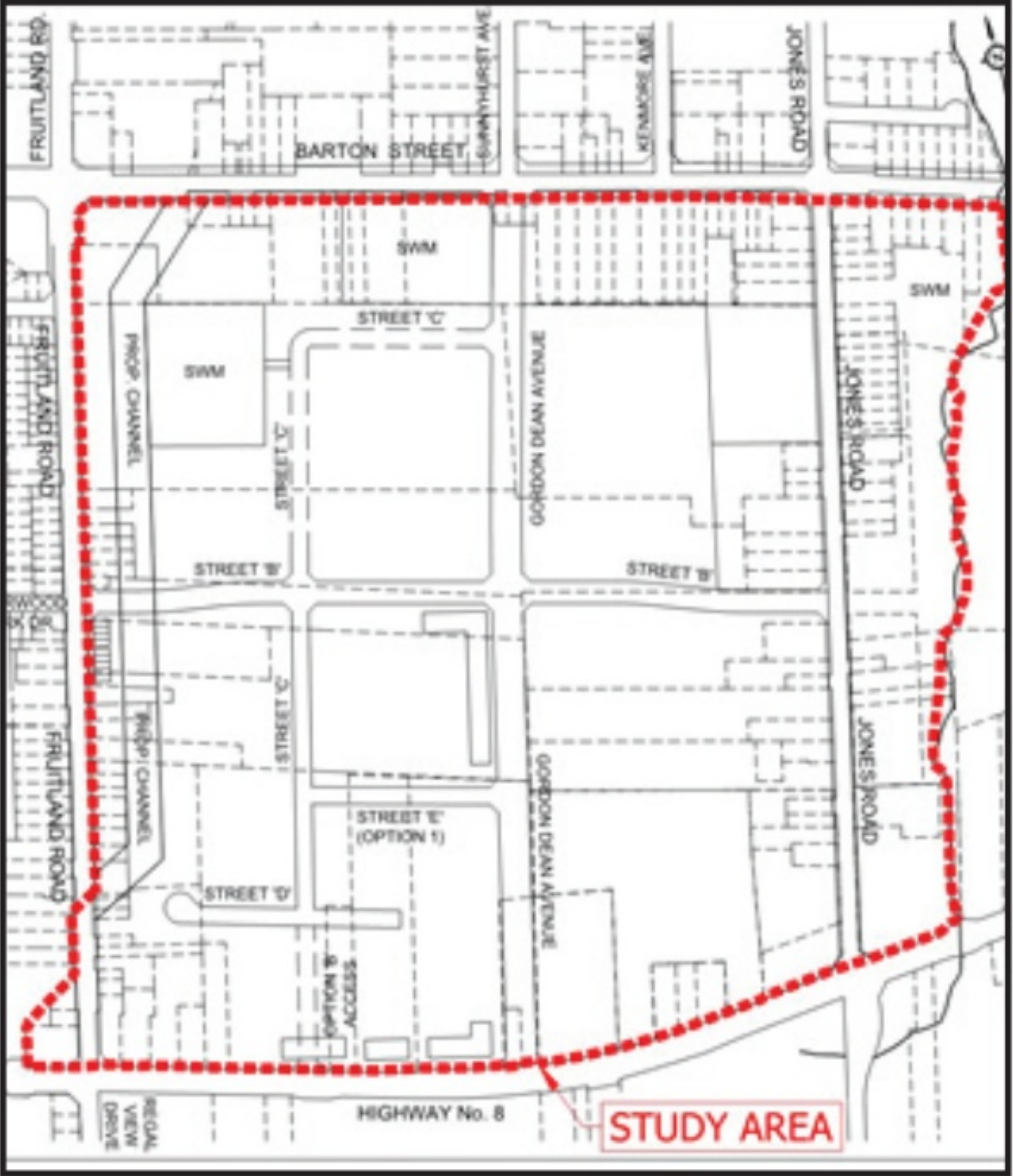
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## Notice of Public Information Centre #3 Fruitland - Winona Secondary Plan Area Block 1 Servicing Study

The Landowners within Block 1 of the Fruitland - Winona Secondary Plan are leading the Block Servicing Strategy Study as indicated on the map.



You are invited to attend the Public Information Centre #3 in person.

This Open House format meeting will offer an opportunity to comment on the proposed study concept plan for water, wastewater, stormwater, and transportation infrastructure.

### How to Participate

Review Materials Anytime	Attend the Public Information Centre #3
<p>Visit the project website at <a href="http://www.hamilton.ca/blockservicingstrategies">www.hamilton.ca/blockservicingstrategies</a> to view the materials from Thursday, September 14, 2023, onwards.</p> <p>Submit comments and questions that could impact the next steps of the process by Wednesday, October 11, 2023.</p>	<p>The live event will be held on:</p> <p><b>DATE:</b> September 21, 2023 <b>TIME:</b> 5 p.m. to 7 p.m.</p> <p><b>LOCATION:</b> Stoney Creek Municipal Service Centre 777 Highway 8, Stoney Creek, ON L8E 5J4</p> <p>Meet the Project Team, ask questions and Provide Feedback.</p>


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Landowners Representative  
AC III Group Inc.  
E-mail: [angelocutaia@ac3group.ca](mailto:angelocutaia@ac3group.ca)  
Tel: 905-580-6441

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This Notice was published in the Stoney Creek News on September 7 and 14, 2023, and in the Hamilton Spectator on September 7 and 14, 2023.



hamiltonnews.com



# COMMENT FORM

## Public Information Centre #3 – Open House Fruitland- Winona Secondary Plan Block 1 Servicing Study

September 21, 2023

The Landowners' Development Group of Block 1 Servicing Strategy and Urbantech Consulting welcomes your comments on the Block 1 Servicing Study. Please email or mail us your completed Comment Form to either of the following individuals by **October 21, 2023**:

**Angelo Cutaia, P.Eng**  
**Owner's**  
**Representative**  
**AC III Group Inc.**  
Tel: 905-580-6441  
Email: [angelocutaia@ac3group.ca](mailto:angelocutaia@ac3group.ca)

**Rob Merwin, P.Eng**  
**Consultant Project Manager**  
**Urbantech Consulting**  
2030 Bristol Circle, Suite 105  
Oakville, ON, L6H 0H2  
Tel: 905-829-8818 Ext. 1010  
Email: [rmerwin@urbantech.com](mailto:rmerwin@urbantech.com)

### 1. Do you have any comments on the Block 1 Servicing Strategy Process?


### 2. What do you think of the Recommended Watercourse 5 Potential Re-Alignment?

Option 3 that is least invasive to private properties would be best. There is currently
excessive flooding during heavy rain in certain areas and a solution to solve this is much
needed

### 3. What do you think of the Recommended Fruitland Road Right of Way?

I do not agree with this plan as it will take too much private property away from home
owners. I am not sure if there is anyway to decrease the size of the planting meters on
both sides of the road and still meet requirements to add bike lanes and keep sidewalks
where they currently are. There are a lot of homes that are already close to the road with
not a lot of frontage for parking.

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**Please use the following space to ask any other questions you may have, and the Study Team will provide a response within the following weeks.**

What were the environmental restraints that were removed indicated on your slide? Is there any information as to what will be developed on property 212 Fruitland rd? What is the estimated start time for this work to begin?

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Text

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**Thank you for your participation. If you wish to be contacted directly by the Study Team in regards to your comments please provide your contact information below.**

**Name:** Megan Maher

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** Megan\_000@hotmail.com

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

*The Personal Information in this comment sheet is collected under the authority of Section 13.1 of the Environmental Assessment Act and will be used for the purpose of carrying out of this study. Questions about the collection of this personal information should be directed to the staff member listed above.*



# COMMENT FORM

## Public Information Centre #3 – Open House Fruitland Stoney Creek Secondary Plan Block 1 Servicing Study

September 21, 2023

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**Consultant Project Manager**  
**Urbantech Consulting**  
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Oakville, ON, L6H 0H2  
Tel: 905-829-8818 Ext. 1010  
Email: [rmerwin@urbantech.com](mailto:rmerwin@urbantech.com)

**1. Do you have any comments on the Block 1 Servicing Strategy Process?**

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**2. What do you think of the Recommended Watercourse 5 Potential Re-Alignment?**

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**3. What do you think of the Recommended Fruitland Road Right of Way?**

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Please use the following space to ask any other questions you may have, and the Study Team will provide a response within the following weeks.

JONES ROAD REALLY NEEDS A SIDEWALK!  
THERE ARE MANY CHILDREN AND PEDESTRIANS AND  
IT IS UNSAFE.



Thank you for your participation. If you wish to be contacted directly by the Study Team in regards to your comments please provide your contact information below.

Name: JACK VANDERHORST  
Address: 276 JONES RD  
City: STONEY CREEK  
Postal Code: L8E 5J5  
Phone: 289-440-0267  
Email: jmvanderhorst@gmail.com

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Oakville, ON, L6H 0H2  
Tel: 905-829-8818 Ext. 1010  
Email: [rmerwin@urbantech.com](mailto:rmerwin@urbantech.com)

1. Do you have any comments on the Block 1 Servicing Strategy Process?

WE NEED BARTON STREET FIXED SOONER  
BEFORE SOMEONE GETS KILLED

2. What do you think of the Recommended Watercourse 5 Potential Re-Alignment?

LOOKS GOOD ON PAPER

3. What do you think of the Recommended Fruitland Road Right of Way?

722 BARTON IS BOARD-UP FOR 20+ year  
I HAVE SEEN RATS, RACOONS ETC NEEDS  
TO COME DOWN

Please use the following space to ask any other questions you may have, and the Study Team will provide a response within the following weeks.

LOOKING FOR DRAINAGE AT MY ADDRESS  
287 JONES RD

ALSO HOW ~~HIGH~~ MANY STONEYS CAN HOMES  
AND OR BUILDINGS BE BESIDE MY HOME



Thank you for your participation. If you wish to be contacted directly by the Study Team in regards to your comments please provide your contact information below.

Name: JANICE CARNEY  
Address: 287 JONES Rd  
City: STONEY CREEK  
Postal Code: L8E 5L8  
Phone: 905 517-6367  
Email: carneys11jj@SYMPATICO.CA

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

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For Urbantech

## COMMENT FORM

### Public Information Centre #3 – Open House Fruitland Stoney Creek Secondary Plan Block 1 Servicing Study

September 21, 2023

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**1. Do you have any comments on the Block 1 Servicing Strategy Process?**

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**2. What do you think of the Recommended Watercourse 5 Potential Re-Alignment?**

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**3. What do you think of the Recommended Fruitland Road Right of Way?**

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**Please use the following space to ask any other questions you may have, and the Study Team will provide a response within the following weeks.**

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**Thank you for your participation. If you wish to be contacted directly by the Study Team in regards to your comments please provide your contact information below.**

**Name:** Robert & Elaine Burke  
**Address:** 672 Hwy #8  
**City:** Stoney Creek  
**Postal Code:** L8E 5J6  
**Phone:** 905 043-4512  
**Email:** robburke@rogeco.ca

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

*The Personal Information in this comment sheet is collected under the authority of Section 13.1 of the Environmental Assessment Act and will be used for the purpose of carrying out of this study. Questions about the collection of this personal information should be directed to the staff member listed above.*



Margaret Fazio  
Senior Project Manager, Infrastructure Planning  
Planning and Economic Development  
City of Hamilton  
71 Main Street West, 6th Floor, L8P 4Y5

January 11, 2025.

Dear Ms. Fazio,

I am writing to provide feedback on the Draft Study Report regarding the Block Servicing Strategy for the Block 1 area. To ensure my concerns are properly contextualized, it is essential to revisit the history of the Secondary Plan for Urban Boundary Expansion (SCUBE), with which you are deeply familiar as a participant in the SCUBE Advisory Committee.

As you know, the SCUBE planning process spanned approximately seven years and involved detailed discussions and collaborative efforts among community members, city staff, councillors, and consultants. I served as the Community Chair of the SCUBE Advisory Committee and have an intimate understanding of the time, energy, and expertise invested in developing a plan that addressed competing priorities while preserving the unique character and microclimate of the area.

After exhaustive deliberations and spirited dialogue, the SCUBE committee reached a consensus on a carefully balanced proposal, known as "Plan C." This plan represented a forward-thinking yet community-sensitive approach to land use and resource allocation. It was supported by all stakeholders and marked the culmination of years of rigorous effort.

However, just before a pivotal meeting, an entirely new and unexpected plan was delivered to my mailbox by city staff. This alternative plan, which was never presented or discussed during the committee's extensive deliberations, bore no resemblance to Plan C. No explanation was provided for this abrupt shift, and no effort was made to justify the disregard for seven years of hard work, collaboration, and community trust.

The unilateral dismissal of Plan C was—and remains—indefensible. It undermined the integrity of the planning process and the contributions of all who participated in good faith. It is disturbing to think about how many tax dollars have been wasted by the dismissal of the good work of SCUBE. As SCUBE meetings were primarily held after work hours to accommodate community members who worked during the day, staff were likely being paid overtime, and consultants were also being paid. Over the course of seven years, the cost must have been enormous.

This troubling history casts a long shadow over the Draft Study Report and any subsequent initiatives within the SCUBE boundaries.

If the City of Hamilton genuinely respects the citizens of Fruitland, Winona, and Stoney Creek, it would abandon the current direction and reinstate Plan C as the foundation for future planning. Continuing to solicit feedback under the pretence of a transparent and inclusive process, while perpetuating a flawed and tainted framework, only further erodes trust and accountability.

I respectfully request that this letter be made public in its entirety, without any edits, in all forums where feedback on the Draft Study Report is gathered and shared. The community deserves to understand the full context and truth of the planning process that has led us here.

Thank you for your attention to this matter.

Sincerely,  
Cal DiFalco





amec  
foster  
wheeler

## SUMMARY OF PUBLIC INFORMATION CENTRE

**Subject:** Gordon Dean Avenue  
Municipal Class Environmental Assessment  
City of Hamilton

**Date/Time:** April 4, 2017; 3:30 pm – 5:00 pm,  
6 pm – 7:30 pm

**Location:** Stoney Creek Municipal Centre  
777 Highway 8, Stoney Creek

**Written by:** Olivia Babcock

**File no.:** TP115082

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**Present** Angelo Cutaia, Project Manager, Amec Foster Wheeler  
Margaret Fazio, Project Manager, City of Hamilton

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### Matters Discussed

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1. Public Information Centre (PIC) No. 1 for the above project was held on Tuesday April 4, 2017 from 3:30 pm to 5:00pm and 6:00pm to 7:30pm at the Stoney Creek Municipal Centre, 777 Highway 8, Stoney Creek ON. Notices were placed in the Stoney Creek News on March 24<sup>th</sup> and 31<sup>st</sup>, 2016. Information regarding the PIC was also advertised on the City of Hamilton project website, and all affected land owners and agencies were mailed directly. City councillors were emailed the PIC notice information on March 10<sup>th</sup>, 2017.
2. The PIC was hosted by representatives from the City of Hamilton along with the consulting team from Amec Foster Wheeler Environment & Infrastructure. The PIC was an open house drop-in format including display boards and maps detailing the progress of the project, initial findings of background studies, alternatives being considered, and next steps in the study. The PIC had 26 attendees sign the meeting attendance record.

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## Matters Discussed

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3. Display boards were prepared to summarize the following:
  - Welcome;
  - Study Area and Structure;
  - Previous Class Environmental Assessment
  - Class Environmental Assessment Process
  - Planning and Policy Context;
  - Existing and Future Land Use;
  - Planned Active Transportation and Transit;
  - Technical Studies Being Completed:
    - Terrestrial Ecology
    - Fisheries & Aquatic Ecosystems
    - Fluvial Geomorphology
    - Hydrogeology
    - Geotechnical
    - Air Drainage Assessment
    - Transportation & Traffic
  - Alternative Evaluation – Horizontal Alignment
  - Alternative Evaluation – Cross Sections
  - Intersection Design
  - Preliminary Preferred Design
  - Thank you for your participation

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## Matters Discussed

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4. Display boards and mapping were located along one side of the room. Participants browsed the display boards and discussed issues with project team members. Specific issues and concerns were raised and discussed amongst the visitors and project team staff. These questions and concerns were addressed by the project team, and participants were encouraged to provide written comments on a Comment Sheet. Three individuals provided written comments via the Comment Sheets at the PIC. One email requesting clarification on the information provided on the project website was sent to Margaret Fazio after the PIC.

Mapping showing the alternatives being considered was provided on tables to facilitate small group discussions and to encourage input from PIC attendees.

Comments received during the PIC included:

- Questions regarding the status of the GTA West corridor and its impact on the project. It was also noted that mapping showing the alternatives being considered (on the tables) showed the GTA West corridor further south than the mapping on the display boards.
- Some attendees identified a preference for a T-intersection at Mayfield Road and Arterial A2 as opposed to a curvilinear alignment.
- Representatives for Orlando expressed concern with the 'green' alternative in Special Policy Area 1 and also did not support the 'orange' alternative in Special Policy Area 2.
- Questions regarding the final alignment of Rainbow Creek.
- Concerns regarding how the project would affect land use, specifically impacts on a proposed park at the east end of the E-W Arterial.
- Concern from residents regarding access to existing residential properties along Coleraine Drive once the roadway is widened to 4 lanes.
- Need for clarification regarding the difference between 'Designated' and 'Listed' heritage properties and how the impacted properties were identified.
- Identification of a natural, spring-fed pond located at 10427 The Gore Road which is constantly visited by large (i.e. herons) and rare birds.
- The 'orange' T-intersection alternative within Special Policy Area #1 is preferred as it does not require any existing properties to be divided and will cost less due to the ability to use existing bridges.
- The 'orange' single intersection alternative within Special Policy Area #2 is preferred as it leaves the property between Arterial A2/Coleraine Drive and Regional Road 50 in large enough parcels to be used for industrial purposes.
- Concern that Coleraine Drive will be used more than Arterial A2 as it is the only roadway that ties in to the large Canadian Tire property in Bolton/Caledon. Areas to the north will need more access to Highway 427.
- Concern that the rich history of the area is not being considered as part of this study.
- Concerns regarding how existing properties will be managed once development starts (one particular individual has a property at the south limit of Clarkway's 'Main Street' and would like to remain there).
- Some residents on The Gore Road preferred the 'green' (most northerly) alternative for the E-W Arterial.
- Interest on the timing of project.
- Questions from landowners on the City's property acquisition process and expropriation.
- Digital copies are not accessible to the elderly who own properties in the area.

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## Matters Discussed

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5. Comment Forms were provided to promote the opportunity of providing input/comments by members of the public and the agencies. They were encouraged to provide feedback on the project by submitting their comments on site, via mail, fax, or email. All comments were requested to be returned by April 19, 2017. Three comment sheets were received at the PIC, while one email with comments was received on April 17, 2017.

Comments received via email and comment sheets included:

- Concern over changes to the Fruitland Road & Barton Street intersection, specifically that a roundabout should not be used at this location
  - Questions regarding widening of Fruitland Road and concern that widening may have impact on residential property
  - Concern that creek channelization may impact property values and questions regarding what may occur if residents do not agree to creek channelization
  - Questions regarding how a specific property owner would be impacted by the Secondary Plan
  - Clarification regarding the Block Servicing Strategies
6. All information presented at the PIC was posted to the City's project webpage on April 6, 2017, including:
- Block 1 & 2 Servicing Strategies mapping
  - Comment Sheet
  - Display panels for block 1 and 2
  - Block 1 mapping for study area boundary, concept plan, natural heritage, road grades, sanitary drains, Secondary Plan land use, storm drainage and watermain plan

Minutes prepared by:

Amec Foster Wheeler Environment & Infrastructure,  
a Division of Amec Foster Wheeler Limited

Per: Olivia Babcock, EIT  
Junior Transportation Designer

cc: All Present



# Block 1 Boundary Plan

## SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY





# Concept Plan

# SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY

MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

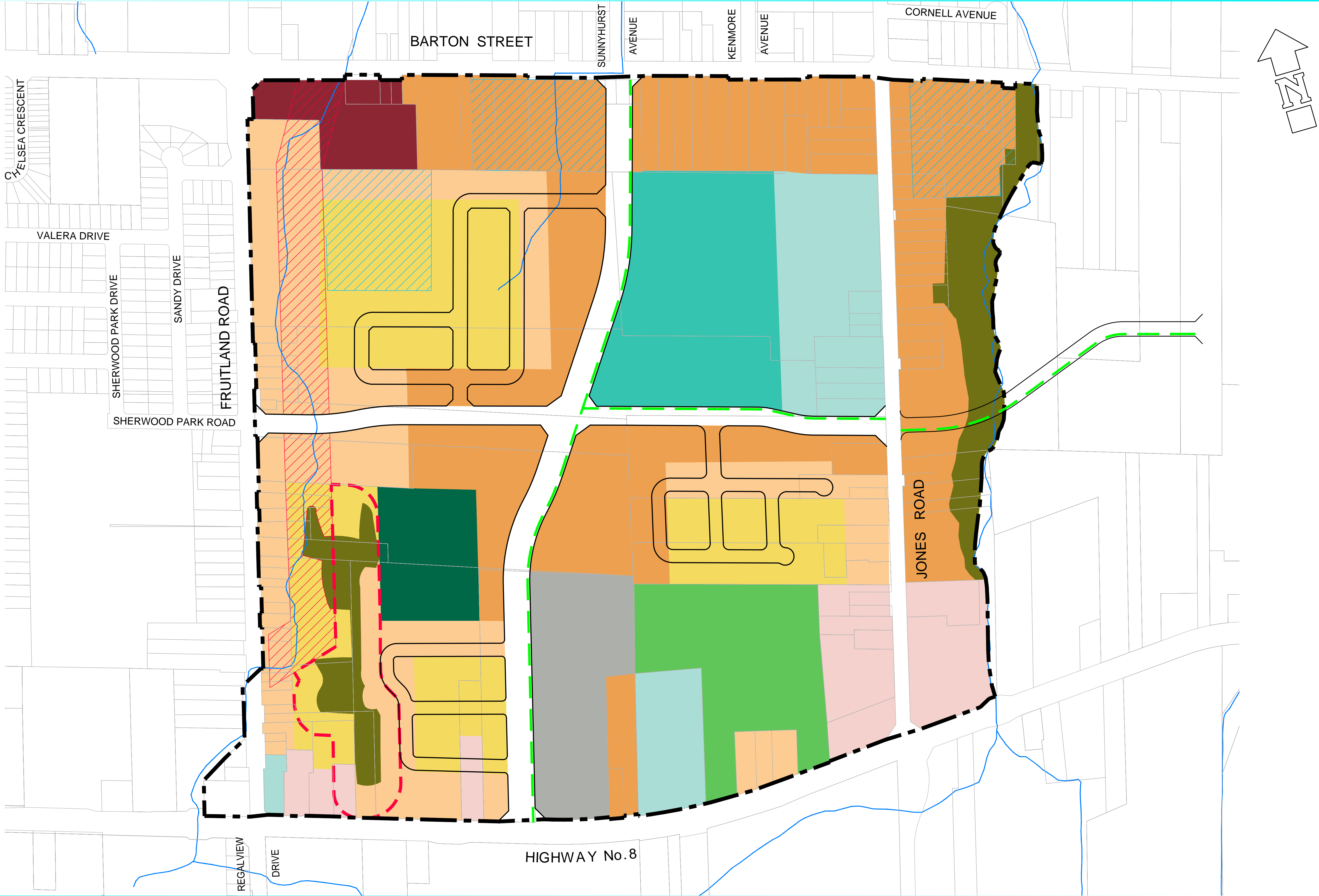
GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

PROPOSED NATURAL CREEK  
CHANNELIZATION

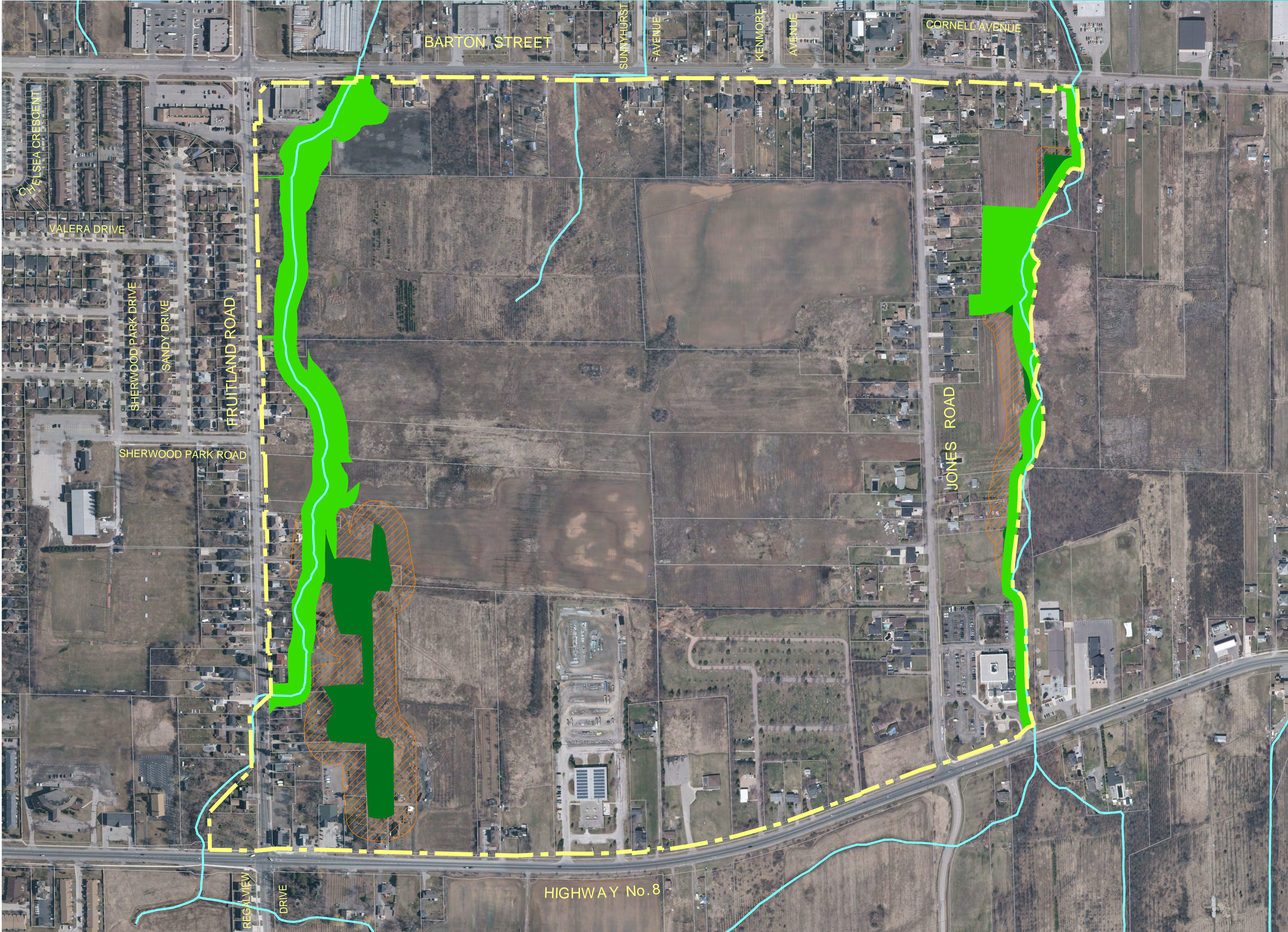
NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS





LEGEND

- AREA BOUNDARY (AMEC)
- WATERCOURSE (AMEC)
- CORE AREA (D&A)
- LINKAGE (D&A)
- VEGETATION PROTECTION ZONE (D&A)





# Conceptual Road Grades Plan

## SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY

MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

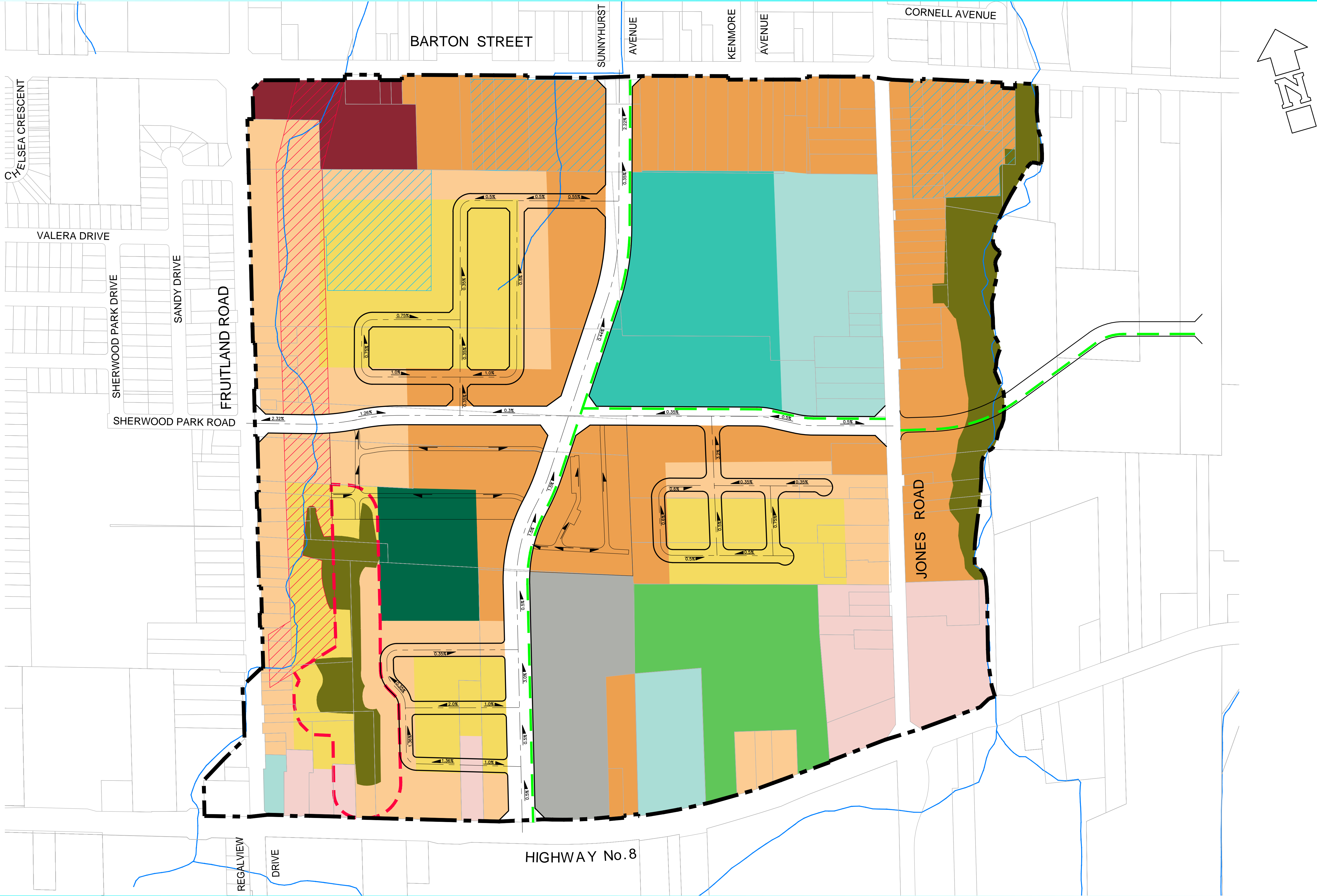
GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

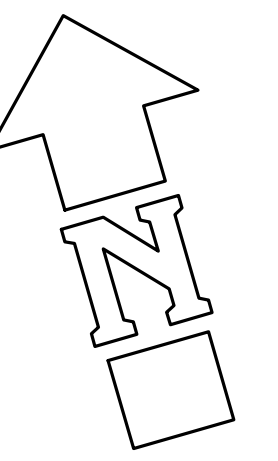
PROPOSED NATURAL CREEK  
CHANNELIZATION

NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS





## SCUBE Block 1 Servicing Strategies





LEGEND

AREA BOUNDARY

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

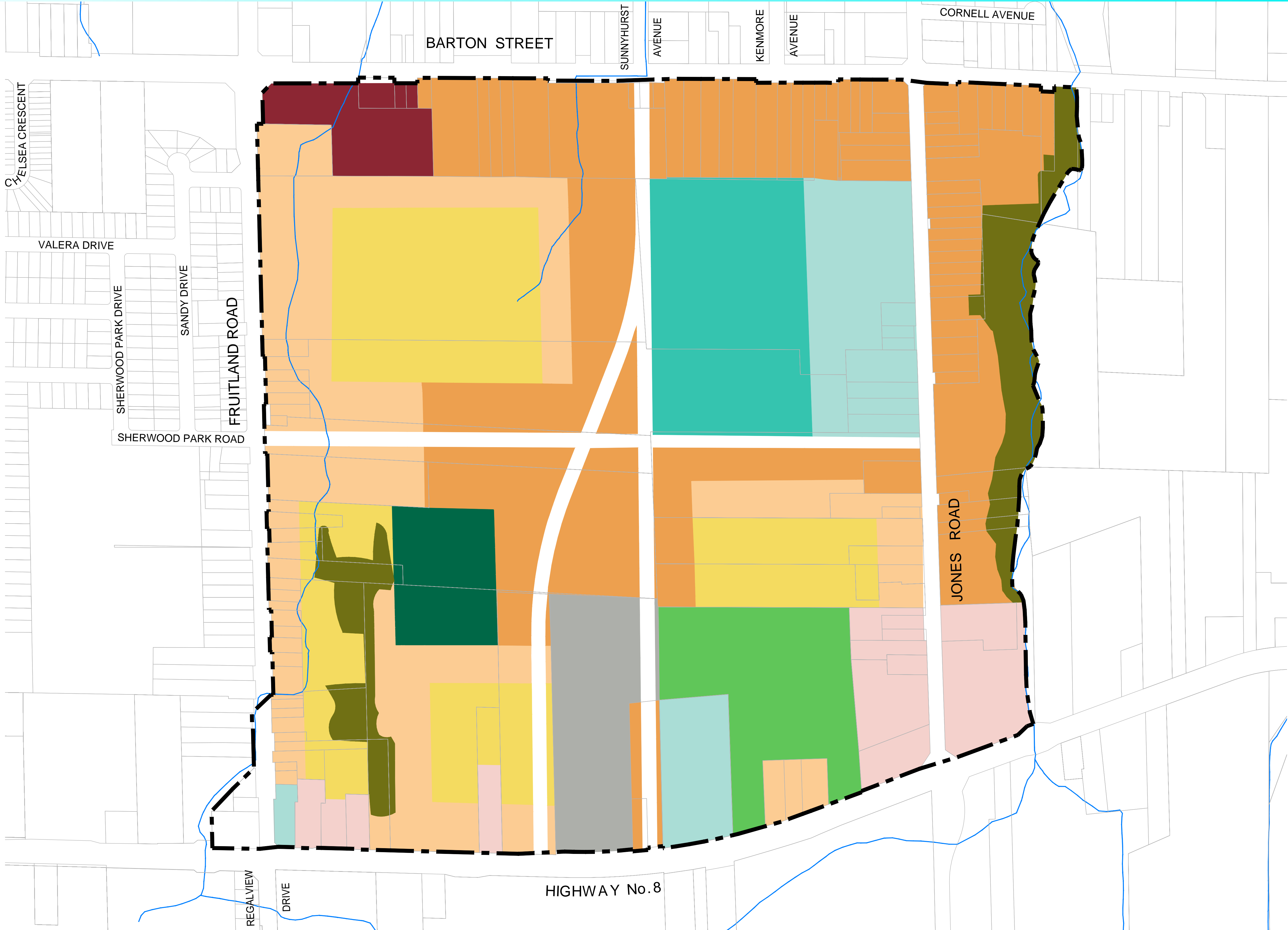
NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

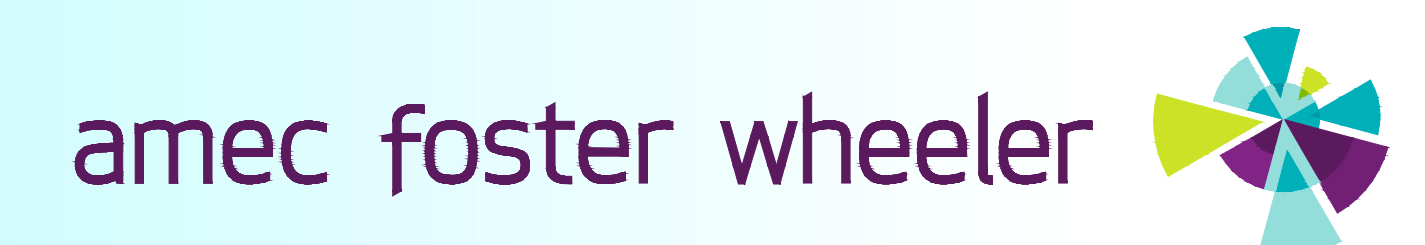
GENERAL CONSTRAINTS

UTILITY





## SCUBE Block 1 Servicing Strategies





Conceptual Watermain Plan

SCUBE Block 1  
Servicing Strategies

LEGEND

EX. 400mm WATERMAIN

200mmØ

EXISTING WATERMAIN

PROPOSED WATERMAIN

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AREA BOUNDARY

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MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

PROPOSED NATURAL CREEK  
CHANNELIZATION

NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS

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# Block 1 Boundary Plan

## SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY





# Concept Plan

# SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY

MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

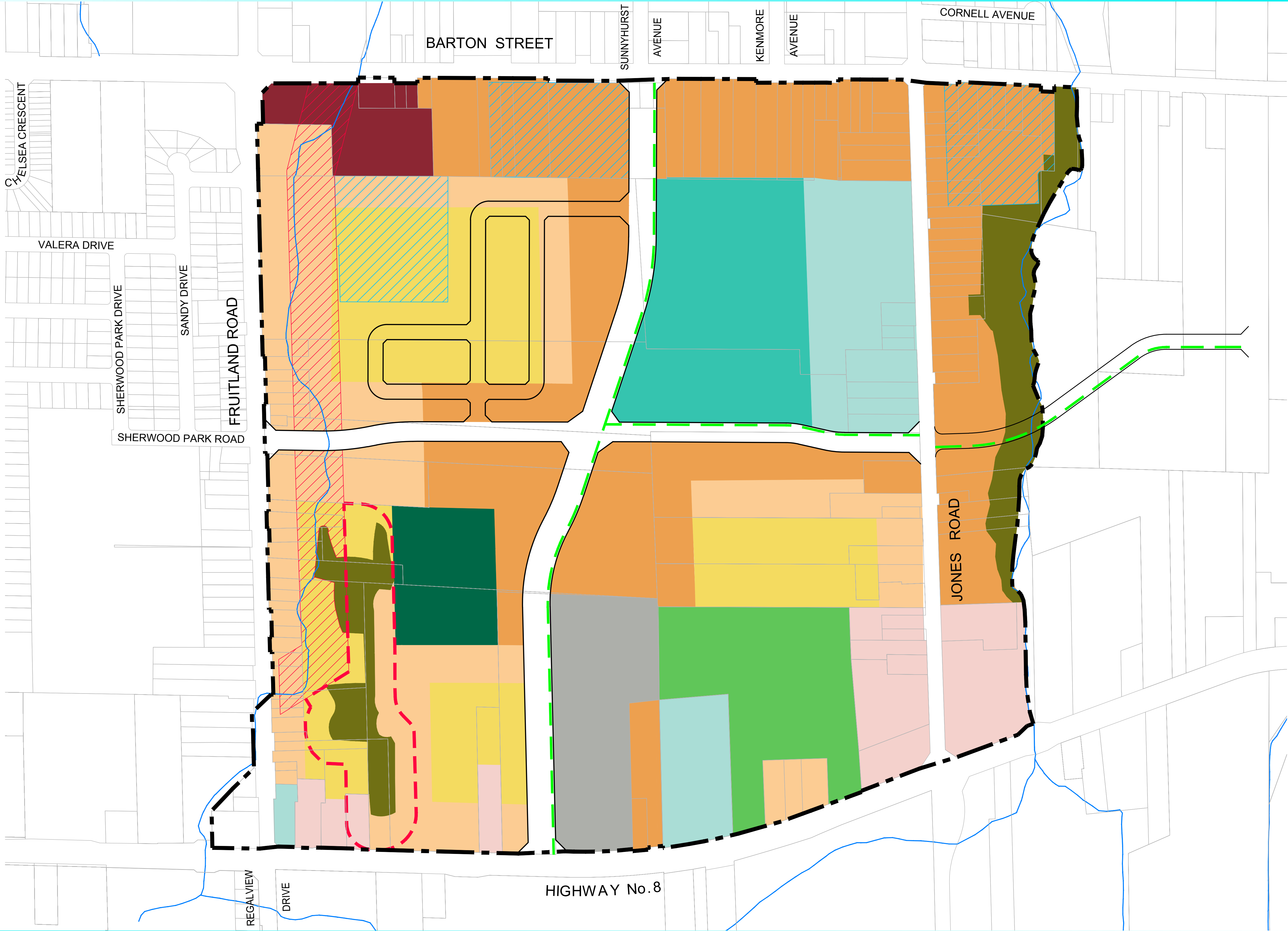
GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

PROPOSED NATURAL CREEK  
CHANNELIZATION

NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS





# Conceptual Density Plan

# SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY

MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

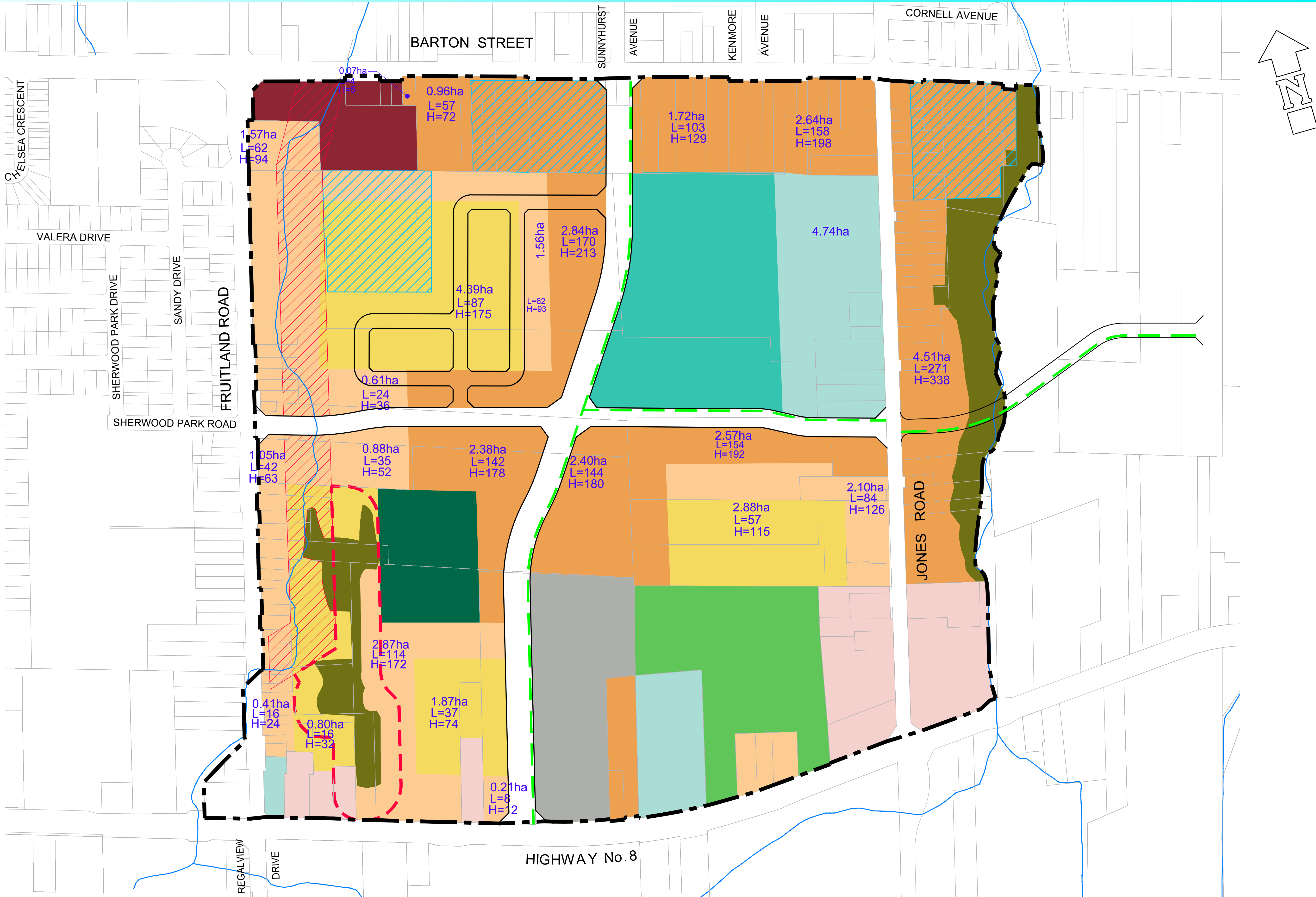
GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

PROPOSED NATURAL CREEK  
CHANNELIZATION

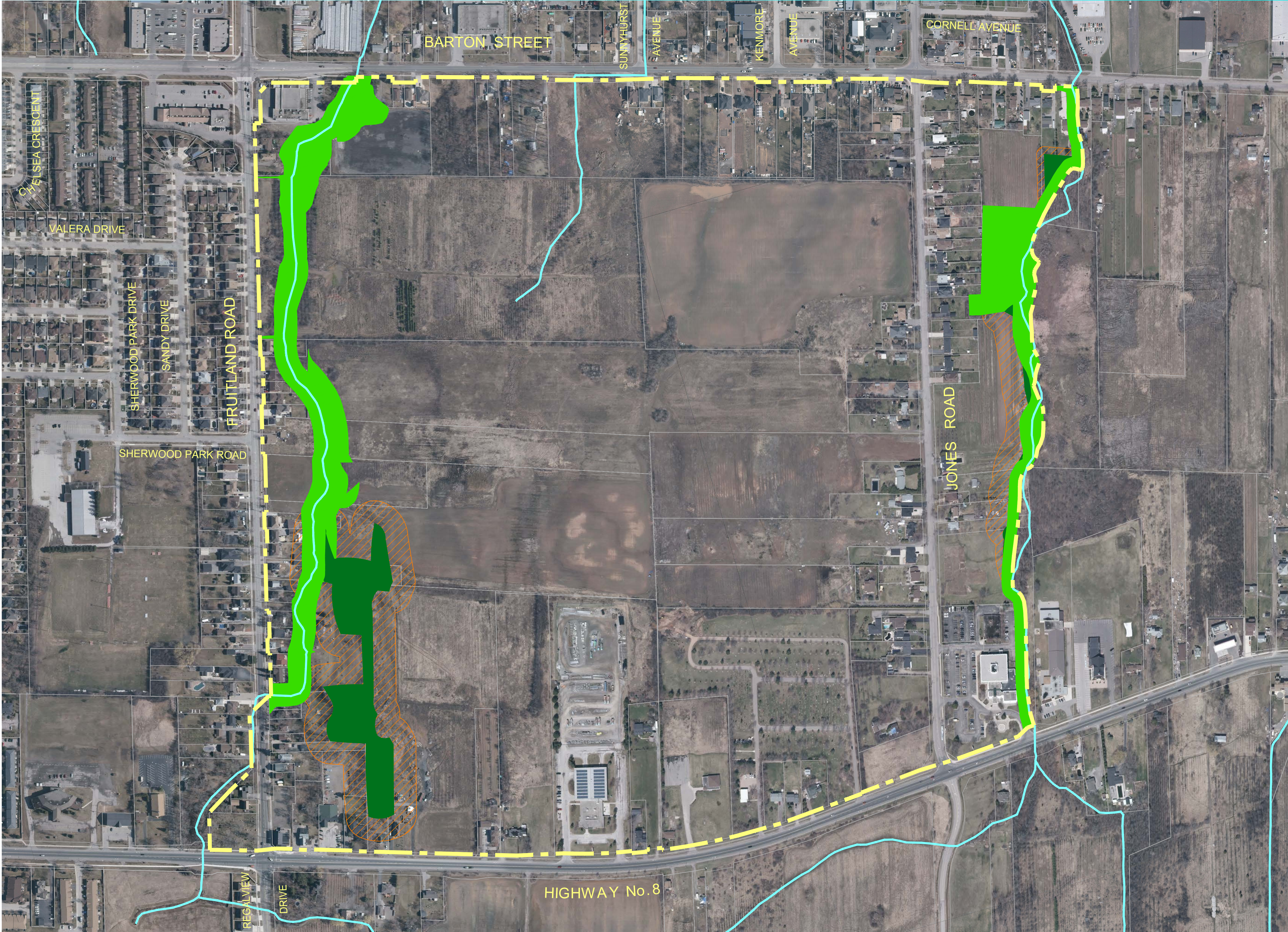
NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS





LEGEND

AREA BOUNDARY (AMEC)

WATERCOURSE (AMEC)



# Conceptual Road Grades Plan

## SCUBE Block 1 Servicing Strategies

LEGEND

AREA BOUNDARY

MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

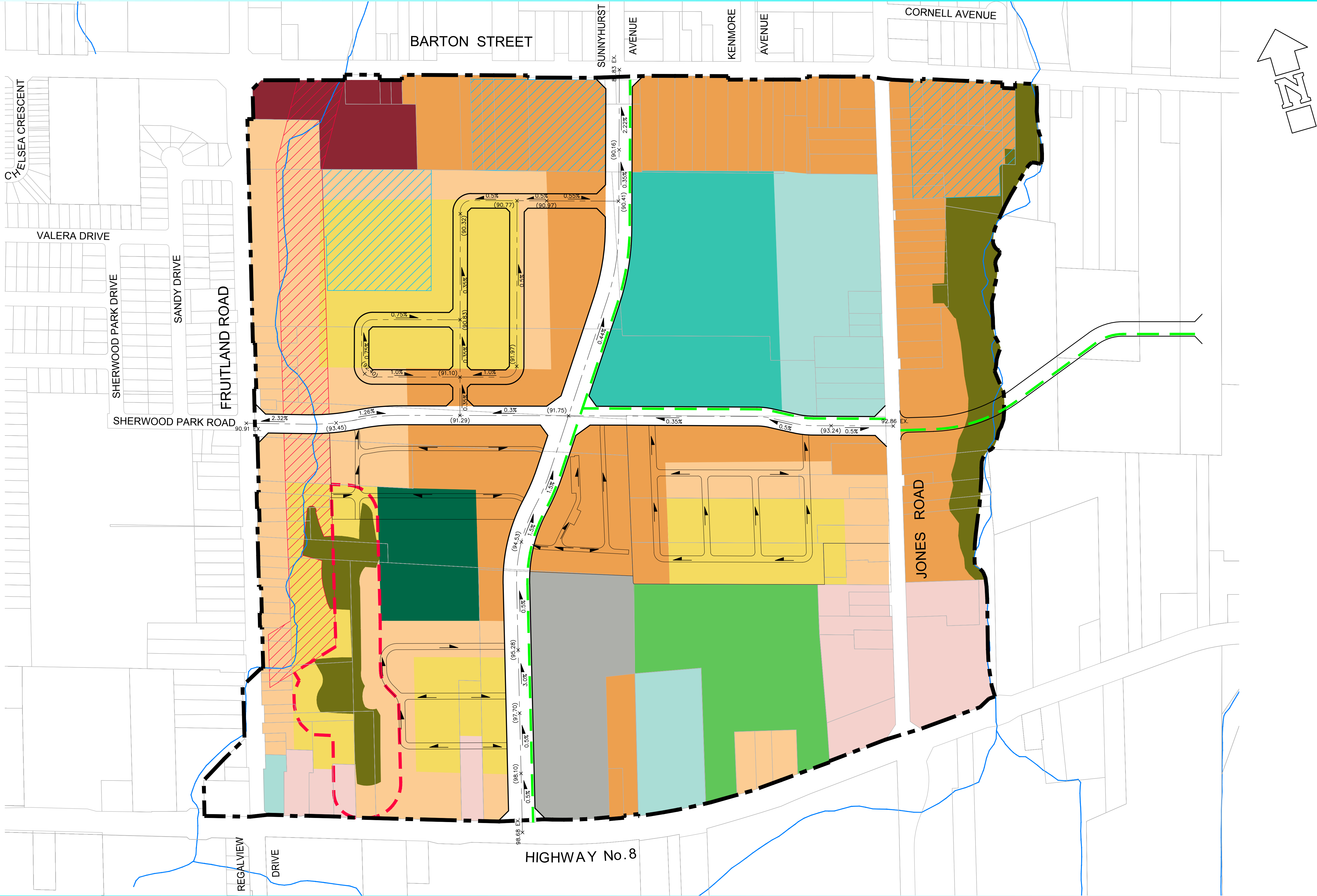
GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

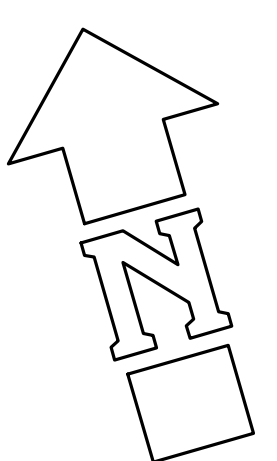
PROPOSED NATURAL CREEK  
CHANNELIZATION

NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS





## SCUBE Block 1 Servicing Strategies





LEGEND

AREA BOUNDARY

MULTI-USE TRAIL

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

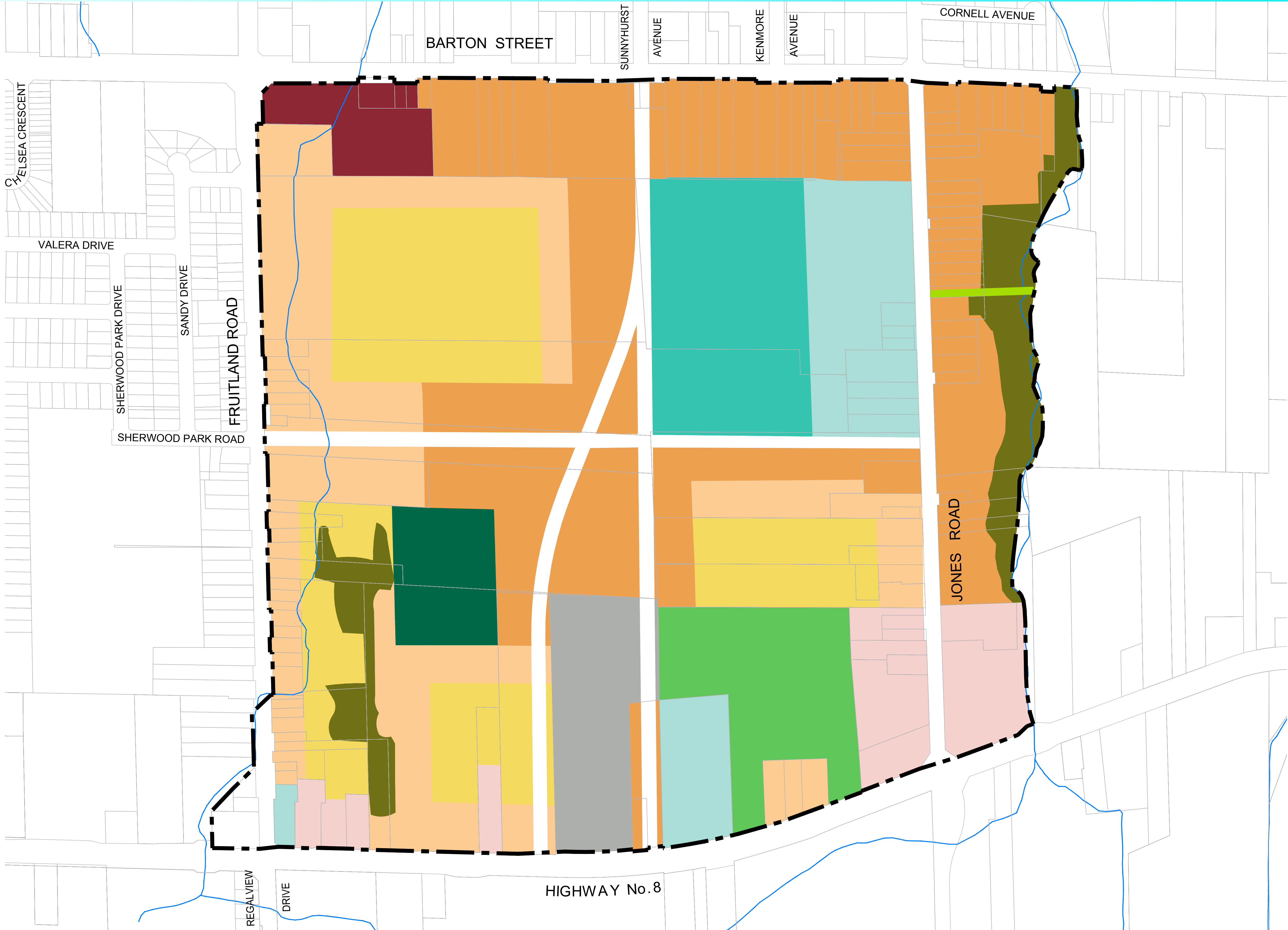
NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

GENERAL CONSTRAINTS

UTILITY





## SCUBE Block 1 Servicing Strategies





# Conceptual Watermain Plan

## SCUBE Block 1 Servicing Strategies

LEGEND

EX. 400mm WATERMAIN

200mmØ

AREA BOUNDARY

MULTI-USE TRAIL  
PEDESTRIAN/CYCLING  
CONNECTION

LOW DENSITY RESIDENTIAL 2  
(20-40 UNITS PER HECTARE)

LOW DENSITY RESIDENTIAL 3  
(40-60 UNITS PER HECTARE)

MEDIUM DENSITY RESIDENTIAL 2  
(60-75 UNITS PER HECTARE)

LOCAL COMMERCIAL

ARTERIAL COMMERCIAL

INSTITUTIONAL

COMMUNITY PARK

NEIGHBOURHOOD PARK

STORMWATER  
MANAGEMENT FACILITY

GENERAL OPEN SPACE

GENERAL CONSTRAINTS

UTILITY

PROPOSED STORMWATER  
MANAGEMENT FACILITY

PROPOSED NATURAL CREEK  
CHANNELIZATION

NATURAL HERITAGE FEATURES  
ON HIGHLIGHTED PROPERTY  
TO BE IDENTIFIED AND ASSESSED  
AS PART OF AN EIS

The map displays a conceptual watermain plan for SCUBE Block 1. It shows a network of streets including Barton Street, Sunnyhurst Avenue, Kenmore Avenue, Cornell Avenue, Valera Drive, Sherwood Park Drive, Sandy Drive, Fruitland Road, Sherwood Park Road, Jones Road, Regalview Drive, and Highway No. 8. The plan includes various land use zones: Low Density Residential 2 (yellow), Low Density Residential 3 (orange), Medium Density Residential 2 (dark orange), Local Commercial (pink), Arterial Commercial (dark red), Institutional (light blue), Community Park (teal), Neighbourhood Park (dark green), Stormwater Management Facility (grey), General Open Space (light green), and General Constraints (dark green). Watermain lines are shown in blue, with existing lines labeled 'EX. 400mm WATERMAIN' and proposed lines labeled '200mmØ' or '300mmØ'. A multi-use trail pedestrian/cycling connection is shown as a dashed green line. A red dashed line indicates natural heritage features on highlighted property to be identified and assessed as part of an EIS. A north arrow is located in the top right corner.

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