



October 26, 2020

154-16

Via Delivered & Digital Submission

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

OCT 26 2020

Dear Ms. Fabac:

**RE: The Browlands
801, 820, 828, 865 and 870 Scenic Drive, Hamilton
Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Valery (Chedoke Browlands) Developments Inc. (Owner), and is pleased to submit an application for a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment for the lands known municipally as 801, 820, 828, 855, 865 & 879 Scenic Drive in the City of Hamilton.

The subject lands is designated as Neighbourhoods and Open Space in the Urban Hamilton Official Plan. The lands are currently zoned Low Density Multiple Dwellings "DE-H/S-1600", Multiple Dwellings, Lodges, Clubs, Etc. "E-H/S-1600" in the Former City of Hamilton Zoning By-law No. 6593 and Conservation Hazard Land "P5" and "P5, 672, H69" in the City of Hamilton Zoning By-law No. 05-200. This existing policy and zoning framework was established via a previous Ontario Municipal Board Decision No. PL100691 involving the previous owner.

The proposed development provides the adaptive reuse of the Long & Bisby Building and enhances the linear park along the Escarpment Brow, while providing appropriately scaled development in the form of townhouses and mid-rise multi-unit buildings. The design of the proposal is divided in west side and east side. The west side proposed development includes 56 townhouse units and 204 apartment units which totals 260 units served by 559 above and below grade parking spaces. The east side will be comprised of 370 units in multi-unit buildings or townhouses collectively served by 555 above and below grade parking spaces.

The purpose of the Official Plan Amendment is to permit the proposed density of 87 units per hectare for Area Special Policy B-1 and 130 units per hectare for Area Specific Policy B-2 within the Chedmac Secondary Plan and various map changes in the Urban Hamilton Official Plan. The purpose of the Zoning By-law Amendment is to place the zoning into a site specific zones within the City of Hamilton Zoning By-law No. 05-200 and the Former City of Hamilton Zoning By-law No. 6593, which will establish appropriate standards for the development.

In keeping with the initial Formal Consultation Document and subsequent Formal Consultation Waiver (FC-18-004(R)) issued August 25, 2020, in support of the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application, please find enclosed the following:


- One (1) copy of the Survey Plan prepared by A.T. McLaren;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the draft Official Plan & Zoning By-law Amendments prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report including Parks Issues Assessment prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Draft Plan of Subdivision prepared by UrbanSolutions;
- One (1) copy of the Architectural Package prepared by KNYMH;
- One (1) copy of the Urban Design Guidelines prepared by MSAI;
- One (1) copy of the Cultural Heritage Impact Assessment prepared by Megan Hobson;
- One (1) copy of the Tree Management Plan/Tree Protection Plan prepared by Dougan & Associates;
- One (1) copy of the Environmental Impact Study including Limit of Environmentally Significant Area prepared by Dougan & Associates;
- One (1) copy of the Slope Assessment prepared by Landtek Limited;
- One (1) copy of the Geotechnical Investigation prepared by Landtek Limited;
- One (1) copy of the Hydrogeologic Investigation prepared by Landtek Limited;
- One (1) copy of the Functional Servicing Report and Stormwater Management Plan/Report including Grading Plan, Erosion and Sediment Control Plan, Servicing Options Report, Water and Wastewater Servicing Study, Construction Management Plan, Master Drainage Plan, Engineering Memo/Excavation Study, Watercourse Characterization Memo and Sanitary Drainage Area Plan prepared by Wood;
- One (1) copy of the Noise Impact Study prepared by Novus/SLR Consulting;
- One (1) copy of the Transportation Impact Study including Transportation Demand Management Options Report and Sightline Study prepared by NexTrans Engineering Consultants;
- One (1) copy of the Visual Impact Assessment prepared by MBTW Group;
- One (1) copy of the Technical Design Brief: Tributary of Chedoke Creek Realignment prepared by GeoMorphix;
- One (1) copy of the Chedoke Creek Planform and Profile Plan prepared by GeoMorphix;
- One (1) copy of the Meander Belt Width Delineation Letter prepared by GeoMorphix;
- One (1) copy of the Formal Consultation Waiver document letter dated August 25, 2020;
- One (1) copy of the completed Official Plan and Zoning By-law Amendment Application form;
- One (1) copy of the completed Draft Plan of Subdivision Application form;
- A cheque in the amount of **\$185,625.75** made payable to the City of Hamilton for the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application;
- A cheque in the amount of **\$14,450.00** made payable to Hamilton Conservation Authority for the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application.

We look forward to working with you and your staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Matt Johnston, MCIP, RPP
Principal

- cc. Messrs. Ted Valeri and Paul Valeri, Valery, Ms. Amber Lindsay (Chedoke Browlands) Developments Inc. (Hard copy)
- Councillor Terry Whitehead, City of Hamilton Ward 14 (Cover letter & Concept Plan only)
- Steve Robichaud, MCIP, RPP, Chief Planner and Director of Planning, City of Hamilton (Cover letter & Concept Plan only)
- Shannon McKie, MCIP, RPP, Senior Project Manager, City of Hamilton (Hard copy)