



# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





# Proposed Development

## Official Plan and Zoning By-law Amendment & Draft Plan of Subdivision

801, 820, 828, 865 and 870 Scenic Drive, Hamilton

Owner: Valery (Chedoke Browlands) Developments Inc.

Agent: UrbanSolutions Planning & Land Development Consultants Inc.  
c/o Matt Johnston

May 18, 2021





# Agenda

1. **Format for the Virtual Information Meeting**
2. **Overview of the Subject Lands**
3. **Review of previous planning approvals**
4. **Detailed outline of current development proposal**
5. **Summary of the Planning Act application process**
6. **Question & Answer Period**
7. **End – 7:30pm**







# Subject Lands

- **Location:** 801, 820, 828, 865 and 870 Scenic Drive, between Scenic Drive and the Niagara Escarpment brow
- **Size:** +/-10.69ha (+/-26.41 acres)
- **Current Use:** Sanatorium Road, lands currently vacant except for the existing Long & Bisby Building

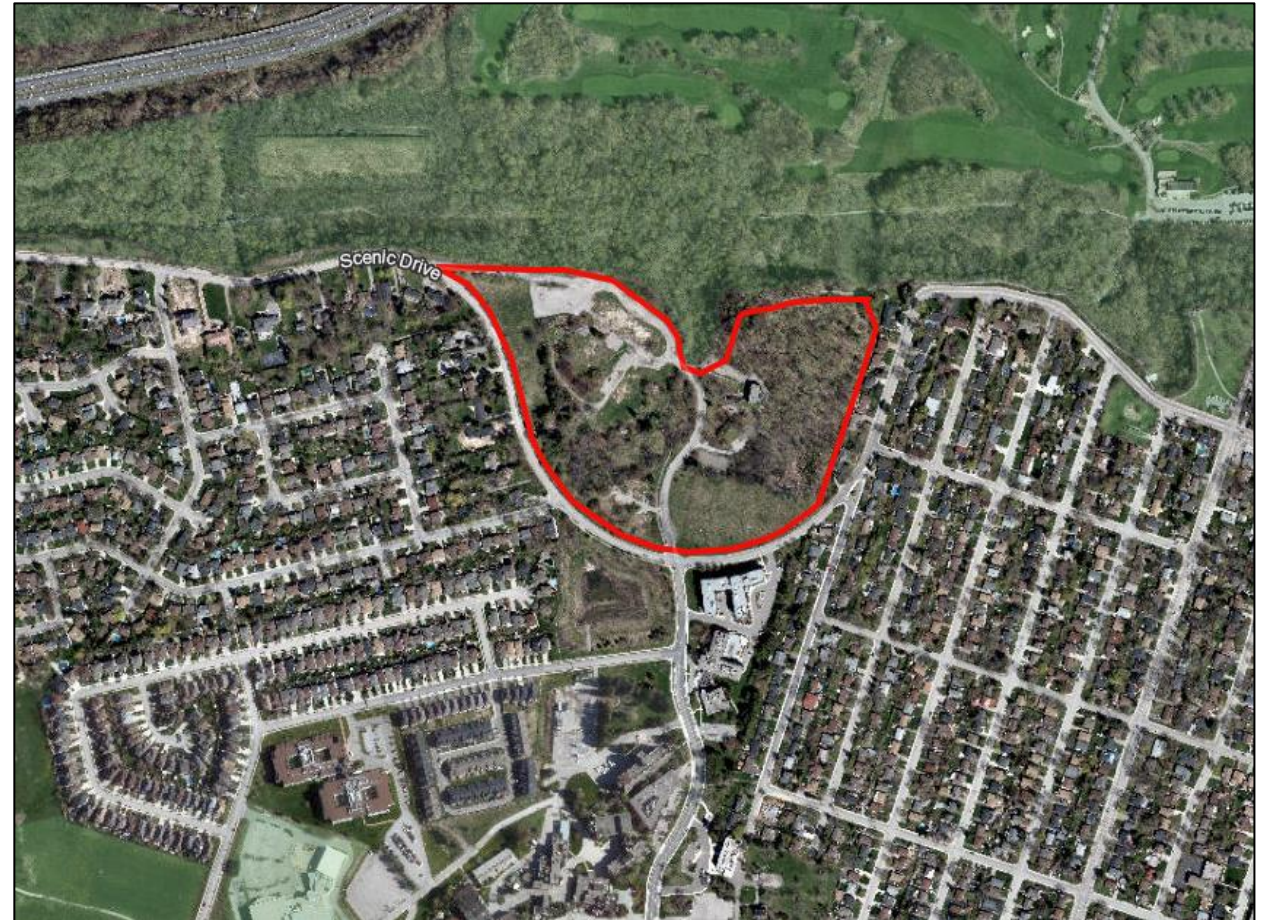






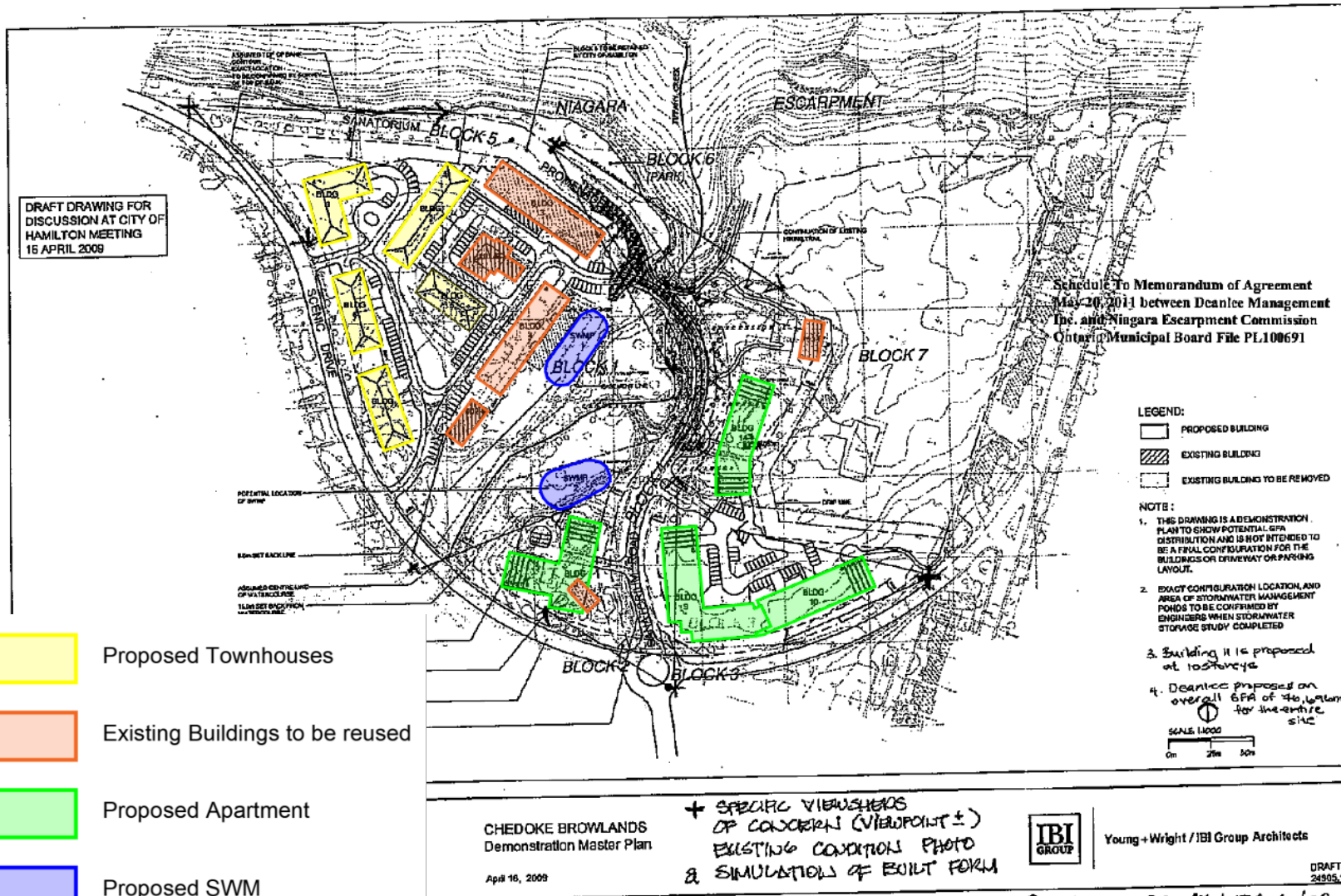
# Surrounding Area

- **North:** Niagara Escarpment & Chedoke Civic Golf Club.
- **South:** Four (4) storey Pine Residences of Columbia College, former Chedoke Hospital lands, and the under construction Scenic Trails development
- **East:** Single detached dwellings
- **West:** Single detached dwellings





# Initial Concept Plan



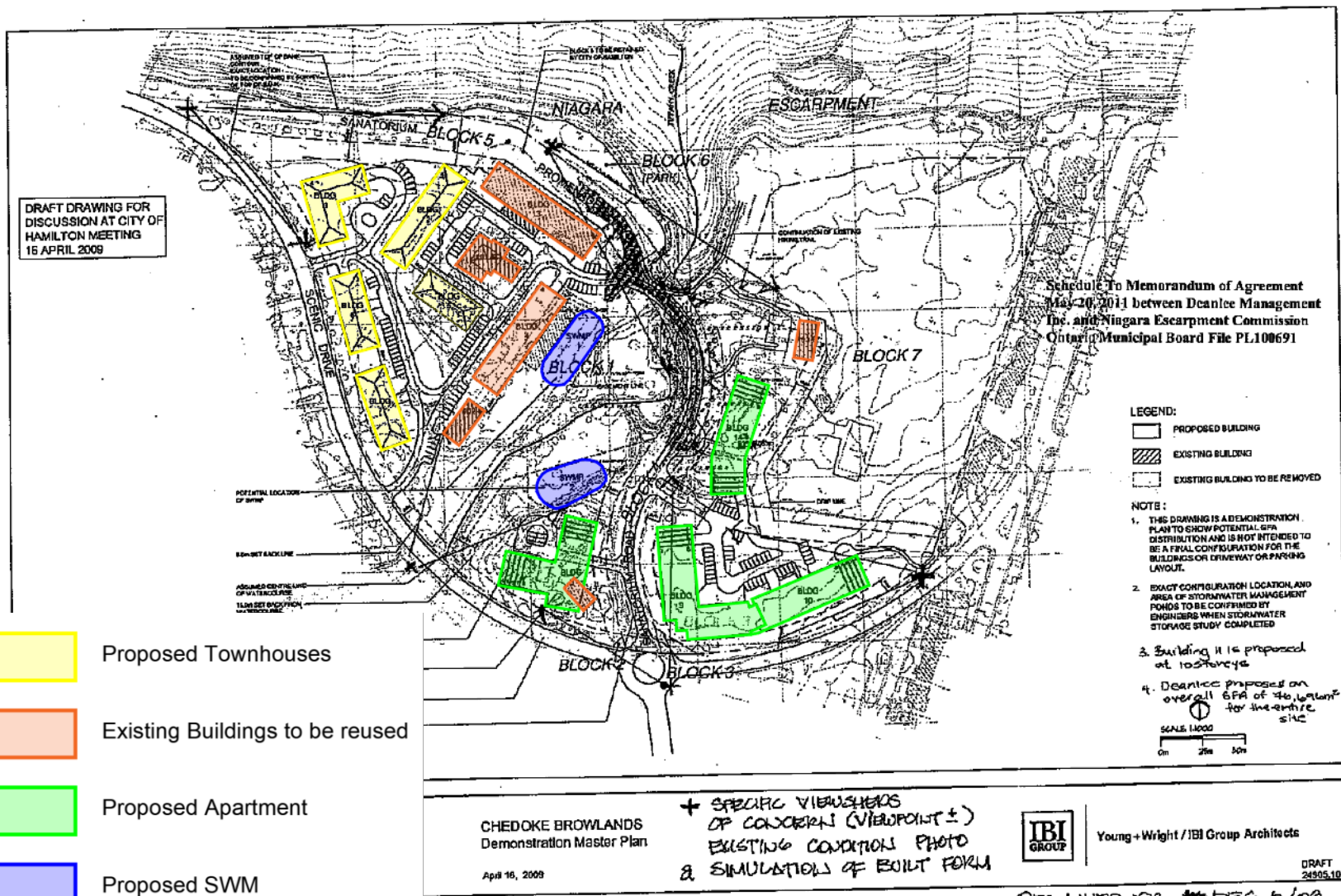
## East Side

- Permit: Low-Rise & Mid-Rise Apartments
- Max. Building Height: 6 storeys
- Max. Residential Units: 335
- Long & Bisby can be 12 residential units or list of other uses including Office, Personal Service and Retail.





# Initial Concept Plan

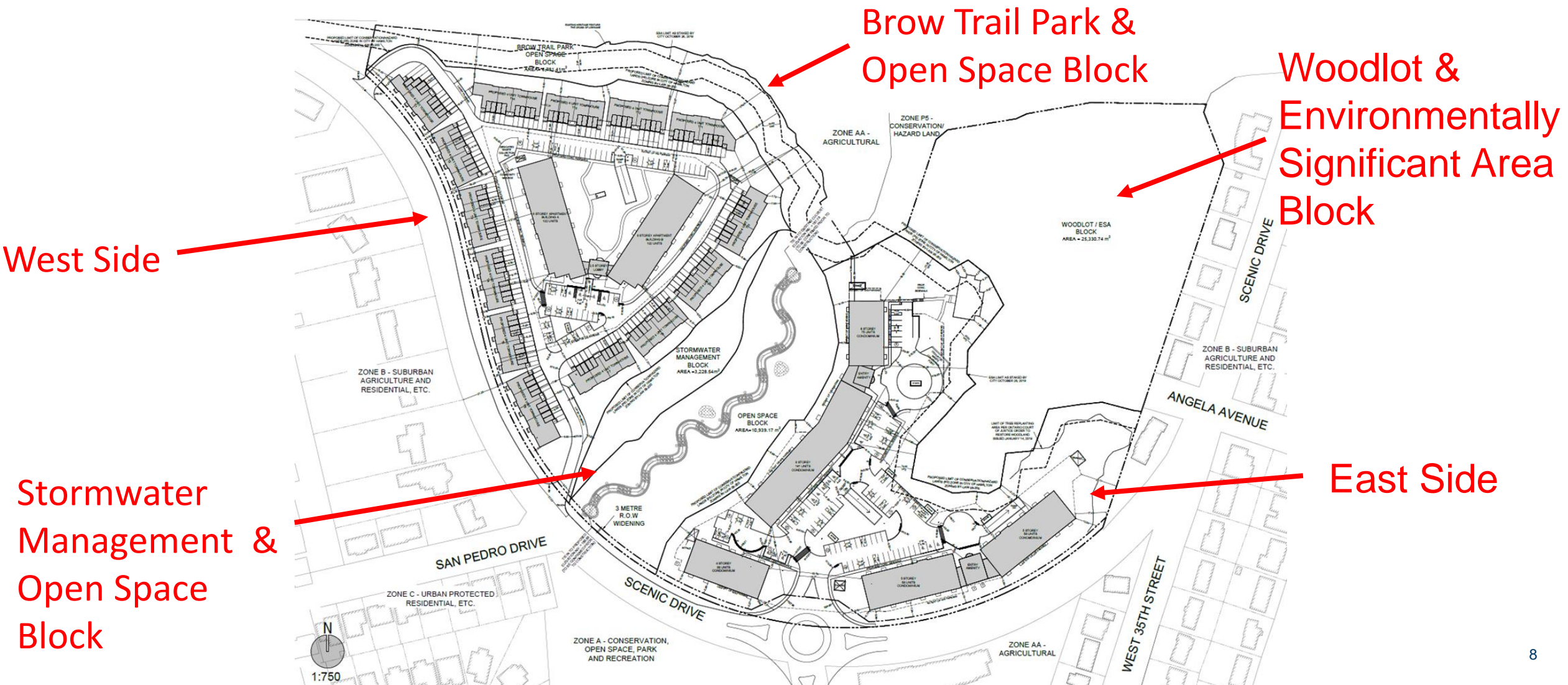


## West Side

- Permit: Low-Rise & Block Townhouses
- Max. Building Height: 4 storeys interior to the site & 3 to the exterior of the site.
- Max. Residential Units: 195



# Proposed Development

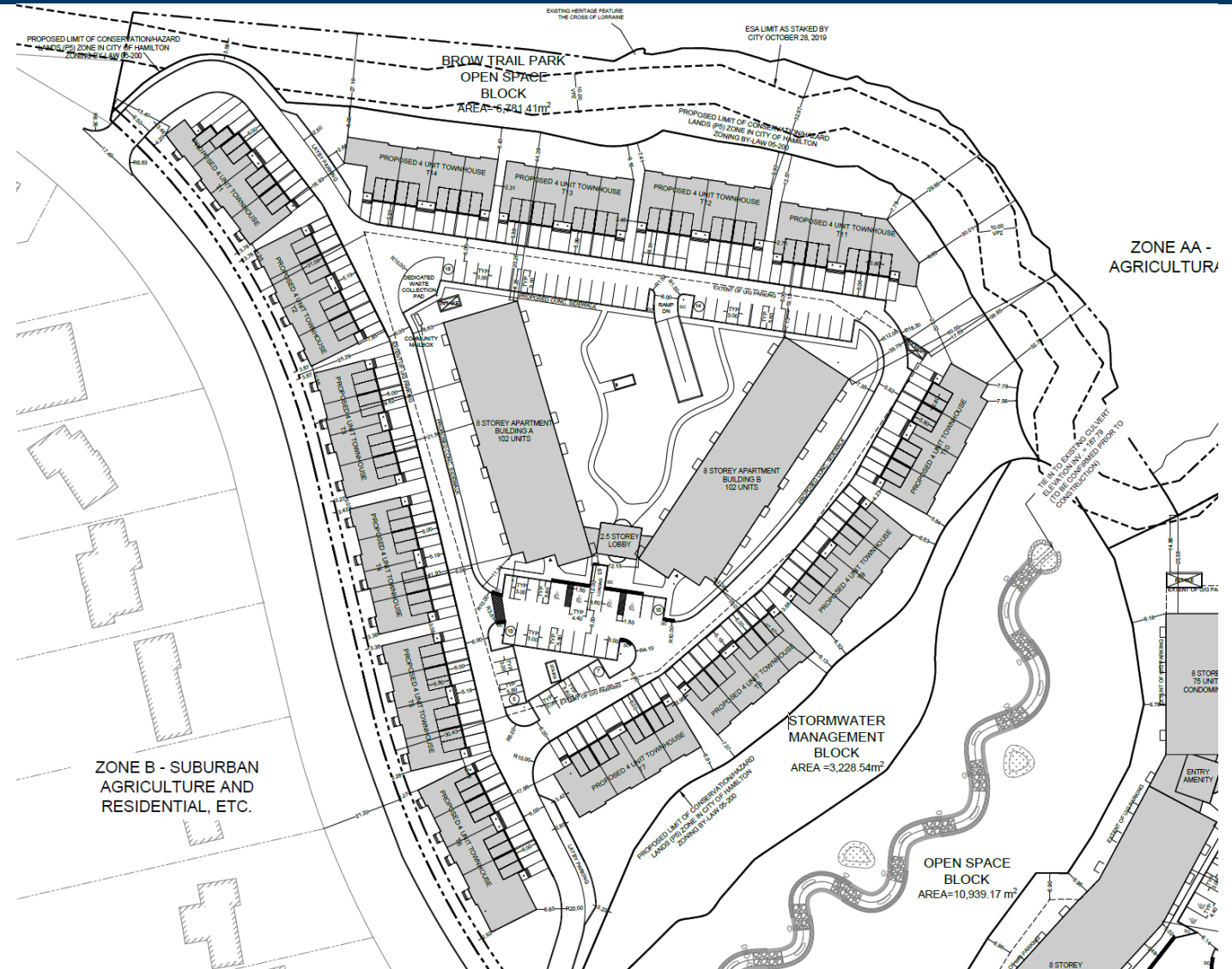






# Proposed Development – West Side

- 56 Townhouse units
  - 4 parking spaces per dwelling unit
  - 64 visitor parking spaces
  - Fourteen blocks of 2/3 storey townhouses
- 204 apartment units
  - 271 parking spaces (underground)
  - 147 underground lockers.
  - Two 8 storey apartment buildings (102 units in each building)
- 260 total units
  - 559 parking spaces (including 4 barrier free parking spaces)





# Proposed Development – West Side Built Form







# Proposed Development – West Side Built Form





# Proposed Development –West Side Built Form

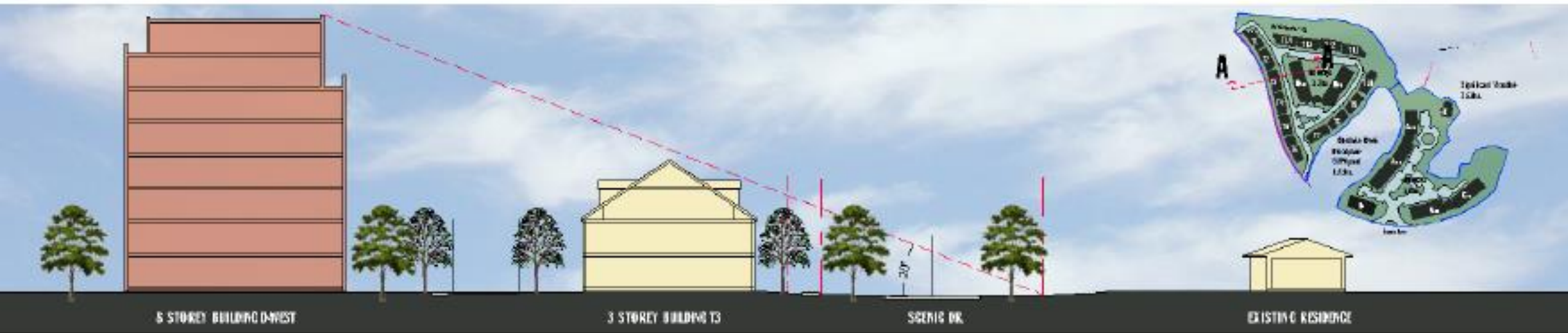


View along Scenic Drive showing proposed townhouses





# Proposed Development – West Side Angular Plane



8 Storey Building

3 Storey Townhouse

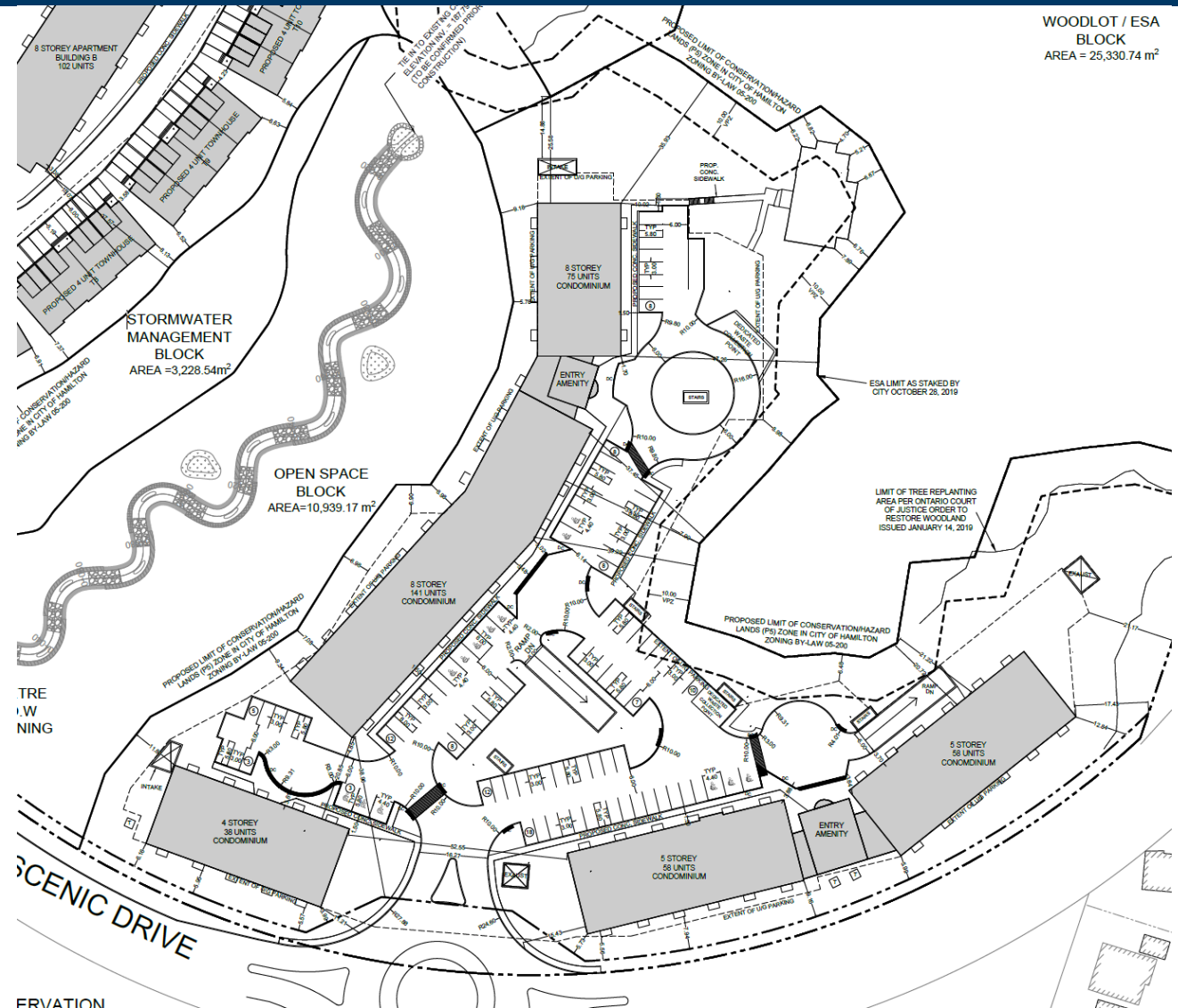
Scenic Drive

Existing Dwelling



# Proposed Development – East Side

- Two 8 storey apartment buildings
  - 216 dwelling units ( 75 unit building and 141 unit building)
- One 4 storey apartment building
  - 38 dwelling units
- Two 5 storey apartment buildings
  - 116 dwelling units (58 units in each building)
- Long & Bisby Building
  - Office building
  - 20 underground parking spaces
- 370 total units
  - 102 visitor parking spaces (including 13 barrier free parking spaces) above ground
  - 433 underground parking spaces
  - 330 underground lockers







# Proposed Development – East Side Built Form







# Proposed Development – East Side Built Form







# Proposed Development – East Side Built Form



View entering the site from Scenic Drive (8 storey building shown & Long & Bisby in the back)



# Proposed Development – East Side Built Form



View entering the site from Scenic Drive (4 storey building shown & 8 storey building in back)





# Proposed Development – East Side Long & Bisby Building



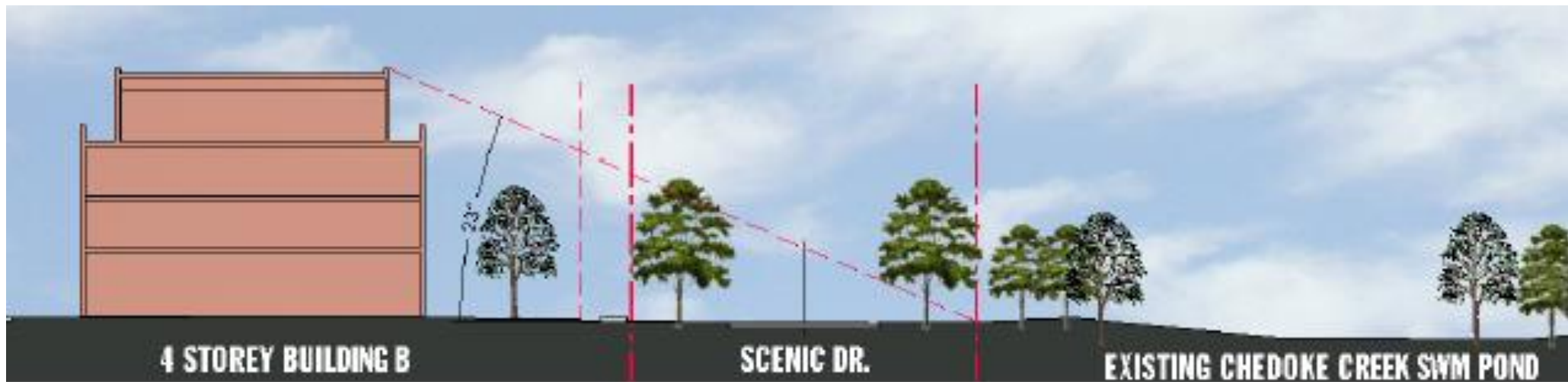
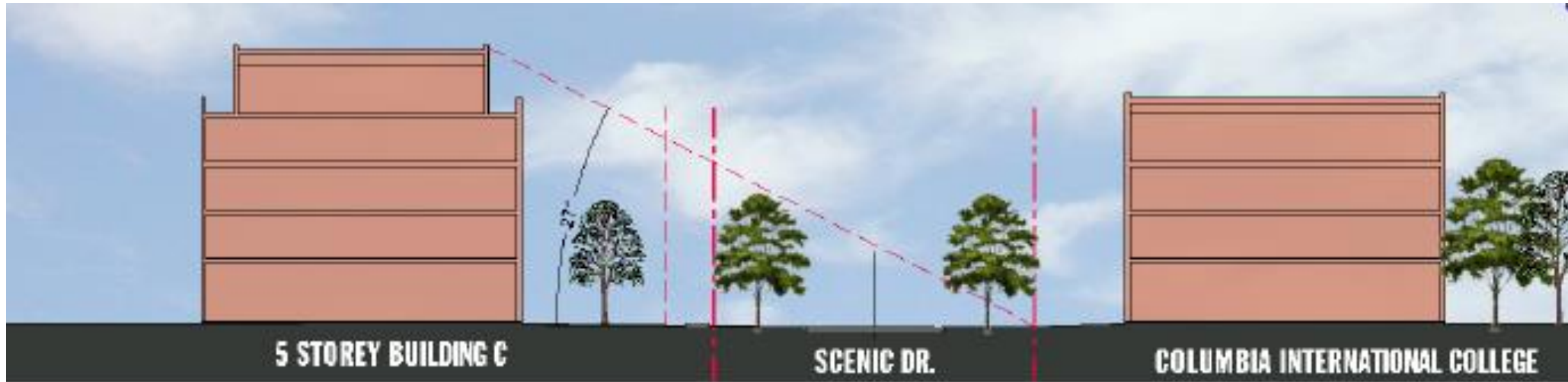
Existing



Proposed



# Proposed Development – East Side Angular Plane

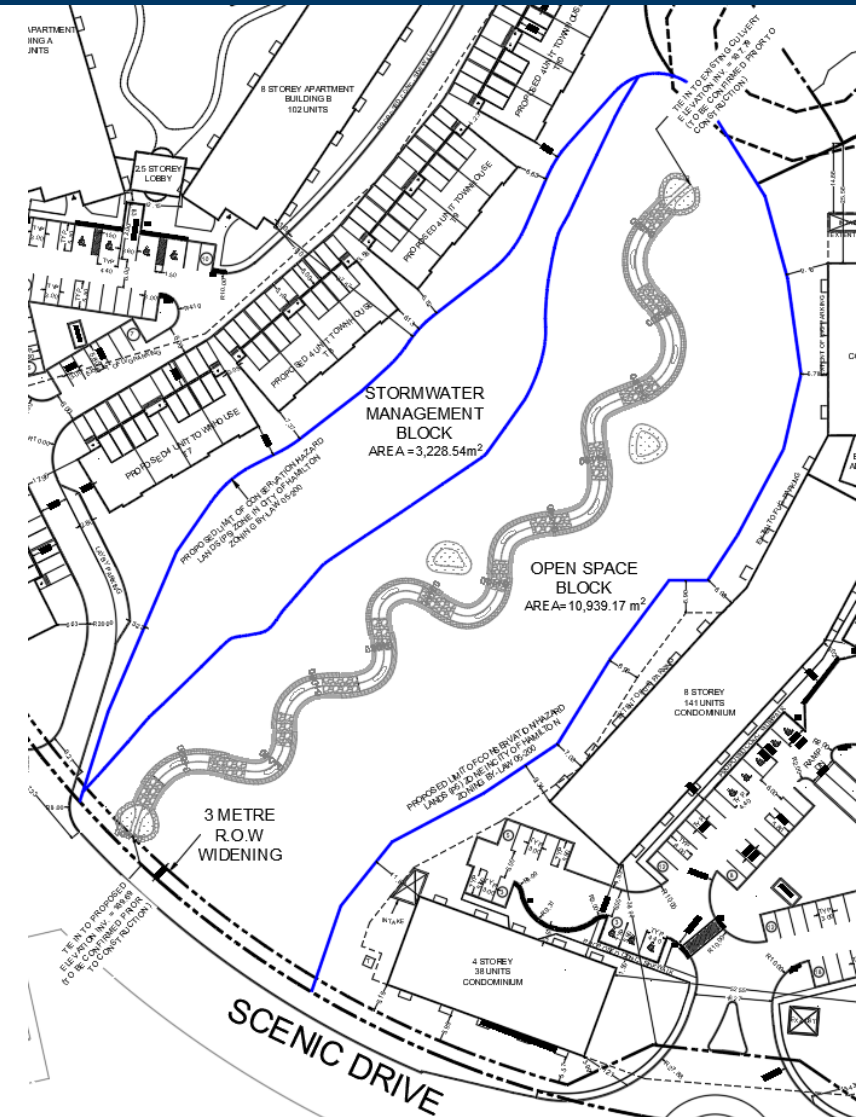






# Proposed Development – Stormwater Management & Open Space Block

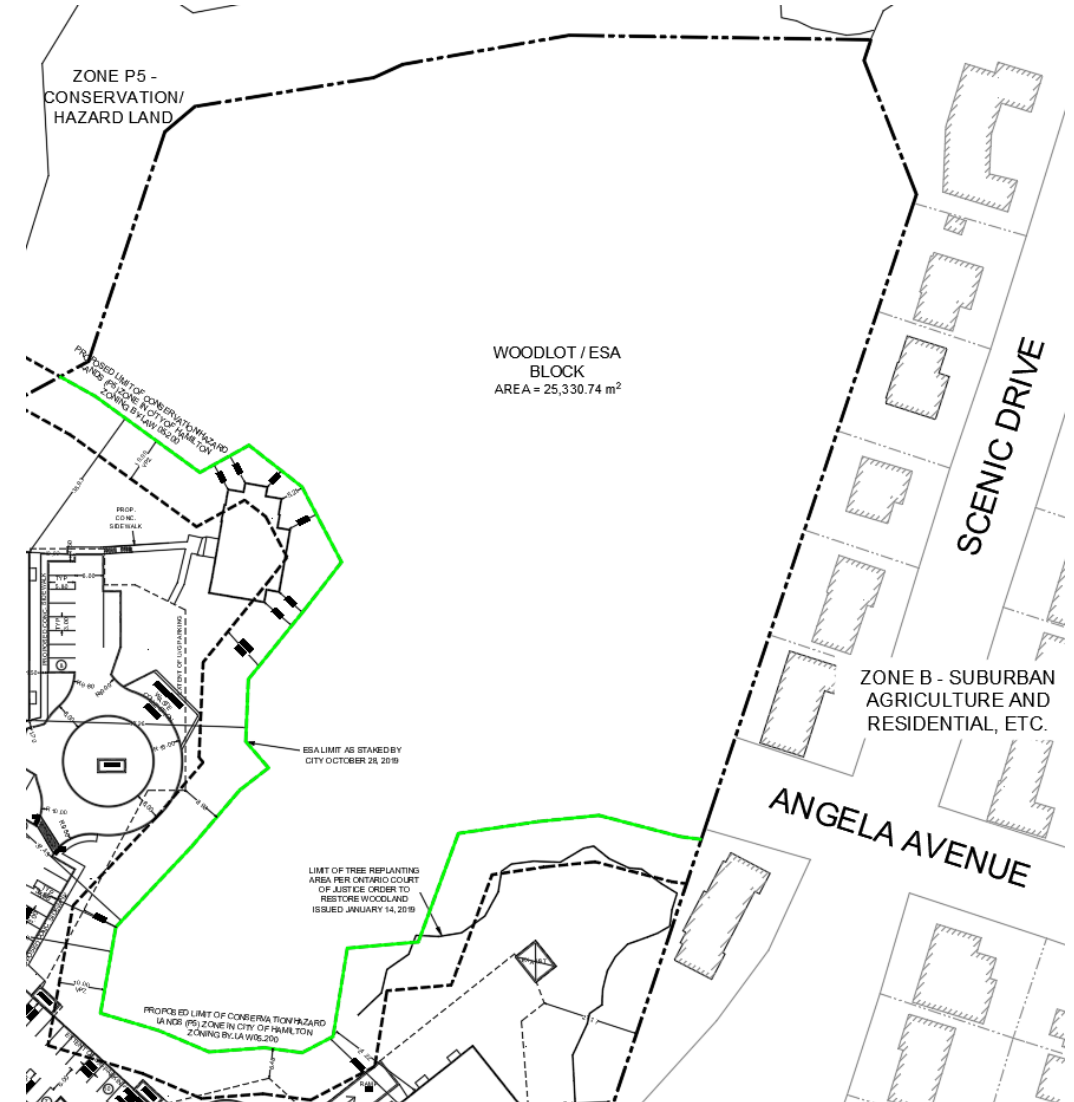
- Stormwater Management Block
  - Area: 3,228.54 m<sup>2</sup> (0.322 ha)
- Open Space Block
  - Area: 10, 939.17 m<sup>2</sup> (1.093 ha)
  - Reconfigured creek





# Proposed Development – Woodlot & Environmentally Significant Area Block

- Woodlot & Environmentally Significant Area (ESA) Block
  - Area: 25,330.74 m<sup>2</sup> (2.530 ha)

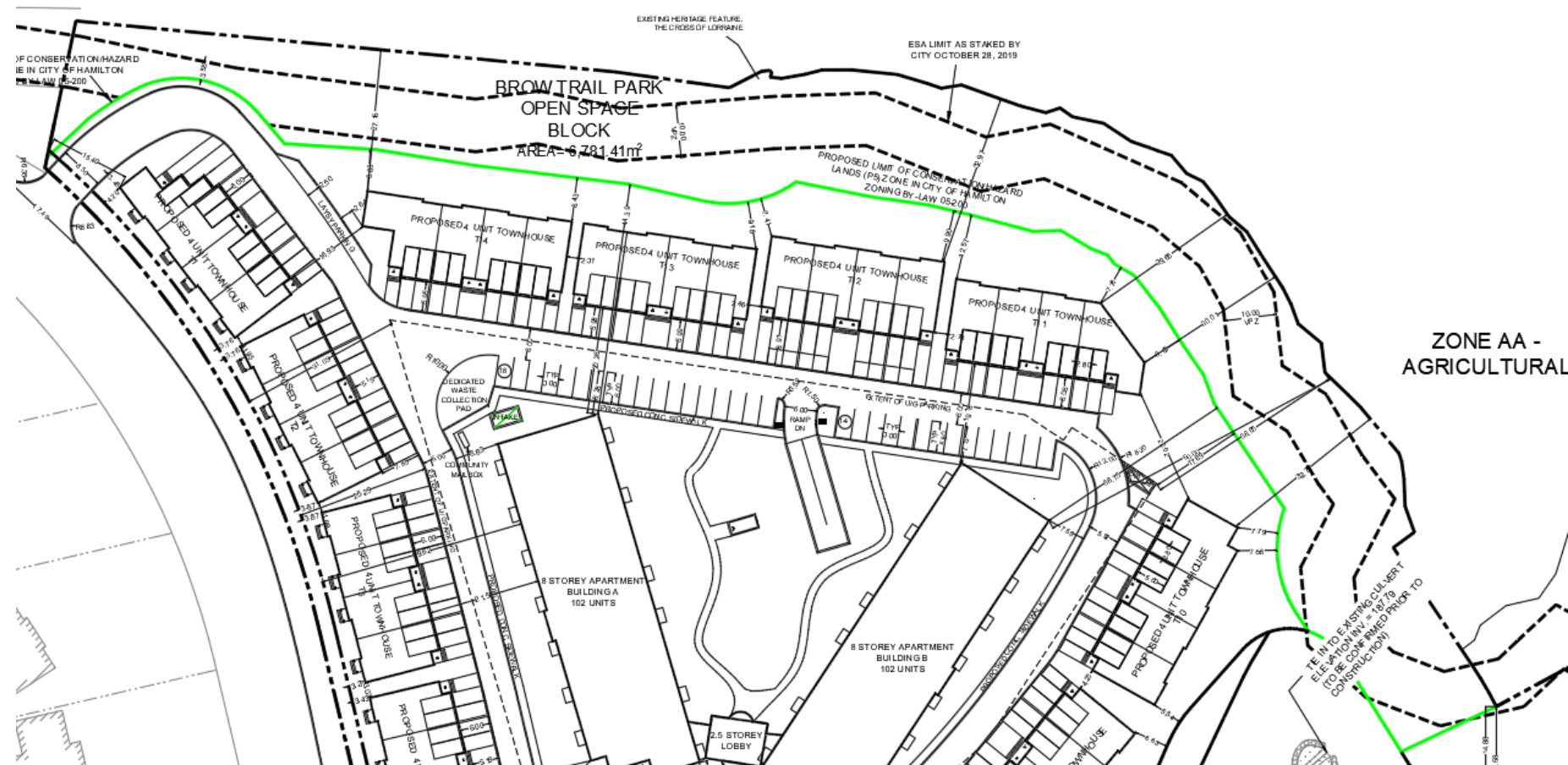






# Proposed Development –Brow Trail Park & Open Space Block

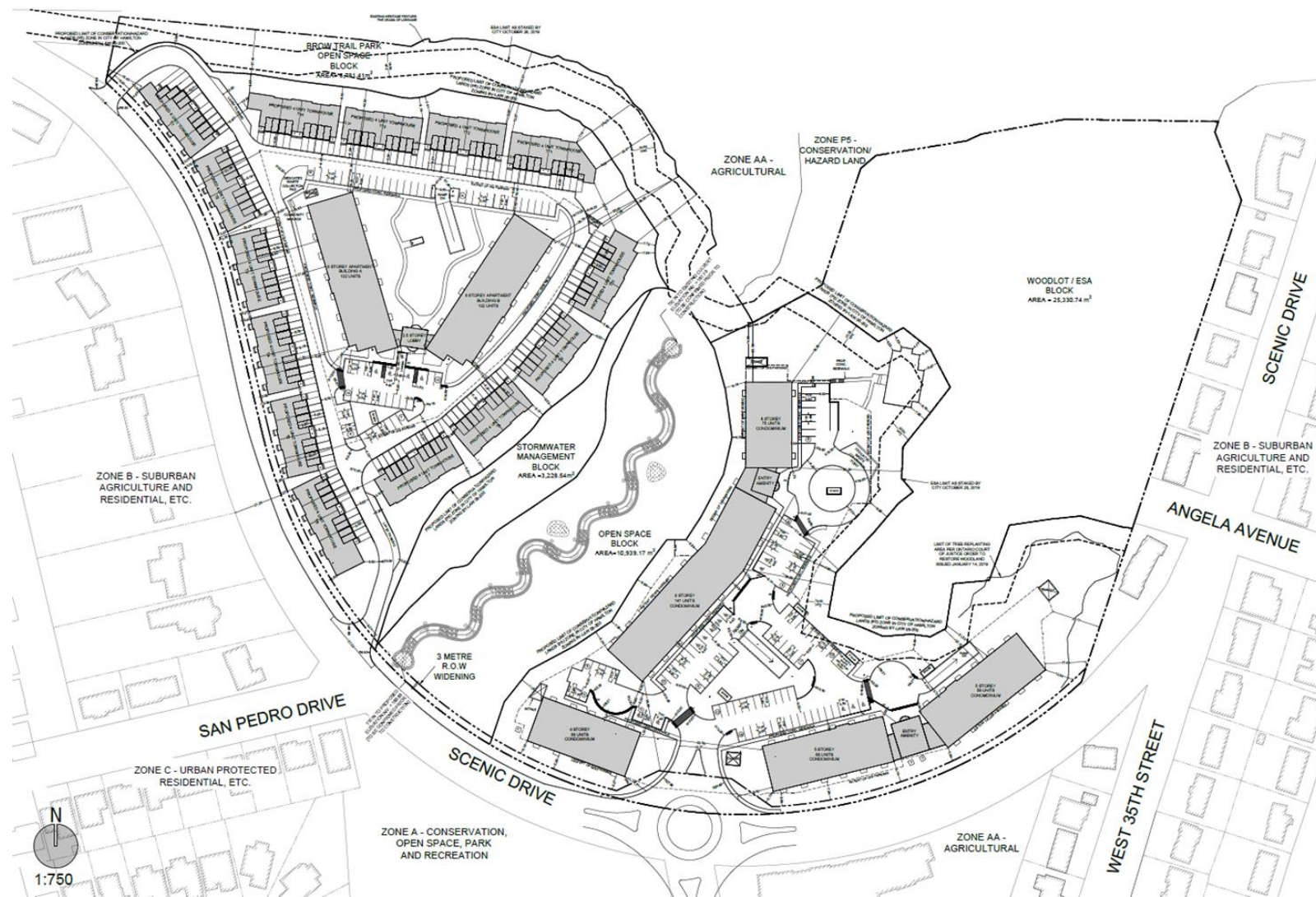
- Brow Trail Park & Open Space Block
  - Area: 6,781.41 m<sup>2</sup> (0.678 ha)





# Proposed Development – Overall

- 630 residential units
- 1 office building
- 1114 parking spaces
- 477 underground lockers







# Planning Act Application Process

## **Current Applications**

- Official Plan Amendment Application
- Zoning By-law Amendment Application
- Draft Plan of Subdivision Application

## **Future Applications**

- Draft Plan of Condominium
- Site Plan Applications



# Official Plan

- Urban Hamilton Official Plan – Urban Land Use Designations

- Neighbourhood
- Major Open Space



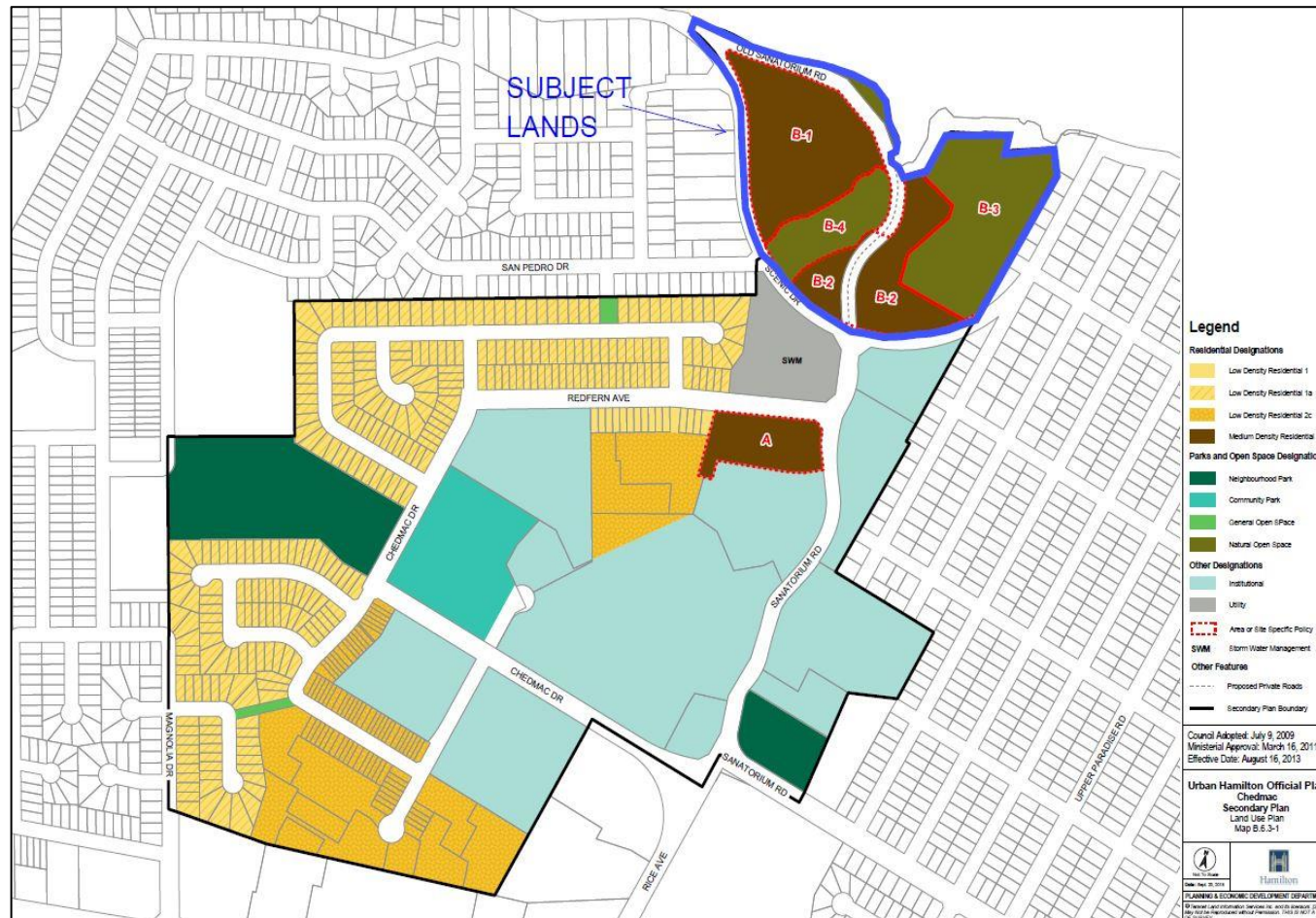




# Official Plan Amendment Secondary Plan

- Urban Hamilton Official Plan –  
Chedmac Secondary Plan

- Medium Density Residential 3
- Natural Open Space
- Special Policy Area B-1, B-2, B-3 & B-4

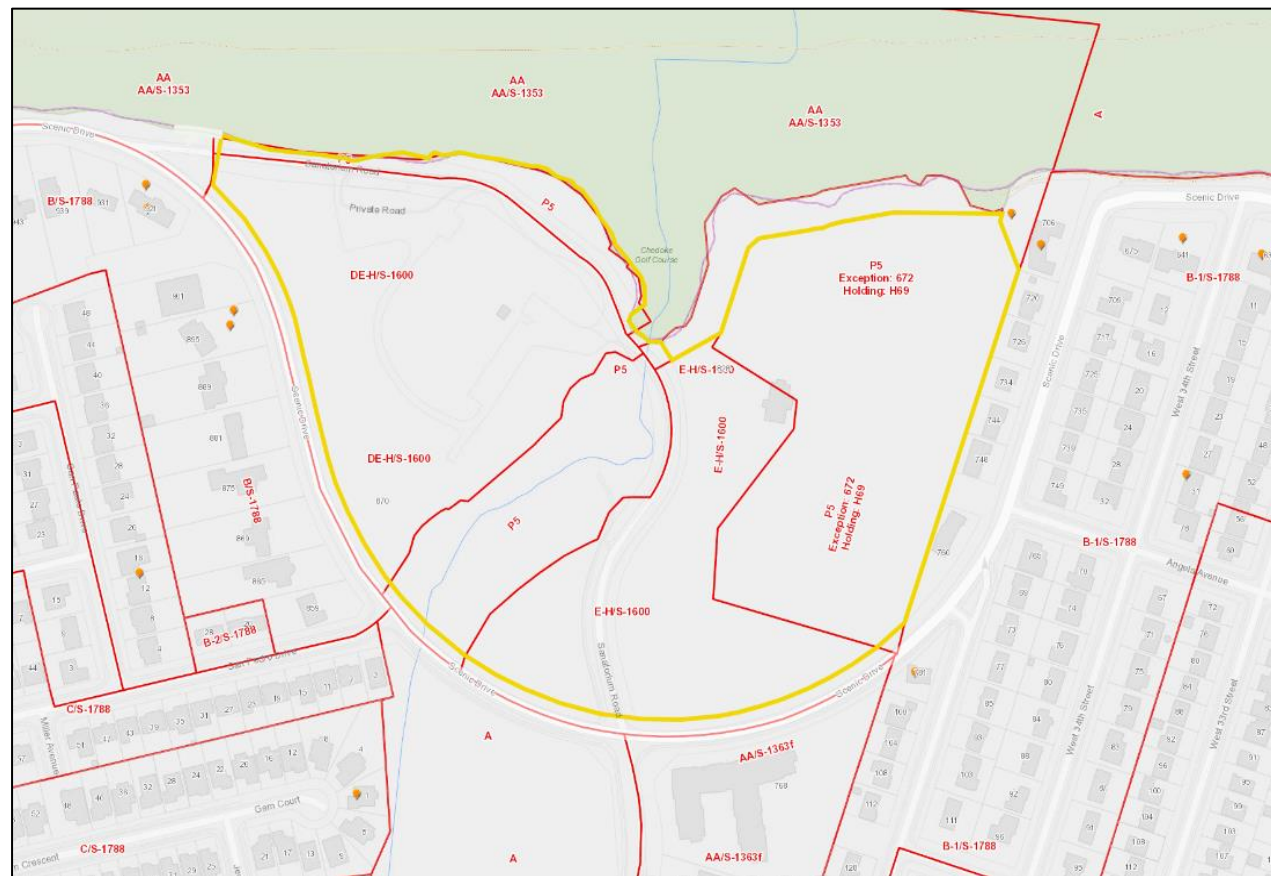




# Zoning By-law Amendment

## City of Hamilton Zoning By-law No. 05-200 & 6593

- (P5) Conservation/Hazard Land Zone
- (P5,627,H69) Conservation Hazard Land Zone
- City of Hamilton Zoning By-law No. 6593
  - “DE-H/S-1600” Low Density Multiple Dwellings
  - “E-H/S-1600” Multiple Dwellings, Lodges, Clubs, Etc.







# Supporting Studies/Plans

- Survey Plan
- Concept Plan
- draft Official Plan and Zoning By-law Amendment
- Urban Design Report
- Cultural Heritage Impact Assessment
- Environmental Impact Statement & ESA
- Slope Stability Study and Report
- Tree Management Plan
- Erosion and Sediment Control Plan
- Hydrogeological Study;
- Grading Plan
- Master Drainage Plan
- Stormwater Management Plan
- Soils/Geotechnical Study
- School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment
- Functional Servicing Report
- Servicing Options Report
- Water and Wastewater Servicing Study
- Sanitary Drainage Area
- Construction Management Plan
- Noise Impact Study
- Transportation Impact Study
- Traffic Calming Report
- Public Consultation Strategy
- Cost Acknowledgement Agreement
- Engineering Memo / Excavation Study
- Sightline Study
- Visual Impact Assessment



# Public Participation

- Chedoke Browlands Microsite

<https://urbansolutions.info/chedoke-browlands/>

Date	No. of Users
November 2020	41 users
December 2020	12 users
January 2021	78 users
February 2021	16 users
March 2021	29 users
April 2021	42 users
May 2021	27 users (so far)





# Next Steps

## **Planning Act Application Process**

- Addressing department, agency and public comments
- Staff Recommendation Report
- Statutory Public Meeting

## **Participation**

<https://urbansolutions.info/ched/oke-browlands/>

Email comments to  
[Tim.Vrooman@hamilton.ca](mailto:Tim.Vrooman@hamilton.ca)



# Questions & Answers