

May 11, 2022

154-16

**Via Email**

Mr. Tim Vrooman, BES, MCIP, RPP  
Senior Planner, Development Planning – Suburban  
Planning and Economic Development Planning

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Vrooman:

**RE: The Browlands**  
**870 Scenic Drive and 828 Sanatorium Road, Hamilton**  
**25T-202008, ZAC-20-041 & UHOPA-20-026**  
**Planning Comment Response**

UrbanSolutions has received and reviewed the POST Meeting Comments provided by City Staff on March 18, 2021 and prepared this comment response to the Development Planning and Growth Planning comments provided therein.

Development Planning – Tim Vrooman

*Comment 1* - Planning Justification Report has been revised to include residential intensification, built form and scale policies.

*Comment 2a & b)* – a 2.0 metre setback for the townhouse units along Scenic Drive is maintained, draft By-law has been revised to include balcony encroachments into the yards. No encroachment into the municipal right-of-way is proposed.

*Comment 2c & d)* - Draft By-law has been revised to include Table 1 and 2, previously only Table 1 was included.

*Comment 2e)* - Draft By-law has been revised to include correct section of By-law regarding parking space dimensions.

*Comment 2f)* – There is one proposed dedicated loading space on the west side of the proposed development with the parking dimensions 3.60 metres in width by 10.56 metres in length. On the west side of the development there is two informal loading/moving layby lanes with the minimum dimensions of 3.60 metres by 12.14 metres

*Comment 3a)* - The Underground Parking Plan on the west side has been revised to add an additional drive aisle to reduce the travel distance from the ramp to parking space. In addition, the draft by-law notes the vehicle parking space dimensions for above and below ground.

*Comment 3b)* – *There is no longer a drop off area in front of Building 'B'.*

*Comment 3c)* – The Underground Parking Plan and proposed road widening limits have been revised now no encroachments exist. In addition, the draft by-law notes the vehicle parking space dimensions for above and below ground.

*Comment 4)* - *Planning* Justification Report has been revised to provide status of Sanatorium Road Closure application.

*Comment 5)* – N/A

#### Growth Planning – David Tsai

*Comment 1* - It has been noted that a PIN Abstract is required, enclosed is a copy of the PIN Abstract.

*Comment 2* - The existing Draft Plan of Subdivision 25T200712 is proposed to be abandoned, Draft Plan of Subdivision submitted on October 26, 2020 is the new proposed Subdivision.

*Comment 3* – it is not confirmed the ownership of the proposed development however this will likely be a mixture of a Standard and Common Element Condominium. Future discussions with client are required.

*Comment 4* – The Long & Bisby building future home of Valery Group office will be part of the Condominium within Block 5.

*Comment 5* – Noted. Will be in contact with Growth Planning prior to the closure of Sanatorium Road.

*Comment 6* – Easements will be confirmed if required once tenure is confirmed.

*Comment 7* – Noted.

*Comment 8* – Noted.

*Comment 9* – Municipal right of way width is now included in Draft Plan of Subdivision.

*Comment 10* – all natural and artificial features are shown within the Topographic Survey on the Draft Plan of Subdivision.

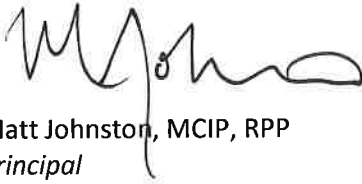
*Comment 11* – Soil type is to be confirmed later.

*Comment 12* – A.T. McLaren has confirmed all Parts shown on Plan 62R-17555 that are included within the limits of the Draft Plan as well as the public ROW (Sanatorium Road).

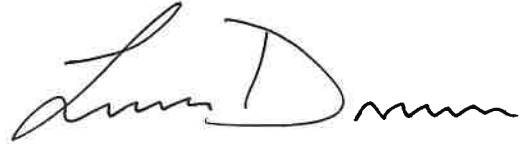
*Comment 13 – Noted.*

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**

A handwritten signature in black ink, appearing to read 'M Johnston', written in a cursive style.

Matt Johnston, MCIP, RPP  
*Principal*

A handwritten signature in black ink, appearing to read 'Laura Drennan', written in a cursive style.

Laura Drennan, CPT  
*Planning Technician*