

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, 5th 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

As you know, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Valery (Chedoke Browlands) Developments Inc. (Owner), and submitted an application for a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment for the lands known municipally as 870 Scenic Drive and 828 Sanatorium Road in the City of Hamilton on October 26, 2020. In response to the Plan of Subdivision Team (POST) meeting comments were issued on March 18, 2021 and comments received from the public, we're pleased to submit this revised proposal with corresponding revisions to the draft Official Plan Amendment and draft Zoning By-law and Draft Plan of Subdivision.

Notable changes to the Concept Plan include the addition of an internal road connecting the east and west side of the development. As a result, Block Nos. 2 and 4 have been altered slightly to reflect this change. Changes to the east side of the development include reductions in building height for Building 'A' via step backs from the 4th, 7th and 8th storey. As per City comments the cul-de-sac has been removed and placed closer to the intersection of Scenic Drive and Sanatorium Road for better vehicle flow movement. Changes to the west side include the reduction of building height for the multiple dwelling from 8 storeys to 5 storeys. Further, townhouses backing onto the stormwater management block have been removed. In addition, based on City comments the driveway access intersecting at Scenic Drive and San Pedro Drive has been removed and replaced with a pedestrian only walkway. Finally, the total unit count is now 641 units served by 704 parking spaces. A complete summary table of all changes is contained in Appendix E of the Planning Justification Report Addendum included in this submission.

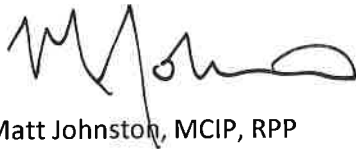
In support of this revised submission, please find enclosed the following:

- 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 Addendum prepared by UrbanSolutions;


- One (1) copy of the Draft Plan of Subdivision prepared by UrbanSolutions;
- One (1) copy of the Planning Comment Response 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 Comment Response Letter prepared by Landtek Limited regarding the Slope Assessment and Geotechnical Investigation;
- 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 Construction Management Plan, Grading Plan, Servicing Plan, Creek Reconstruction Plan and Post Development Floodplain Mapping Plan, Water and Wastewater Servicing Study, Watermain Hydraulic Analysis and Engineering Comment Response Letter prepared by Wood Environment & Infrastructure Solutions;
- One (1) copy of the Engineering Comment Response Letter prepared by Wood Environment & Infrastructure Solutions;
- One (1) copy of the Environmental Noise 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; and,
- One (1) copy of the PIN Abstract.

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.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Laura Drennan, CPT
Planning Technician

- cc. Councillor Terry Whitehead, City of Hamilton Ward 14 (via email)
 Mr. Steve Robichaud, MCIP, RPP, Chief Planner and Director of Planning, City of Hamilton (via email)
 Valery (Chedoke Browlands) Developments Inc. (via email)
 Mr. Russell Cheeseman, Municipal Law Chambers