HIA ADDENDUM

CHEDOKE BROWLANDS

828 SANATORIUM ROAD

HAMILTON, ONTARIO

03 APRIL 2022

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INTRODUCTION

This *Addendum* has been prepared by heritage consultant Megan Hobson for Urban Solutions on behalf of Valery Homes to assess heritage impacts of a revised development proposal for 'The Browlands', a 26-acre site located at 828 Sanatorium Road.

This is an addendum to a previous *Heritage Impact Assessment* (Hobson, 16 October 2020) and addresses formal comments provided by heritage staff and the municipal heritage committee dated March 18, 2021.

HERITAGE PLANNING CONTEXT

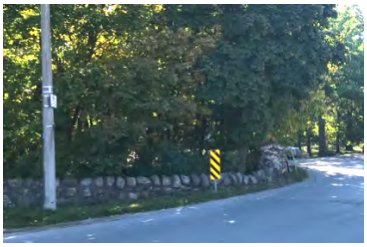
The subject property is the former Brow Site of the Mountain Sanatorium. The cultural significance of the site has been formally recognized through listing on the Municipal Heritage Register. Heritage attributes include the surviving built and natural features that contribute to the *Chedoke Browlands – Brow Campus Cultural Heritage Landscape*. (Map B.6.3-2 – *Chedmac Secondary Plan* - Cultural Heritage Landscapes)

Redevelopment of the Chedoke Browlands has been under discussion since the site became vacant more than a decade ago. All of the former hospital buildings have been demolished with the exception of the Long & Bisby Building.

Site specific heritage policies for redevelopment of the site are outlined in the *Chedmac Secondary Plan* and these policies are reflected in an Ontario Municipal Board Ruling issued on June 22, 2012 that permits heights from 3-6 storeys with a maximum unit count of 530 units.

In March 2021, the City of Hamilton passed *Designation By-law 21-036* to designate lands located at 828 Sanatorium Road. The *Reasons for Designation* are included in the Appendix of this report. Heritage attributes identified in the Designation include exterior elements of the Long & Bisby Building, the open park-like setting of the Long & Bisby Building, and the Cross of Lorraine.

ADAPTIVE REUSE OF THE LONG & BISBY BUILDING

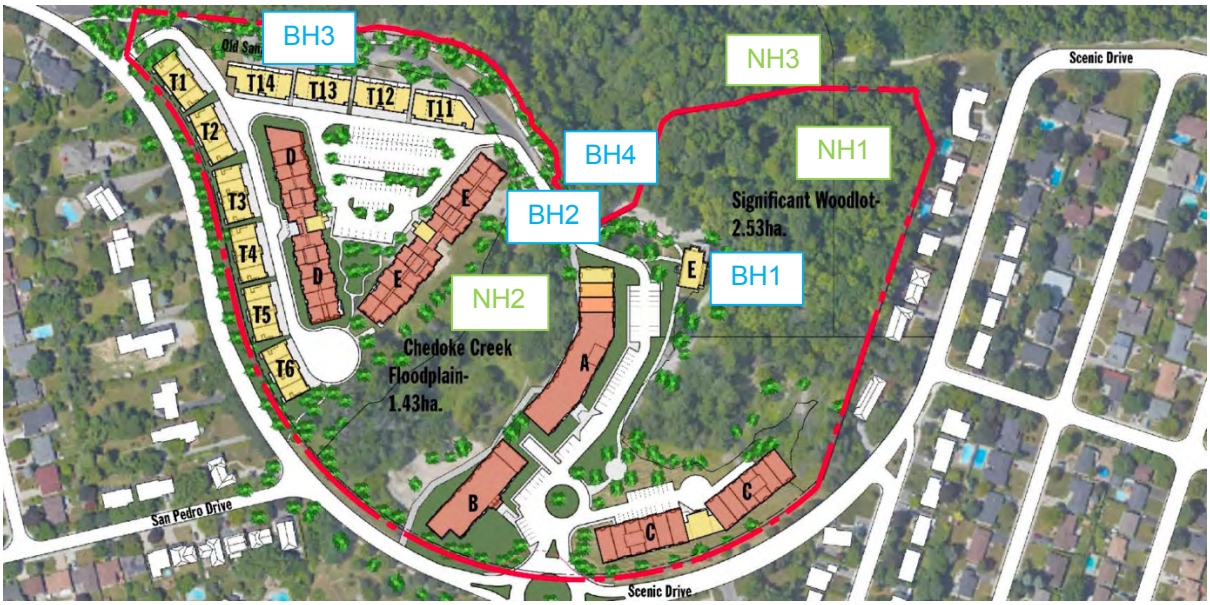


STONE WALL

CROSS OF LORRAINE

REVISED DEVELOPMENT PROPOSAL

The revised development proposal consists of a residential development that includes 15 buildings ranging in height from 2 to 8 storeys, in the form of street townhouses and mid-rise apartment forms, with a total of 641 units.



PROPOSED SITE LAYOUT – 10 BLOCKS OF TOWNHOUSES – APARTMENT BUILDING A, B, C, D & E
BUILT HERITAGE (BH) & NATURAL HERITAGE (NH) FEATURES OF THE CULTURAL LANDSCAPE TO BE PRESERVED *IN SITU*:
BH1 LONG & BISBY BUIILDING BH2 STONE PILLARS & WALL BH3 CROSS OF LORRAINE BH4 ESCAPRMENT STEPS
NH1 WOODLOT NH2 CHEDOKE CREEK CORRIDOR NH3 ESCAPRMENT BROW

The Long & Bisby Building will be retained within the development and will be adaptively re-use, first as a construction office during build out of the site, and then as an amenity building for the residential development. Detailed plans for the adaptive re-use have been provided to the City and demonstrate that heritage attributes identified in the Designation will be conserved. The plans were included in a previous addendum *HIA Addendum: Long & Bisby Building Adaptive Re-use* (Hobson, 25 Mar 2021). A Heritage Permit has been issued for installation of new windows. (*HP 2021-013*)

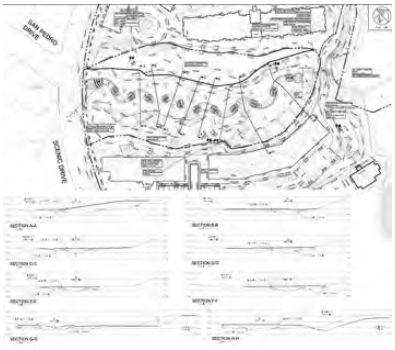
Natural areas including the Escarpment Brow, the Woodlot and the Chedoke Creek are exclusionary zones where no development will occur. The following Natural Heritage and Built Heritage features of the Cultural Heritage Landscape will be preserved and protected as part of the development:

- Natural Heritage features: the Woodlot, the Escarpment Brow, Chedoke Creek
- Built Heritage features: Long & Bisby Building, Stone Pillars & Wall, Cross of Lorraine, Escarpment Stairs

Alterations to the Chedoke Creek Corridor are proposed so that it can meet the increased stormwater management needs of the proposed development. This work will require re-grading and removal of trees and vegetation and removal of the pedestrian bridge over the creek.

CHEDOKE CREEK CORRIDOR

PRESERVED TREES TREE REMOVALS

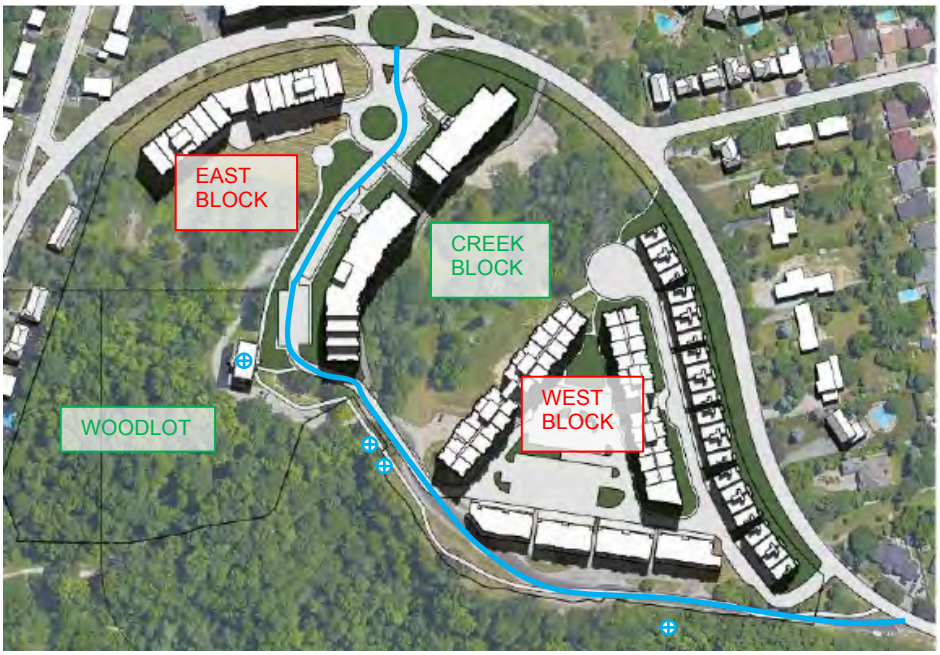


RE-ALIGNMENT & RE-GRADING

REMOVAL OF PEDESTRIAN BRIDGE

The proposed site layout reflects the historic layout of the site in the creation of distinct blocks by defined by the natural features of the site and the curved permitter road (Scenic Drive). The layout is comprised of two blocks referred to as the East Block and the West Block. The blocks are separated by the Chedoke Creek Block, a natural area that bisects the site. A large portion of the West Block is a protected natural area referred to as The Woodlot. There will be no development near the Escarpment Brow. The Escarpment Brow in the East Block is protected as part of The Woodlot and the portion in the West Block will be protected through a dedication of land to the City for an extension of the Brow Trail for the purposes of creating a public park that will include a trail connection to the entrance to the Bruce Trail. Just over 50% of the area will remain as open space/natural areas so that the park-like character of the site can be maintained and so that views to heritage buildings and structures can be maintained.

The site layout reflects the historic circulation through the site. The portion of Sanatorium Road that goes through the site will be closed but the siting of the new buildings and the new pathways through the site will follow the approximate route of old Sanatorium Road. The layout of the West Block generally respects the orientation, setback and scale of the former Mountain Infirmary through the placement of Townhouses oriented towards the Brow.



PROPOSED SITE LAYOUT BUILT HERITAGE FEATURE APPROXIMATE ROUTE OF OLD SANATORIUM ROAD

CONSERVATION STRATEGIES – POSITIVE HERITAGE IMPACTS

The revised proposal includes a conservation strategy for the *Chedoke Browlands – Brow Campus Cultural Heritage Landscape* that will have the following positive impacts:

- preservation of built heritage features including:
    - the Long & Bisby Building
    - the Cross of Lorraine
    - the stone pillars and stone wall
    - the Escarpment stairs

- preservation of natural heritage features including:
    - the Woodlot (6.25 acres)
    - the Niagara Escarpment brow
    - the Chedoke Creek Corridor (3.5 acres)
    - approximately 50% of the site will remain as open green space

- protection of public views to heritage features:
    - the Niagara Escarpment brow
    - the Cross of Lorraine
    - the Long & Bisby Building
    - the Chedoke Creek Corridor

- new public pathways that commemorate of the former layout and circulation routes of the Brow Site including:
    - the Brow Trail Extension (dedication of land to the City that includes the Cross of Lorraine)
    - the Chedoke Creek Greenway pedestrian path
    - the Old Sanatorium Road cycling path

- new building design that references the former hospital buildings including the Long & Bisby Building:
    - high quality of architectural design
    - brick as the primary cladding material
    - traditional design elements

- new landscaping that will maintain the park-like character of the Brow Site
    - 1:1 ratio for new tree planting
    - new landscape elements

MITIGATION STRATEGIES - NEGATIVE HERITAGE IMPACTS

The revised proposal has similar negative impacts to those identified in the previous *Heritage Impact Assessment*. Updated studies by various experts on the consultant team provide more detailed information regarding the degree of impact.

An analysis of heritage impacts is provided below in response to formal comments provided by staff.

Staff comments: Integration of curvilinear street pattern

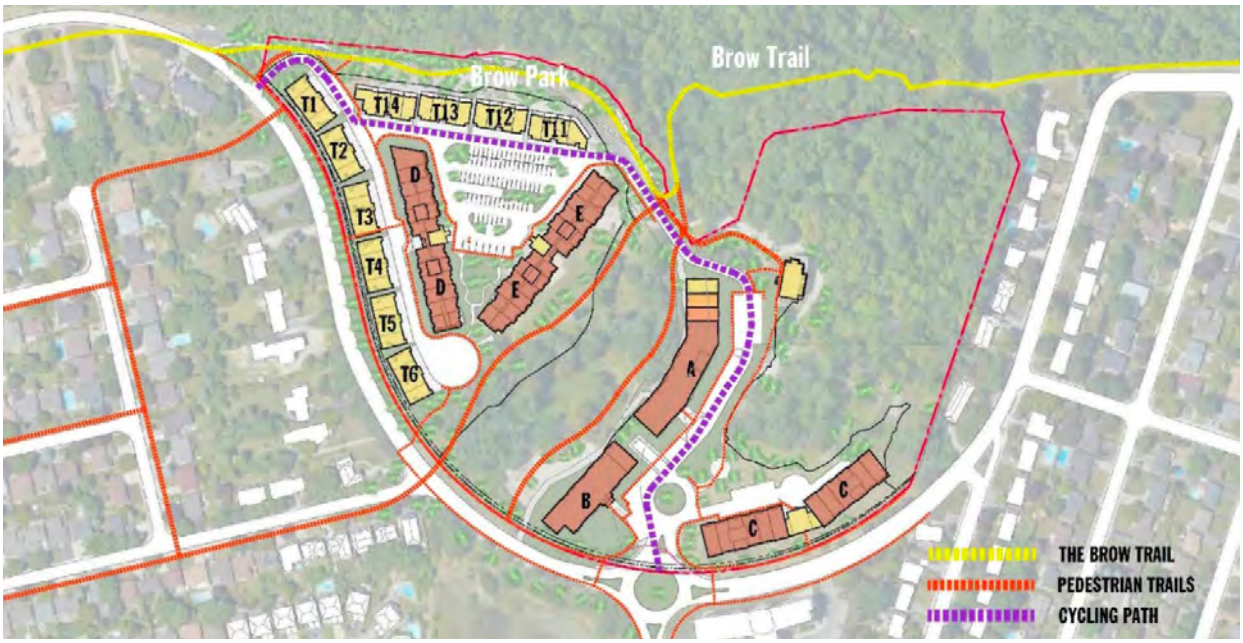
The existing curvilinear form and siting of Sanatorium Road through the middle of the site has been identified as a feature of the Cultural Heritage Landscape (CHL) in the Chedmac Secondary Plan. The subject proposal includes the closure of the road.

Staff are concerned that the removal of the road will eliminate the key public access pathway in front of the Long & Bisby building and will contribute to the building's isolation from the remainder of the site while constricting public visibility of the building and reducing circulation through to the west side of the site.

The Chedmac Secondary Plan notes that the curvilinear street pattern should be maintained and/or referenced in the new development and the existing curvilinear road alignment of old Sanatorium Road shall be respected, where technically feasible. Should Sanatorium Road be closed, options should be considered to replace this pathway to provide public access stretching north of the proposed parking lot on the east side of the site and past the front yard of the Long & Bisby building towards the northwest section of the site and the Brow Trail. The public access function and curvilinear pattern of Sanatorium Road should be referenced in any new pathway and may include a pedestrianized connection that follows the same approximate route as the current road and links to different areas of the site while providing views and public access to the building.

Response: Integration of curvilinear street pattern

The revised proposal includes a network of publicly accessible pedestrian and cycle paths through the site that approximate the curvilinear road alignment of old Sanatorium Road. This path network will provide public access through the site from the curved perimeter road (Scenic Drive) to the escarpment brow. The paths will link different areas of the site and provide views and access to heritage features including the Chedoke Creek Corridor, the Cross of Lorraine, the stone pillars and stone wall, the Escarpment Steps, and the Long & Bisby Building.



PROPOSED TRAIL NETWORK [Urban Design Brief, [MSAi]

Staff Comments: Integration of Sense of Openness of Park-like Setting

The conservation of the woodlot to the east of the Long & Bisby building as well as the open space in the middle of the site will assist in contributing to the sense of openness over the landscape.

The proposal also includes the removal of the trees on site, including those contributing to the existing park-like setting within the front and side yards of the Long & Bisby building.

The submitted Tree Preservation Plan indicates that there are a number of native, healthy and mature trees in the immediate vicinity of the Long and Bisby building that are proposed to be removed or injured. The mature trees are a key element of the CHL that signify the lasting heritage and longevity of the site and contribute to its park-like setting and their value cannot easily be replaced with new plantings. Every effort should be made to preserve the mature, healthy trees identified in the Tree Preservation Plan surrounding the Long & Bisby building to maintain the park-like setting both identified as a heritage attribute in the property's designation by-law and contributing to the value of the CHL. Consideration should be given towards a development alternative that reduces the extent of the northward siting of the eight- storey 'Building A' and its associated underground parking. This may prevent the removal of all the mature trees in the vicinity of the Long & Bisby building while also contributing to an enhanced sense of openness of the CHL through visual connectivity to the open space area in the middle of the site.

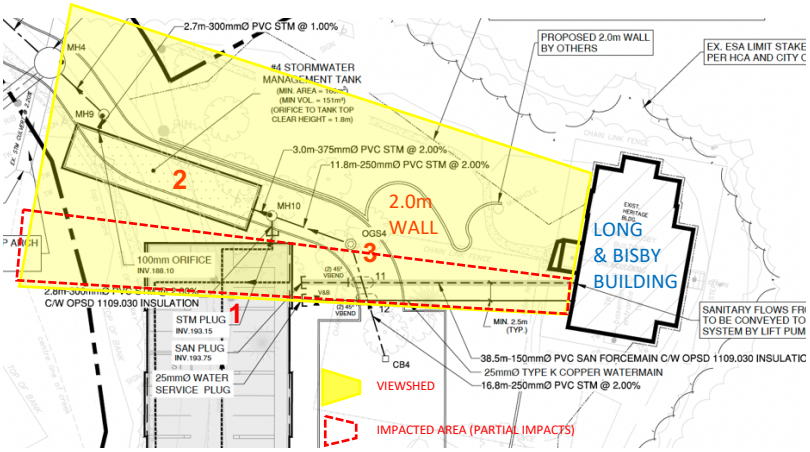
There are a number of memorial trees on-site that will be removed. A plan should be prepared to identify the significance of these trees and to mitigate the adverse impact resulting from their removal. This may be included as part of a revised Cultural Heritage Impact Assessment (CHIA) as noted below.

The Chedmac Secondary Plan notes that the undulating topography is a feature of the CHL. Every effort should be made to maintaining the existing topography and to design the new development to be integrated within the existing topography and avoid extensive regrading wherever feasible.

Response: Integration of Sense of Openness of Park-like Setting:

The revised proposal includes two step-downs at the north end of Building A as a means of reducing negative impacts on the open area in front of the Long & Bisby Building. As previously noted, the openness of the site will be maintained from the north edge of Building A to the Escarpment, so the impacts of Building A are partial and the revised site plan further reduces those impacts. In addition, the northward extant of Building A has been moved back approximately 4.0 m and the existing grade has been matched along the roadway.

As previously noted, the park-like setting to the north and east of the Long & Bisby Building will be maintained through preservation of the Woodlot and the wooded areas along the Escarpment Brow. Impacts on the park-like setting are limited to the areas to the west and south of the Long & Bisby Building. The updated *EIS* indicates that 3 trees in this area can be preserved and 26 trees will be removed.



Wood Environmental

1 BUILDING A UNDERGROUND PARKING STRUCTURE
2 UNDERGROUND STORMWATER MANAGEMENT TANK
3 PAVED ROAD

Dougan & Associates

TREE REMOVALS:	26
PRESERVED TREES:	3

Negative impacts to the park-like setting to the west and south of the Long & Bisby Building will be mitigated through new landscaping and trees that will be re-introduced in these areas. The new trees and landscape elements will screen new structures and frame views to the Long & Bisby Building from other areas of the site.

The revised proposal achieves a greater sense of openness to the south of the Long & Bisby Building. There is now a clear site line from the Long & Bisby Building to the entrance from Scenic Drive. New landscaping and trees will be introduced in this area to maintain the park-like setting.

Every tree on the property has been inventoried by Dougan & Associations. No tags or markers identifying specific Memorial Trees were found on any of the trees. Although historic records refer to memorial trees on the grounds, there is no historic record that identifies specific trees. Mitigation for the loss of unidentified Memorial Trees could be included as part of an Interpretive Plan for the site. The site interpretation should refer to the practice of planting Memorial Trees on the Sanatorium Grounds. Any new information that comes to light about specific memorial trees when the trees removals are undertaken, will be recorded and shared with heritage staff.

The undulating topography of the site will be preserved in the woodlot, along the escarpment brow and along the edges of the Chedoke Creek Corridor. Other areas will be impacted by excavation and site work associated with construction of the proposed buildings, roads, pathways and storm water management facilities. These impacts will be mitigated by matching the existing grade as much as possible.

Staff comments: Views through the site

Public views towards key heritage features including the Long & Bisby Building and Cross of Lorraine should be considered in the development.

While visibility towards the Long & Bisby building from the Brow Trail will be maintained from the Brow Trail, public views towards the building from the west and south will be obstructed from the construction of the new eight-storey building 'Building A' to the west and the five- storey condominium to the south. It is desirable to improve upon the public view towards the building where possible. Consideration should be given towards increasing the visibility to the Long & Bisby building from the mid-site open space area by reducing the northward extent of 'Building A'.

Furthermore, the view towards the Long & Bisby building from the trafficked areas within the site appear to be less than desirable. The roundabout immediately southwest of the building is proposed to incorporate a dedicated waste collection point directly to the south of building which will likely have an obtrusive impact on views towards the heritage building. Additionally, the proposed retaining wall adjacent to the proposed parking area to the southwest of the Long & Bisby building may also intrude on views towards the building. Staff are of the opinion that the view corridor towards the Long & Bisby building can be improved by relocating the waste collection area and potentially by incorporating landscaping treatments adjacent to the proposed retaining walls.

Consideration should also be given towards potentially providing views through the site towards the Cross of Lorraine on the edge of escarpment. While the Cross is not a towering structure and may not be easily visible, there may be an opportunity to establish a public view corridor towards the structure. Additionally, effort should be made to retain an open sightline between the Long & Bisby building and Cross of Lorraine as these structures have a historical relationship as being the surviving structures linked to the fight against tuberculosis.

Response: Views through the site

The revised proposal includes a network of pedestrian and cycle paths that greatly improves movement through the site and public views to heritage features. The curvilinear east-west route through the site follows the approximate route of old Sanatorium Road and the north-south route through the site follows the Chedoke Creek. The new east-west route will support vehicular, pedestrian, and cycle access. The north-south route through the Chedoke Creek Greenway will be pedestrian access only.

Views to the Long & Bisby building from the trafficked area to the south have been significantly improved in the revised proposal. The traffic circle and waste collection area have been relocated and trees and landscaping will be re-introduced in this area. There is a clear sightline to the Long & Bisby Building along this axis and the park-like character to the south of the Long & Bisby will be maintained.

IMPROVED SIGHTLINE TO THE LONG & BISBY BUILDING
IMPROVED OPENNESS AND PARK-LIKE CHARACTER TO THE SOUTH OF THE LONG & BISBY BLDG

The removal and replanting of trees in front of the Long & Bisby Building provides an opportunity to improve views to the Long & Bisby Building that is currently screened by trees. In general, the proposed Brow Trail Extension, Chedoke Creek Greenway and the enhanced path network through the site included in the revised proposal will provide strong sightlines to the Cross of Lorraine and the Long & Bisby Building.

MBTW Visual Impact Assessment - View 15:
The sightline to the Long & Bisby Building is partially obstructed by the proposed brow townhouses.
The Long & Bisby building is currently screen by trees that are proposed to be removed, thus providing opportunities to improve sightlines between the Long & Bisby Building and the Cross of Lorraine.

SIGHTLINE BETWEEN THE LONG & BISBY BUILDING AND THE CROSS OF LORRAINE

MBTW Visual Impact Assessment - View 16; the sightline to the Cross of Lorraine is obstructed by the proposed brow townhouses.
The proposed Brow Trail Extension will provide clear sightlines to the Cross of Lorraine

Staff comments: Design of new buildings

The Chedmac Secondary Plan requires that the design of new buildings is sympathetic to both the historical significance of the Chedoke Browlands and to the heritage architecture. While it is not desirable for new buildings to replicate the appearance of the heritage architecture, the new buildings should be designed in a contemporary style while taking design cues from the heritage structures including the Long & Bisby building and those that have been demolished as shown in historical photos.

Additionally, the Chedmac Secondary Plan requires that a new building to be constructed in the same approximate building footprint of the demolished Brow Infirmary building on the northwest section of the site shall be designed to respect the heritage architecture of the original building to a maximum height of 4 storeys. It does not appear that any of the new buildings on the northwest section of the site reflects the previous siting of the demolished Infirmary building.

Response: Design of new buildings

The updated Architectural Drawings include elevations for the new buildings. There is a mix of Traditional and Transitional architectural styles. There is a general consistency in the architectural treatment of the buildings across the site and a high quality of architectural design is employed on all elevations.

The Townhouses are arranged in blocks and have residential features including a 2.5 storey height, front porches, landscaped front yards, and gable roofs. The architectural style of the townhouses is Traditional with restrained detailing. The primary cladding material appears to be brick with contrasting stone or stucco trim. Historically, the Brow Site had a mix of treatment buildings and residential buildings for hospital staff. The buildings were designed by local architectural firms and were typically brick construction with stone trim.

The mid-rise buildings proposed for the middle of the site are Traditional or Transitional in style with some contemporary elements such as glazed entrance lobbies and stairwells. The rooflines are flat with variations in height and massing to break up the massing. Building mass is divided into 3 distinct components; base, middle and top. The primary cladding material appears to be brick with glazing and stucco used in some areas. The architectural detailing and use of masonry cladding is sympathetic to the heritage architecture. The 8-storey apartment building is significantly higher than the former hospital buildings and were typically 2-4 storeys in height. The *Shadow Impact Assessment* included in the *Urban Design Brief* indicates that there will be no shadow impacts on the Brow Tail Extension, the Cross of Lorraine, or the Long & Bisby Building. The larger height and massing of Building A has been mitigated with two step-downs with the north end 4-storyes in height that is more in keeping with the 2-storey Long & Bisby Building. The revised proposal also includes a significant reduction in height for Buildings D & E, from 8-storeys to 5-storeys that is more in keeping with the former hospital buildings on the west side of the site.

HISTORIC BUILDINGS – Doctors' Residence, Nurses' Residence (Long & Bisby Building), Brow Infirmary, West Pavilion

HISTORIC BUILDINGS - The Bruce Building, The Paterson Building, The Medical Superintendent's House, The Nurses' Residence

DESIGN CONCEPTS - 2-STOREY TOWNHOUSES AND 5-STOREY RESIDENTIAL BLOCK – examples included in the *Urban Design Brief* that are complimentary to the heritage architecture

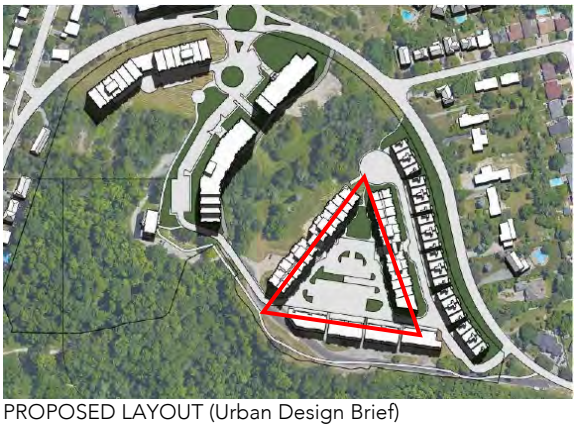
BUILDING A - ELEVATION (KNYMH).

BUILDING A - RENDERING (MSAi)

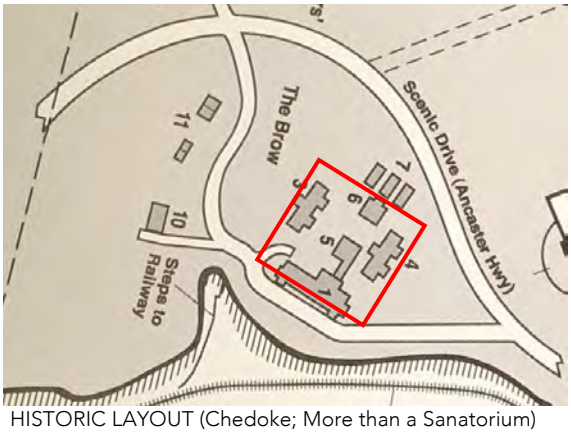
DESIGN CONCEPT – 8-STOREY RESIDNETIAL BLOCK - CONTEMPORARY STYLE (MSAi)

The revised proposal includes a layout for the West Block that better responds to the layout of the former hospital buildings. The low-rise Townhouses facing the brow approximate the siting of the former Brow Infirmary. The height of the mid-rise blocks behind the Townhouses has been reduced from 8 storeys to 5 storeys to that they are more in keeping with the former 4-storey hospital buildings. The mid-rise blocks are arranged in a triangular formation rather than the U-shaped formation of the former Brow infirmary with separate East and West Pavilions at the rear. A triangular formation is proposed for the new development so that three buildings of a similar size can be built in this area, rather than one long building that blocks views to the escarpment with smaller support buildings behind it. The triangular formation will enclose a parking lot and entrance to the underground parking garage. This

formation therefore has benefits because all of the buildings will face outward and will screen the parking lot and entrance to the parking garage from other areas of the site. In general, the proposed site layout reflects the historic division of the site into two distinct areas separated by the Chedoke Creek that bisects the site.

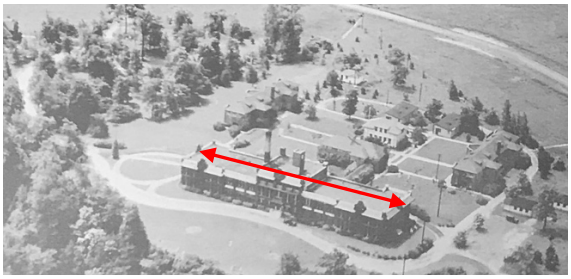


PROPOSED LAYOUT (Urban Design Brief)



HISTORIC LAYOUT (Chedoke; More than a Sanatorium)

PROPOSED SITE LAYOUT (Urban Design Brief)



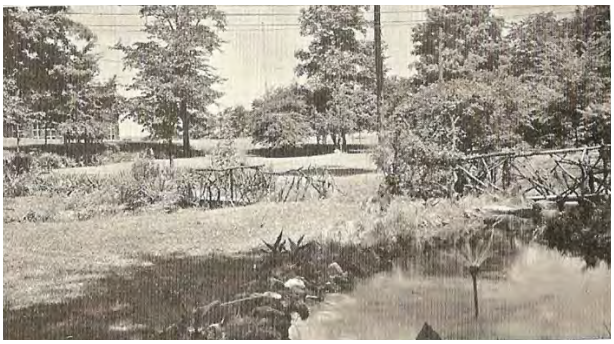
HISTORIC PHOTO 1934 aerial

Staff comments: Identification and Protection of Built Cultural Heritage Landscape Features

It appears that a majority of the remaining built heritage structures including the stone wall and pillars located between Sanatorium Road and the Brow's edge, the Cross of Lorraine and Long & Bisby building will be preserved within the new development. The pedestrian bridge over the Chedoke Creek has been noted as having heritage value as part of the CHL within the Chedmac Secondary Plan and it is being proposed to be removed. More information regarding the heritage value of the bridge and whether there is a plan for its salvage and/or reuse should be provided.

Response: Identification and Protection of Built Cultural Heritage Landscape Features

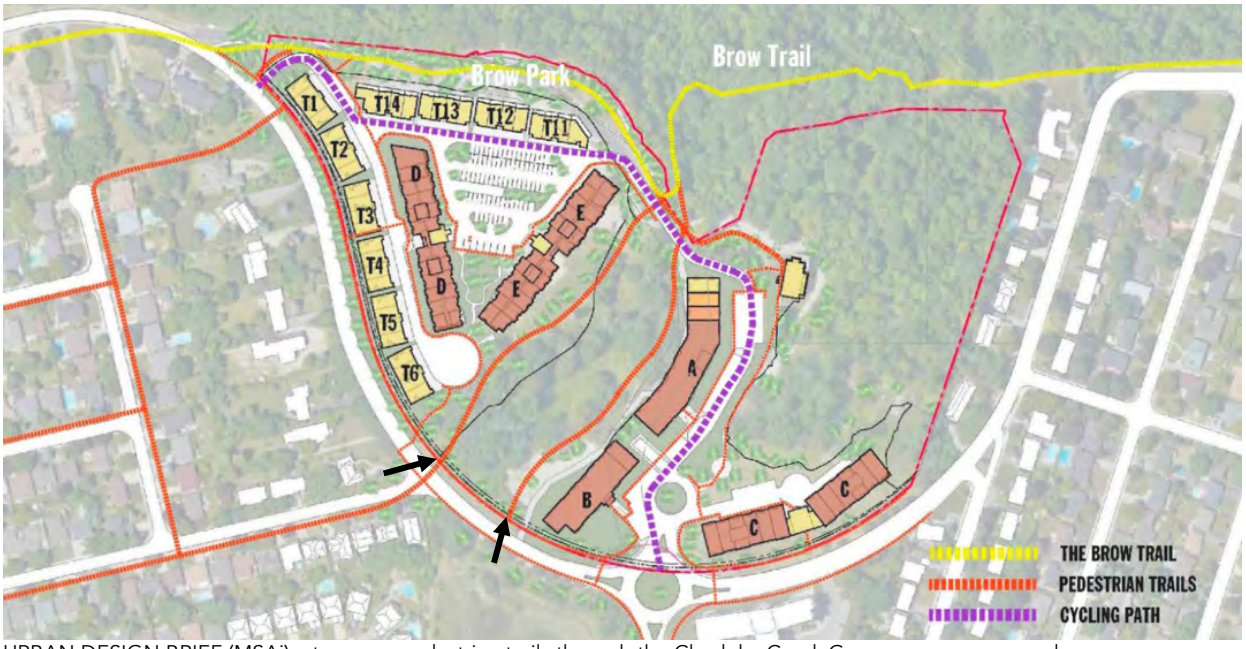
The Pedestrian Bridge is a concrete structure that was built in the 1950s and replaced an earlier Rustic Bridge that was part of a landscaped area known as the Sunken Garden in the 1920s. The concrete Pedestrian Bridge is a utilitarian structure with no architectural merit. It is a monolithic structure that is not suitable for salvage or reuse. Changes to the Chedoke Creek that are required for management of stormwater, do not include an opportunity for a safe pedestrian bridge across the Chedoke Creek so there is no use for this structure. The Chedoke Creek Greenway will include two new footpaths on either side of the Chedoke Creek. The history of the Pedestrian Bridge and the earlier Rustic Bridge and Sunken Garden should be included in the Interpretive Plan.



1920s Rustic Pedestrian Bridge over the Chedoke Creek

1950s Concrete Pedestrian Bridge over the Chedoke Creek

PEDESTRIAN BRIDGE TO BE DEMOLISHED



URBAN DESIGN BRIEF (MSAi) – two new pedestrian trails through the Chedoke Creek Greenway are proposed

CONCLUSIONS & RECOMMENDATIONS

The revised proposal generally supports the heritage conservation goals outlined in the *Chedmac Secondary Plan* and the OMB ruling. The adaptive re-use and heritage Designation of the Long & Bisby Building is a significant benefit. The preservation of approximately 50% of the site as open space and protected natural areas is a significant benefit. The dedication of lands on the west side of the site for the Brow Trail Extension that includes the Cross of Lorraine is a significant benefit. The preservation of the Stone Pillars and Stone Wall that marks the point where Old Sanatorium Road crosses the Chedoke Creek is a significant benefit.

There will be no negative impacts to the Escarpment Brow or the Woodlot, and the Chedoke Creek Corridor will be maintained as a natural area. Re-grading and tree removals in the creek corridor will be mitigated through new plantings that will restore the natural character of this area and existing trees that can be retained have been identified and will be protected. The removal of the Pedestrian Bridge will be mitigated by new pedestrian paths through the Chedoke Creek Greenway.

The proposed closure of Sanatorium Road has been successfully addressed in the revised proposal by introducing a network of pedestrian and cycle paths that will significantly improve public access through the site. The new pathways follow the Escarpment Brow, the curvilinear route of Old Sanatorium Road, and the Chedoke Creek.

The revised layout better reflects the historic layout and circulation through the site. The reduction in the height of Buildings D & E from 8-storeys to 5-storeys and the introduction of two step-downs at the north end of Building A, better supports the openness and park-like character that is associated with the former Sanatorium grounds. A high-quality of architectural design that is complimentary to the historic architecture is proposed. Final cladding materials selections should be reviewed by heritage staff for final approval and brick masonry is recommended as the preferred primary cladding material.

Mitigation to reduce negative impacts associated with the proposed trees removals will be provided in a *Landscape Plan* that includes the following:

- preservation and protection of existing trees where feasible, to the west and north of the Long & Bisby Building and in the Chedoke Creek Corridor
- introduction of new trees and landscaping to the west and south of the Long & Bisby Building to maintain the park-like character and strengthen sightlines between the Long & Bisby Building and the Cross of Lorraine

Implementation of an *Interpretive Plan* for the site is recommended. This plan should be developed in consultation with the City and should include the following:

- information in a publicly accessible area that conveys the cultural significance and historical evolution of the Mountain Sanatorium
- information in a publicly accessible area that conveys the original use of the Long & Bisby Building as a Nurses' Residence and the contribution of nurses to the treatment of Tuberculosis at the Mountain Sanatorium
- signage that identifies heritage buildings and structures including the Long & Bisby Building, the Cross of Lorraine, the Stone Pillars and Wall, and the Escarpment Stairs
- documentation of memorial trees if research or site investigation yields further information
- commemorative naming for new pedestrian and cycle paths that reference 'Old Sanatorium Road'

SUPPORTING DOCUMENTATION

- Appendix A: *Designation By-law*
- Appendix B: Historic Images
- Appendix C: Architectural Drawings [KNYMH Architecture Solutions]

Schedule “B”

To

By-law No. 21-036

Statement of Cultural Heritage Value or Interest

828 Sanatorium Road, Hamilton (Mountain Sanatorium Brow Site)

Description of Historic Place

The former Mountain Sanatorium Brow Campus (later Chedoke Browlands) is located at the northern terminus of Sanatorium Road which bisects the property along Chedoke Creek. The property is bounded by the Niagara Escarpment to the north and Scenic Drive curving to the south, forming a semi-circular layout. The property includes remnants of the former institution, including the Long & Bisby Building and the Cross of Lorraine. The property is addressed as 828 Sanatorium Road, Hamilton (alternatively 870 Scenic Drive).

Statement of Cultural Heritage Value or Interest

The property located at 828 Sanatorium Road, Hamilton has cultural heritage value as one of the campuses of the original Mountain Sanatorium (“the San”), Hamilton’s tuberculosis hospital which originally opened in 1906. “The San” was Canada’s fourth sanatorium and, by 1932, one of the largest in the British Empire.

The Brow site was primarily purposed towards the treatment of First World War veterans who contracted tuberculosis while serving overseas. The property formerly contained six major buildings and a number of ancillary structures, most of which have been demolished. The only building that remains on site is the Long & Bisby Building (1920) which was built as a residence for nurses. Built with funds bestowed by the original donors of the Sanatorium lands, W.D. Long and G.H. Bisby, the Long & Bisby Building is a representative example of Edwardian Classical architecture. The site later evolved to become part of Chedoke Hospital and was known locally as the “Chedoke Browlands”.

The Cross of Lorraine, a local landmark, was erected by the well-known designer and advertiser E.L. Ruddy Company in November of 1953 and stands as a tangible reminder of the former use of the property as a Sanatorium and the wider struggle to contain and eradicate Tuberculosis. The Cross is 7.62 m (25 feet) tall, constructed of metal and includes neon lights for illumination. When lit, the Cross is noted to be clearly visible from the City and bay below the escarptment.

Heritage Attributes

The heritage attributes of the property at 828 Sanatorium Road, Hamilton that display its cultural heritage value include:

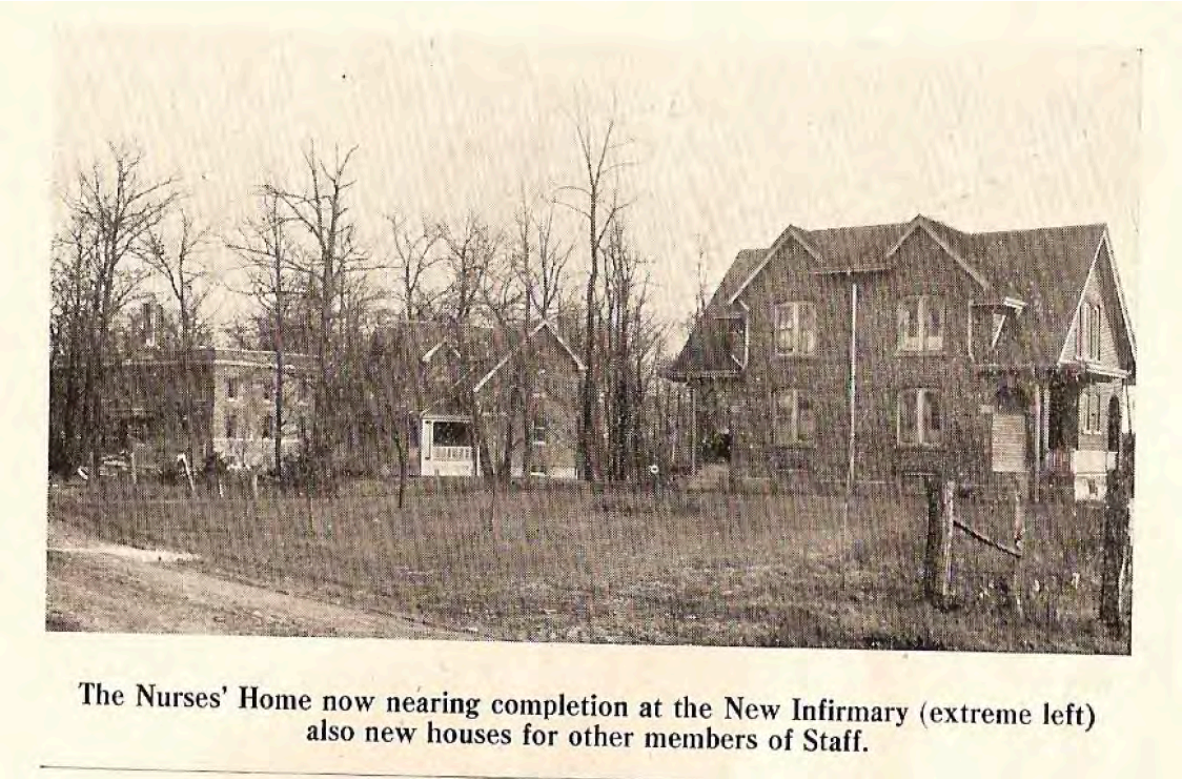
The Long & Bisby Building:

- Its location in an open, park-like setting and adjacent to a woodlot;
- All exterior elevations and additions;
- Roof profile and roofline;
- Entrance portico including:
    - Paired, Corinthian-inspired columns;
    - Simple cornice brackets; and,
    - Low metal railing.
- Decorative entrance including:
    - Doorway;
    - Webbed fanlight;
    - Sidelights; and,
    - Brick voussoir.
- Eight-bay buff brick façade with projecting ends;
- Brick parapet including:
    - Lower frieze board;
    - Stone finial accent; and,
    - Inset stone block.
- All windows, window openings, stone sills, and side trim brick headers.

- The Cross of Lorraine and it's highly visible location along the edge of the Niagara Escarpment.

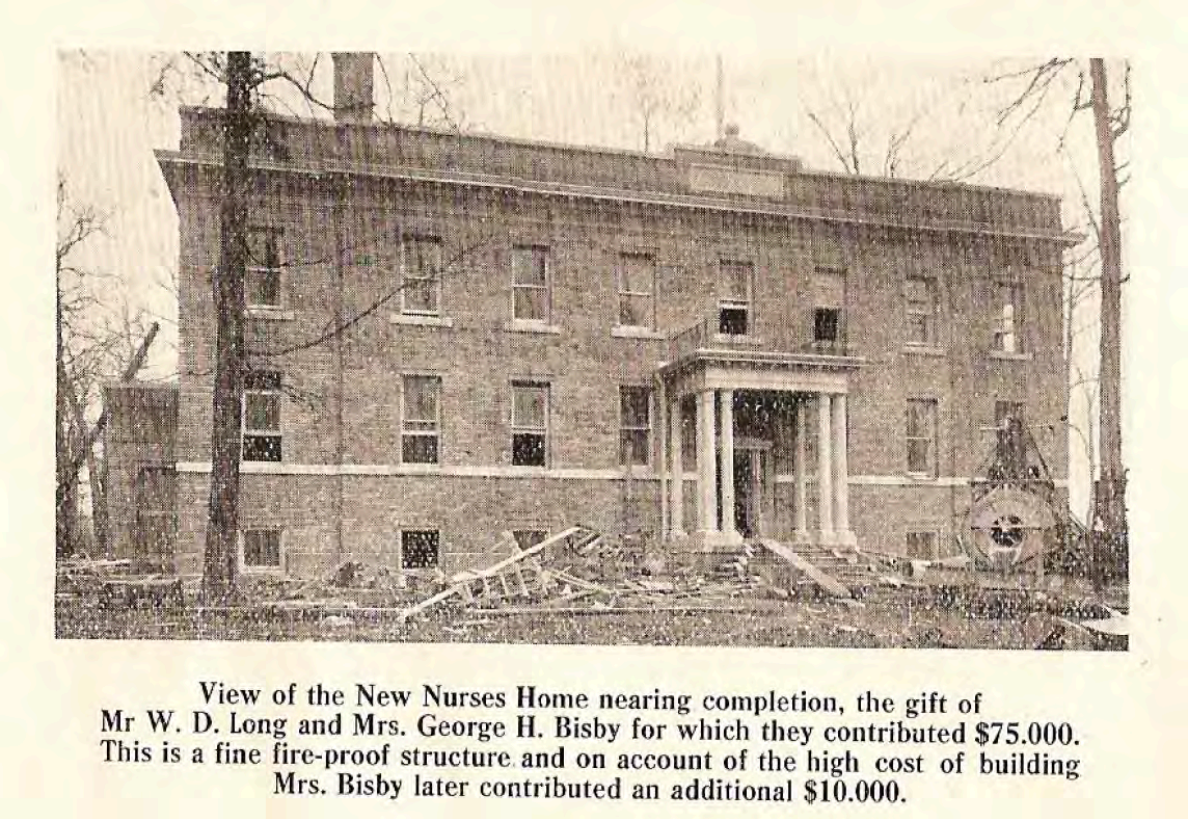
APPENDIX B: HISTORIC IMAGES

Sources: Hamilton Health Sciences Association, *Annual Reports: 1920-23* [HHA Archives, McMaster University]



The Nurses' Home now nearing completion at the New Infirmary (extreme left) also new houses for other members of Staff.

FIGURE 1 1920 *HHA Annual Report*



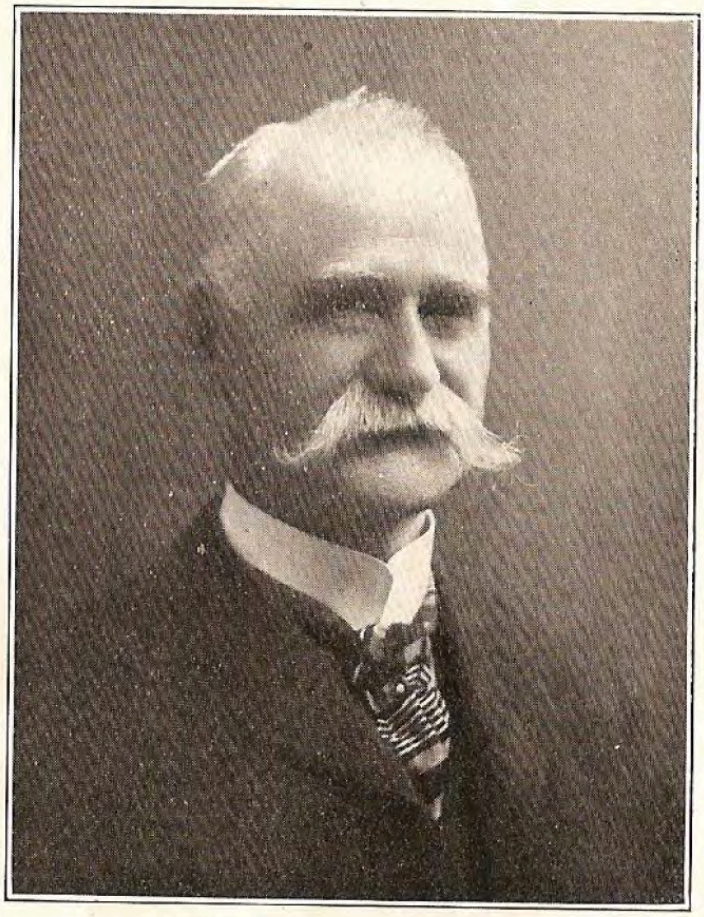
View of the New Nurses Home nearing completion, the gift of Mr W. D. Long and Mrs. George H. Bisby for which they contributed $75.000. This is a fine fire-proof structure and on account of the high cost of building Mrs. Bisby later contributed an additional $10.000.

FIGURE 2 1920 *HHA Annual Report*

FIGURE 3 HHA Box 10-2_file 11

FIGURE 4 HHA Box 10-2_File 11

In Memoriam

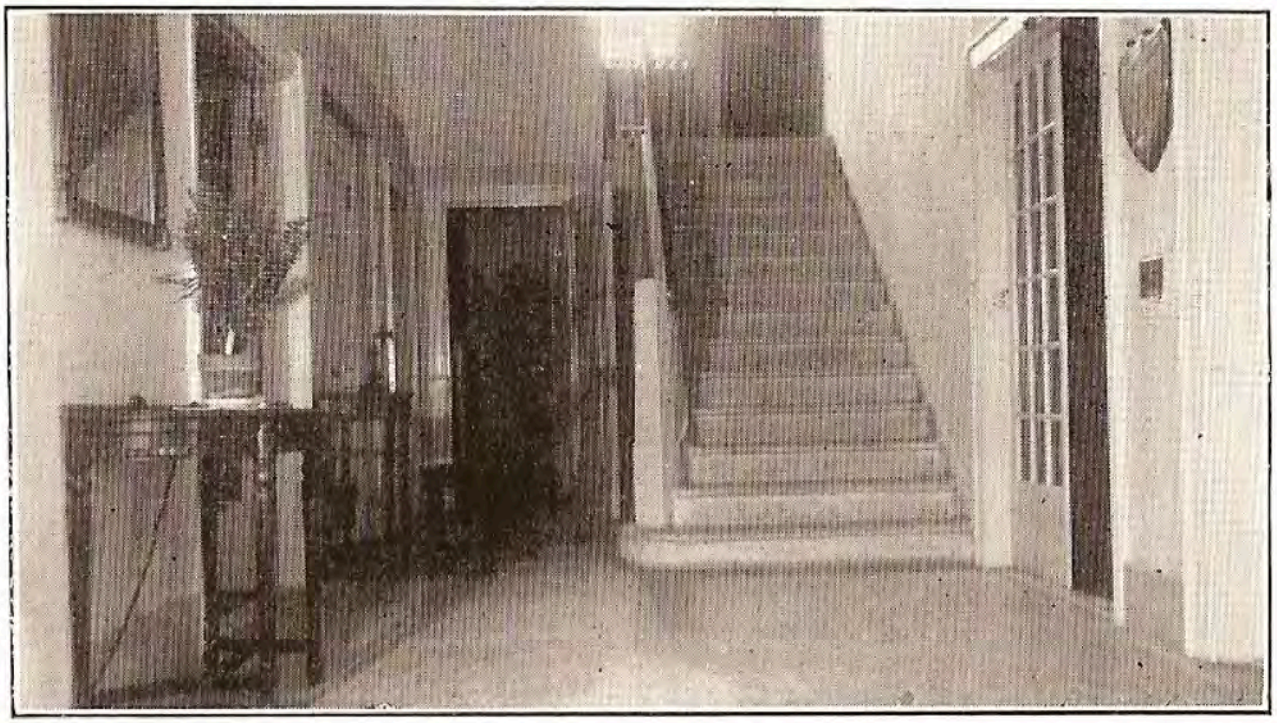


THE LATE W. D. LONG

A Charter Member of the Hamilton Health Association, who with Mr. G. H. Bisby donated the present site of The Mountain Sanatorium. Shortly before his death Mr. Long and his sister, Mrs. Bisby donated $75.000 for the erection of a Nurses' Home in connection with the New Infirmary.

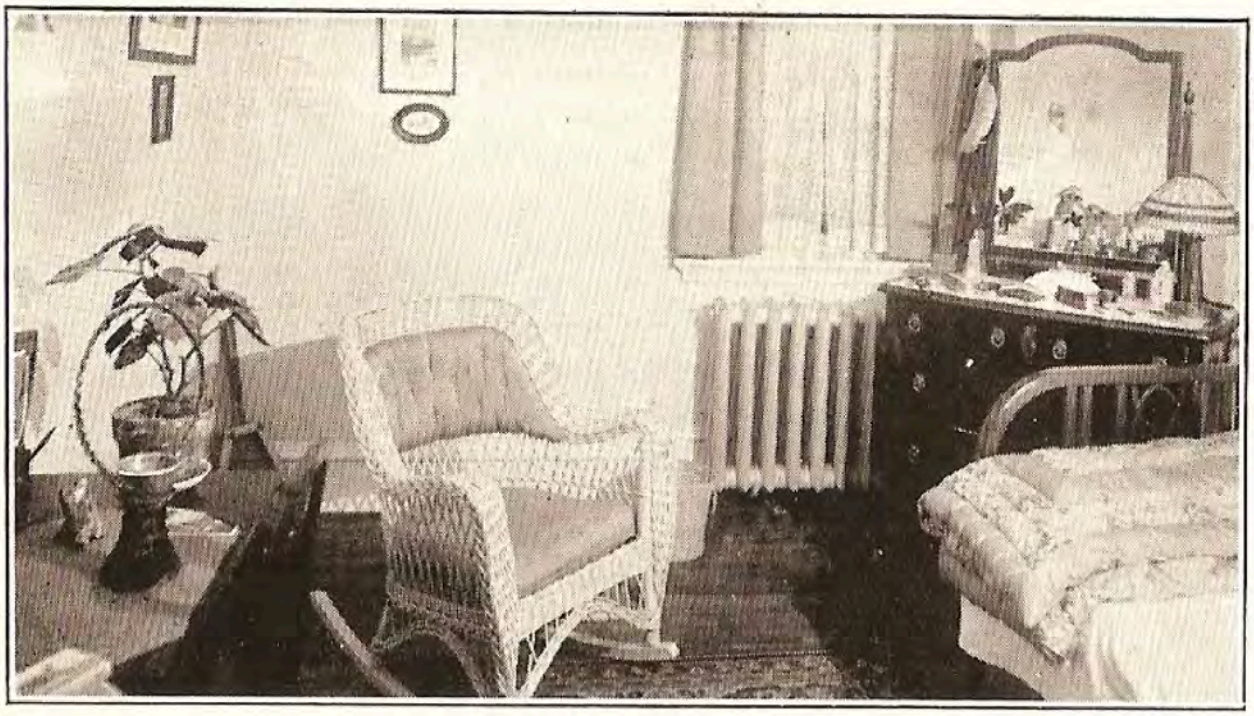
Deceased February 13, 1920

FIGURE 5 1920 *HHA Annual Report*



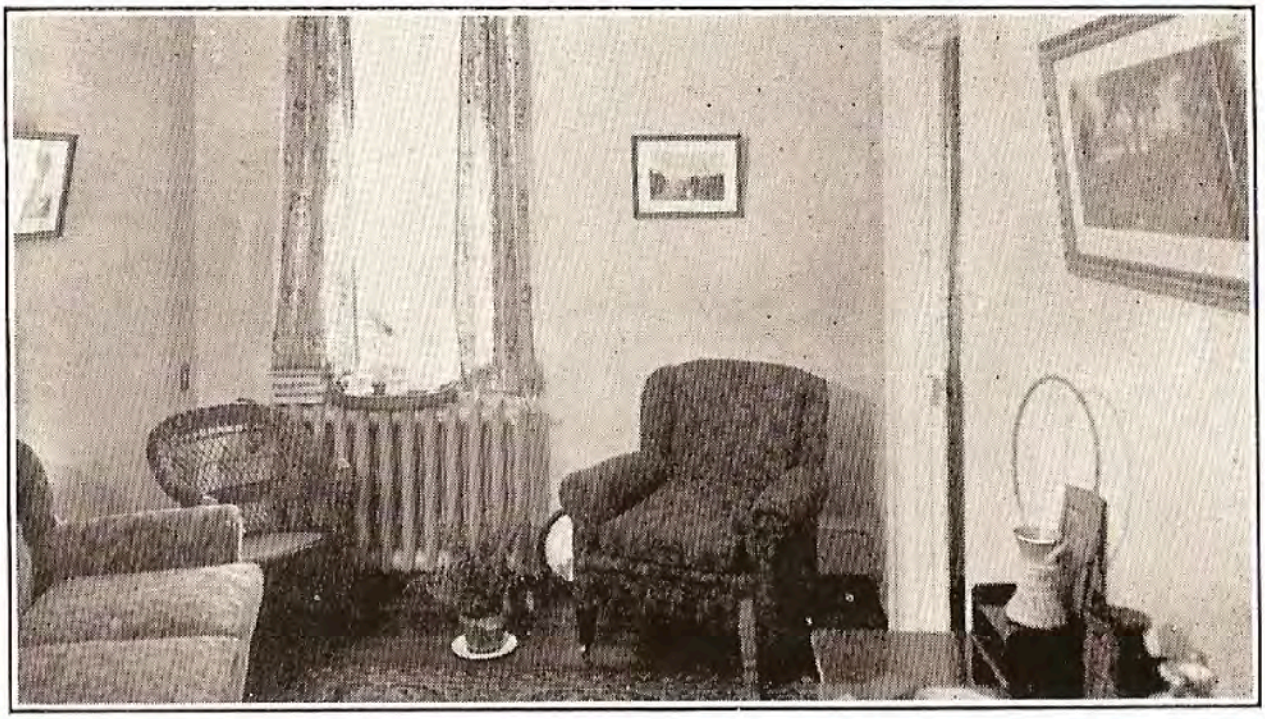
Hallway, Long and Bisby Home for Nurses. This building was beautifully furnished through the generosity of a group of Hamilton's public-spirited citizens.

FIGURE 6 1921 *HHA Annual Report*



Room in Long and Bisby Home for Nurses, furnished by St. Elizabeth Chapter I.O.D.E. in memory of Mrs. J. J. Evel.

FIGURE 7 1921 *HHA Annual Report*



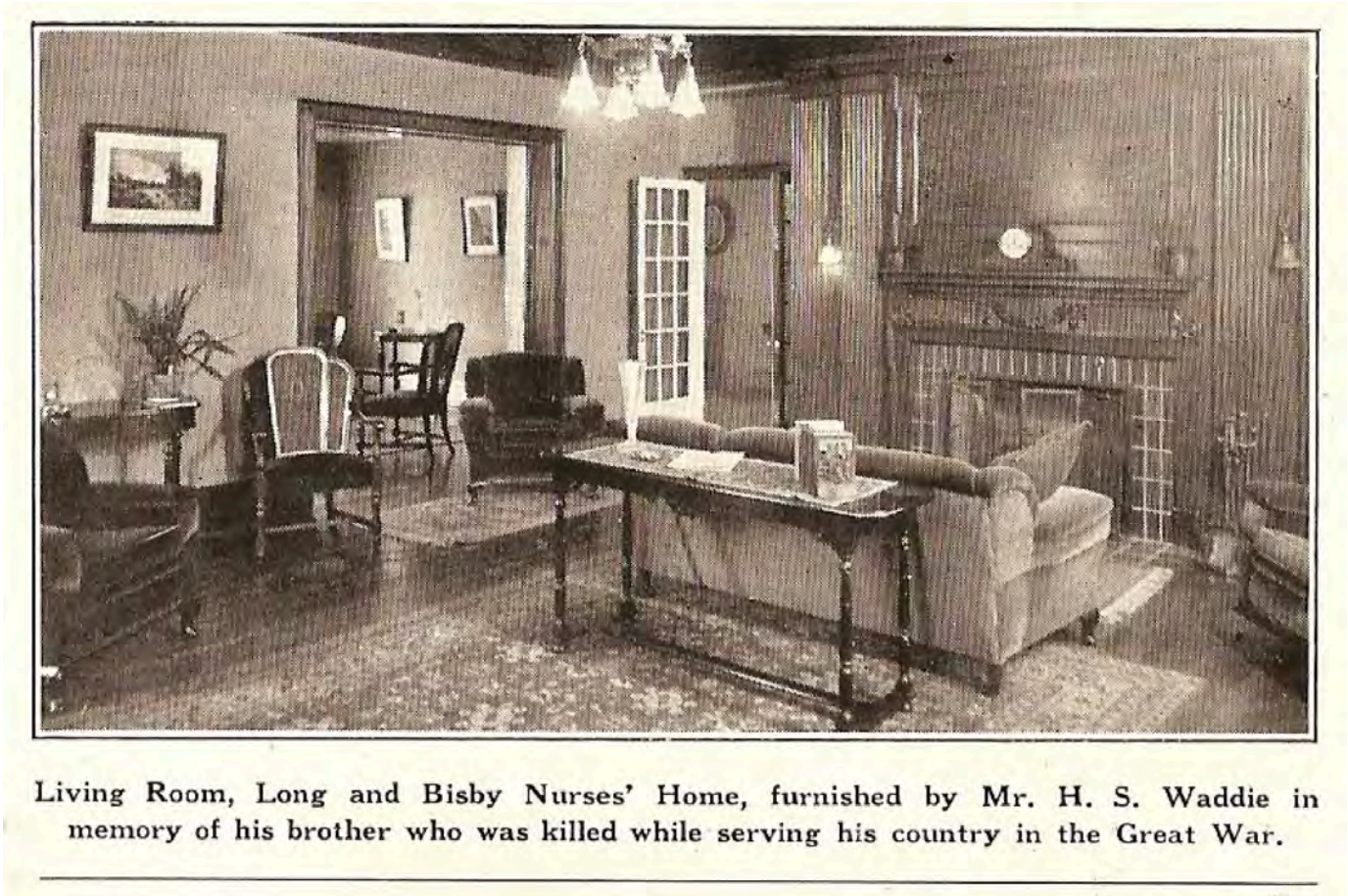
Sitting Room, Long and Bisby Nurses' Home, furnished through the generosity of Mrs. S. O. Greening.

FIGURE 8 1921 *HHA Annual Report*

The Long and Bisby Home for Nurses, located at the Brow. A splendid modern building, complete in every detail.

FIGURE 9 1921 *HHA Annual Report*

FIGURE 10 HHA Box 10-2_file 11



Living Room, Long and Bisby Nurses' Home, furnished by Mr. H. S. Waddie in memory of his brother who was killed while serving his country in the Great War.

FIGURE 11 1921 *HHA Annual Report*

FIGURE 12 HHA Box 10-2_file 11

This picture illustrates an early incident in the history of the San. St. Elizabeth Chapter, I.O.D.E., members preparing linen for the opening of the Sanatorium, 1906.

FIGURE 13 1924 HHA *The Story of the Mountain San, 20th Annual Report*

The late Mrs. Bisby who, with her brother, the late Mr. W. D. Long, donated the funds for the New Nurses' Home at The Brow.

FIGURE 14 1921 *HHA Annual Report*

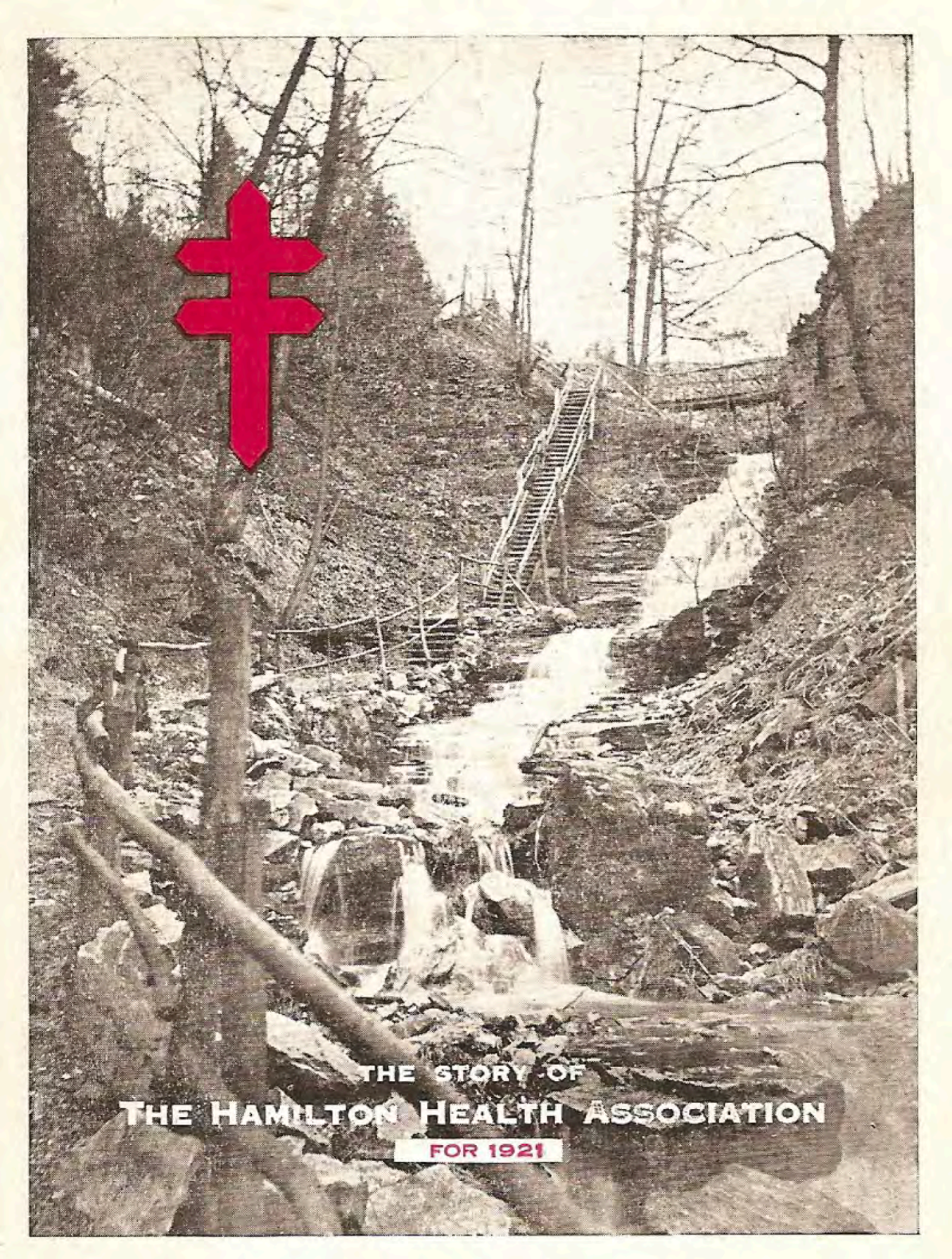
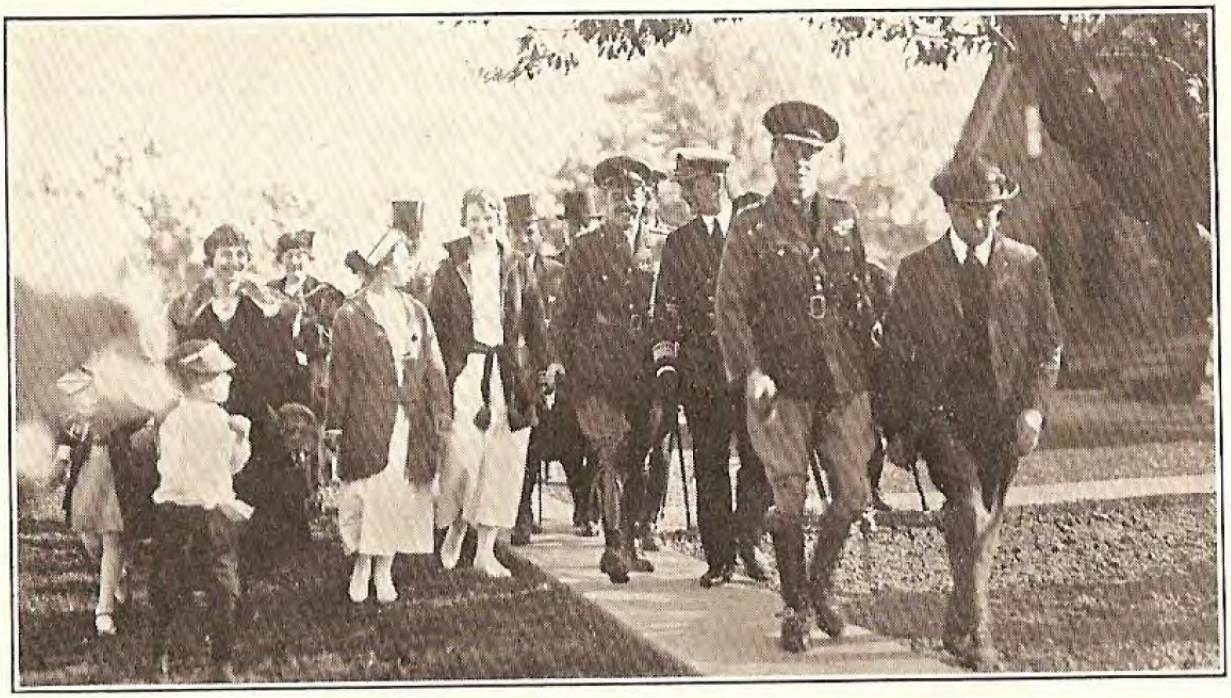


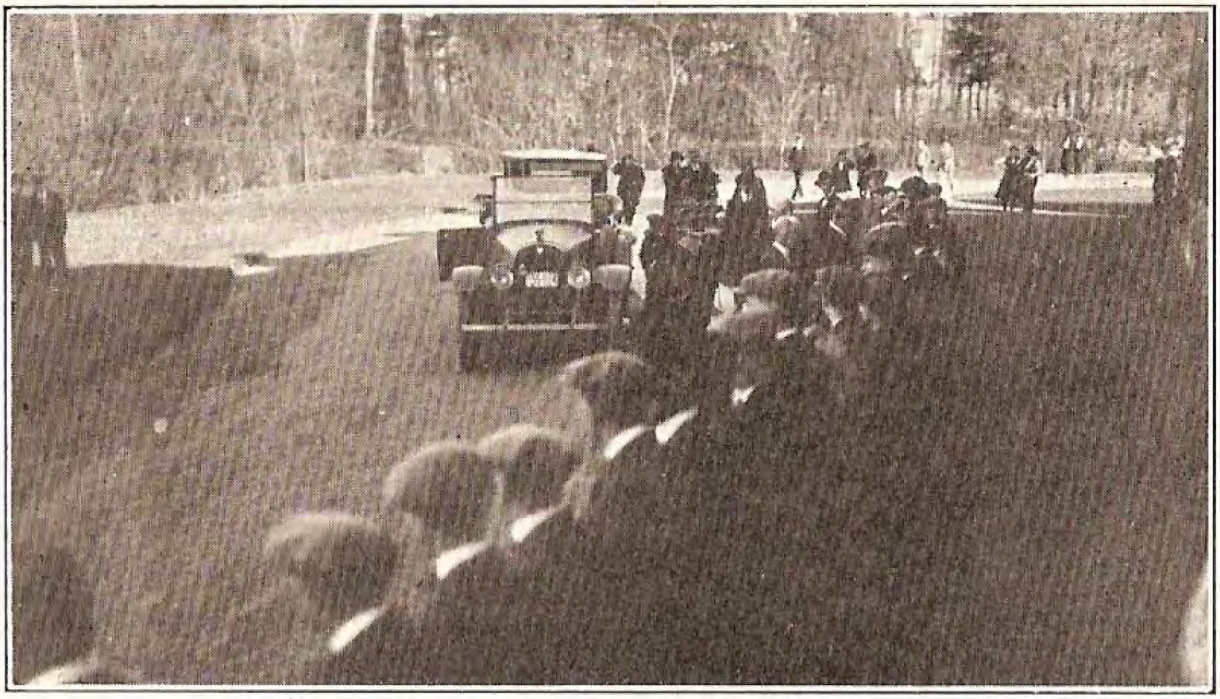
FIGURE 15 1921 *HHA Annual Report*

FIGURE 16 1921 *HHA Annual Report*



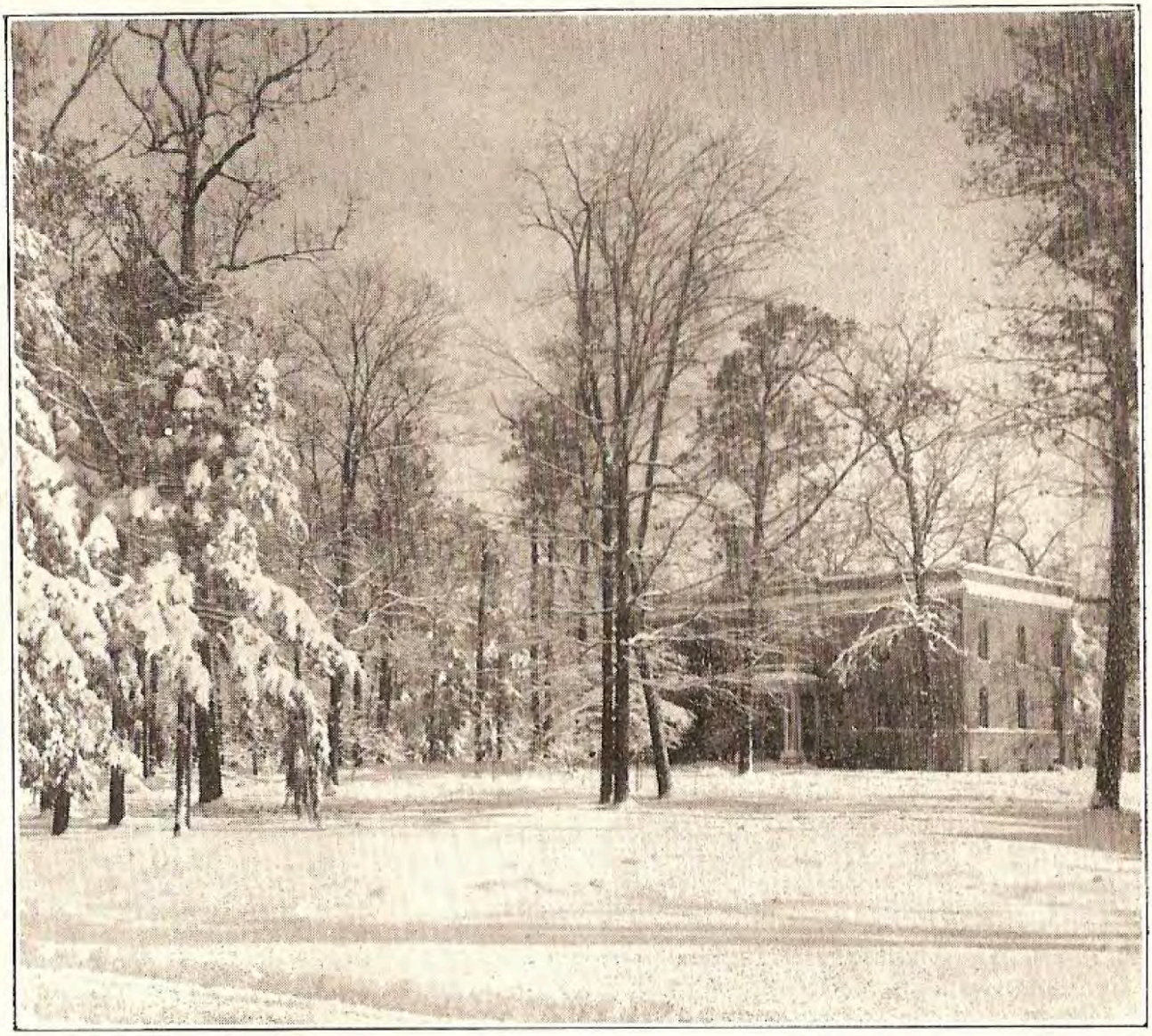
H.R.H. The Prince of Wales visits the San, Oct. 19th, 1920.
Starting his trip of inspection

FIGURE 17 1921 *HHA Annual Report*



Arrival of His Excellency, Lord Byng, Governor-General of Canada, Who Visited the San. Spring of 1922. Inspection of Returned Soldiers at New Infirmary.

FIGURE 18 1922 *HHA Annual Report*



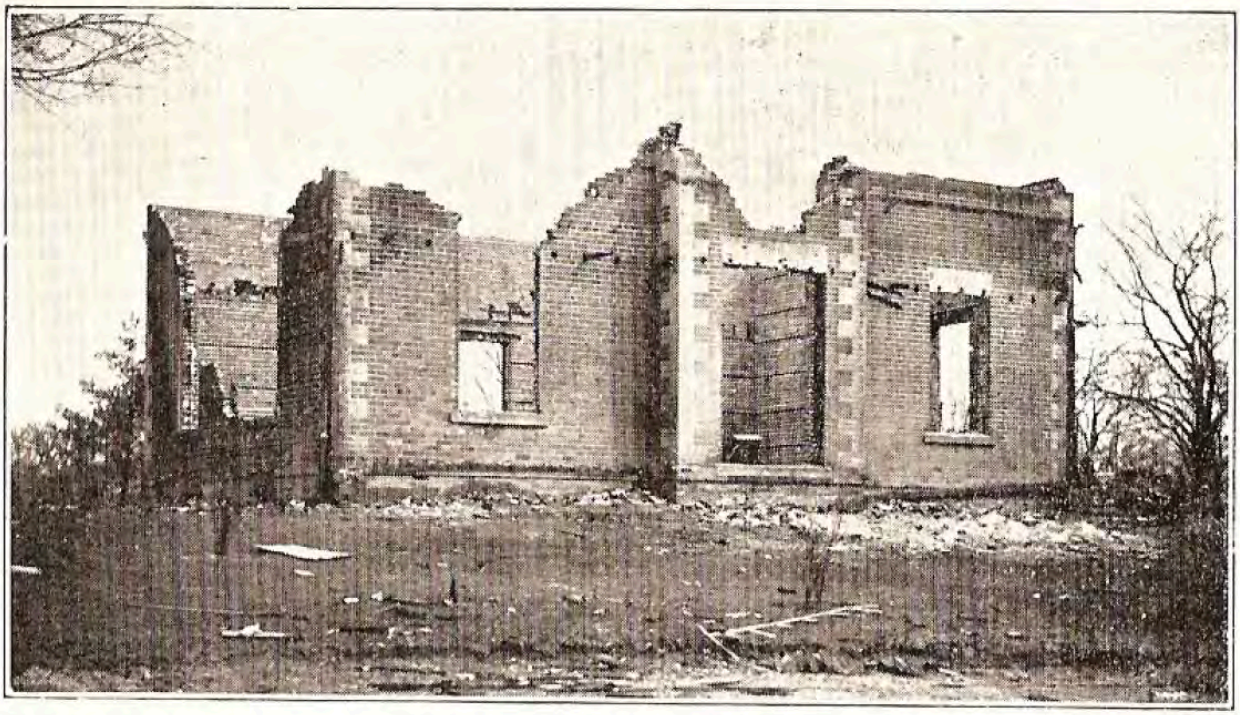
San Grounds in Winter. The Building, Long and Bisby Nurses' Home.

FIGURE 19 1922 *HHA Annual Report*

FIGURE 20 HHA BOX 10-2_file 11

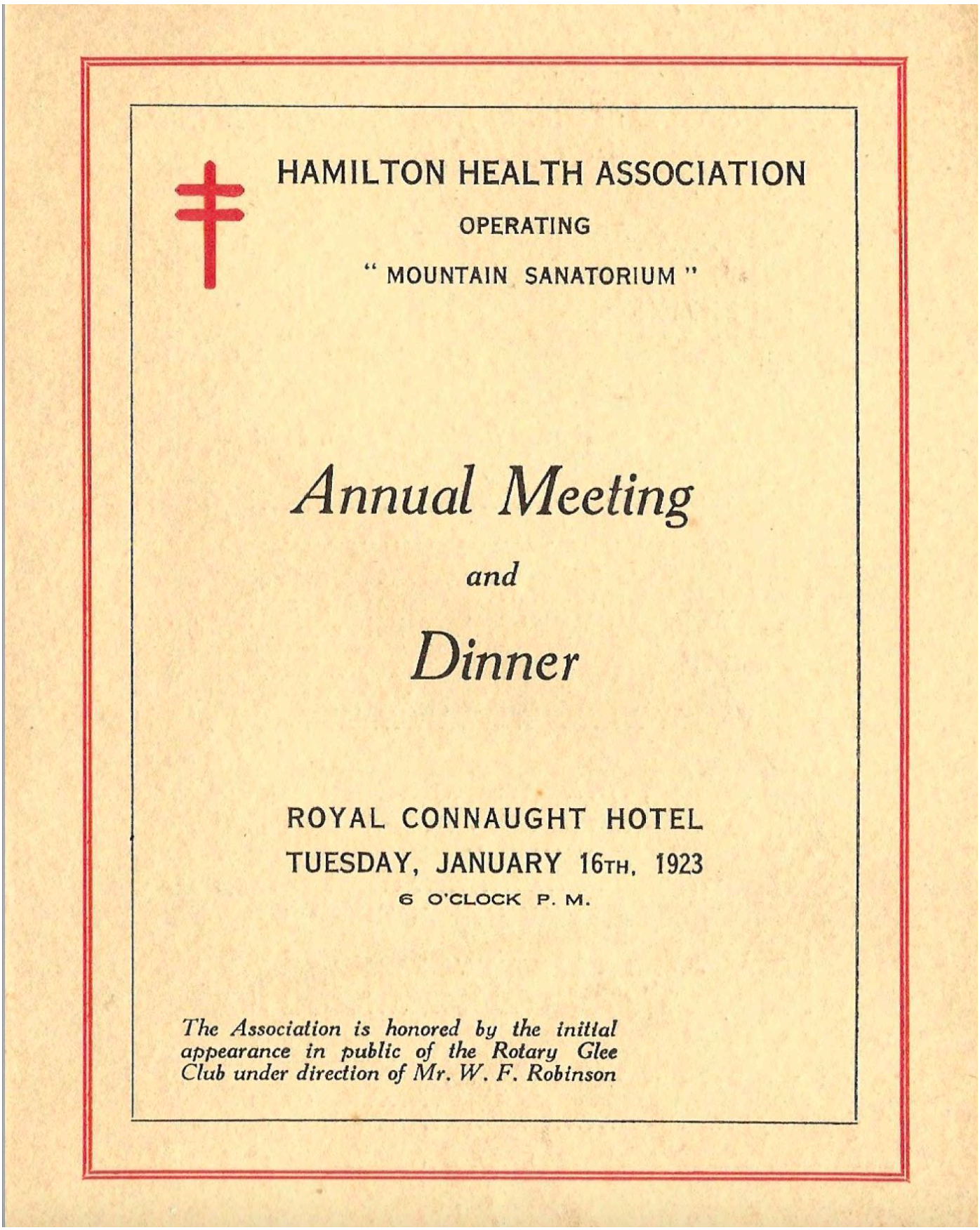
Group of Buildings at Brow, Reading from left to right, Pavilion, Vocational Building, Dining Room and New Infirmary.

FIGURE 21 1922 *HHA Annual Report*



The Doctor's Residence After the Fire Which Totally Destroyed Building and Contents March 1st, 1922.

FIGURE 22 1922 *HHA Annual Report*



HAMILTON HEALTH ASSOCIATION

OPERATING

" MOUNTAIN SANATORIUM "

Annual Meeting

and

Dinner

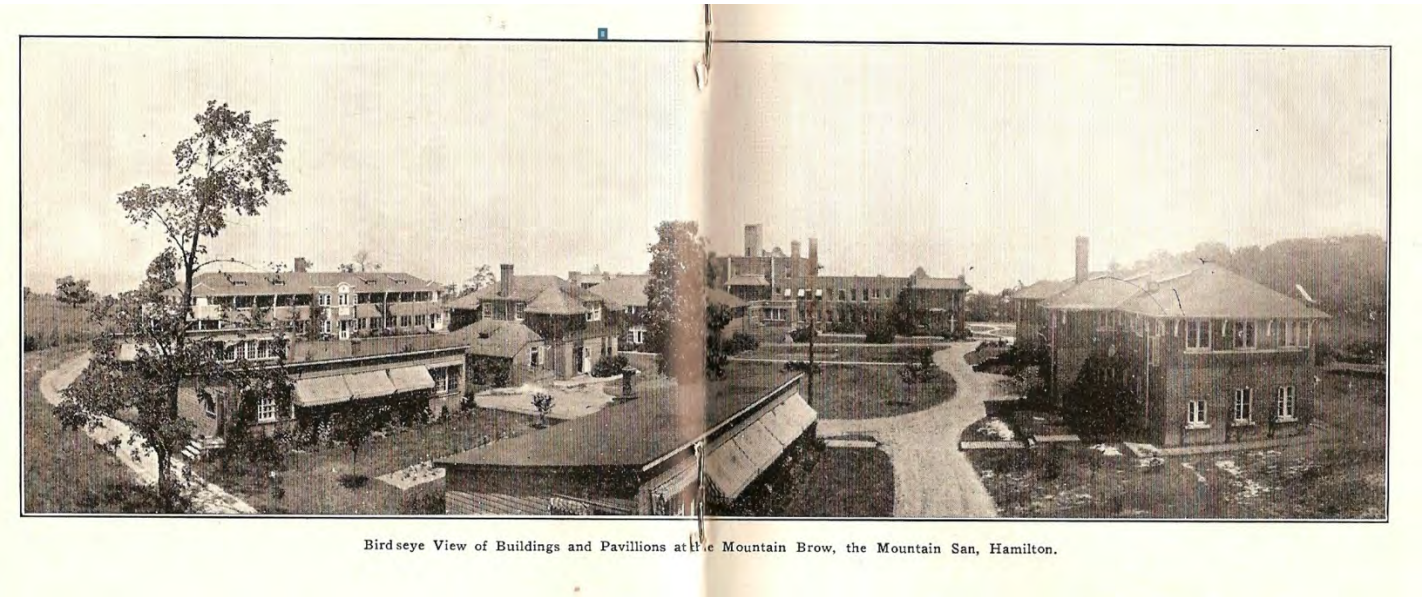
ROYAL CONNAUGHT HOTEL

TUESDAY, JANUARY 16TH, 1923

6 O'CLOCK P. M.

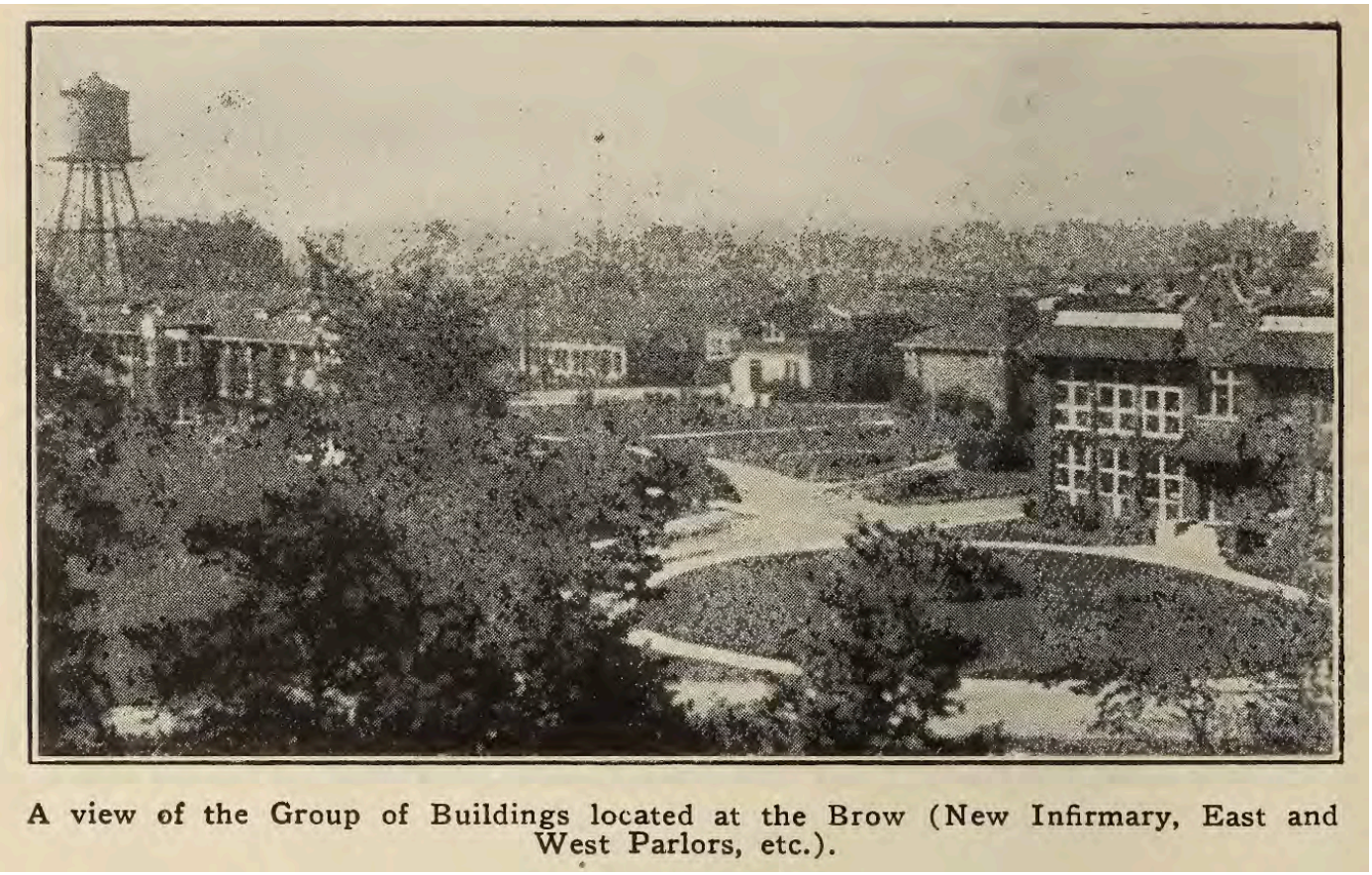
The Association is honored by the initial appearance in public of the Rotary Glee Club under direction of Mr. W. F. Robinson

FIGURE 23 1923 *HHA Annual Report*



Bird seye View of Buildings and Pavillions at the Mountain Brow, the Mountain San, Hamilton.

FIGURE 24 1923 *HHA Annual Report*



A view of the Group of Buildings located at the Brow (New Infirmary, East and West Parlors, etc.).

FIGURE 25 1924 HHA *The Story of the Mountain San, 20th Annual Report*

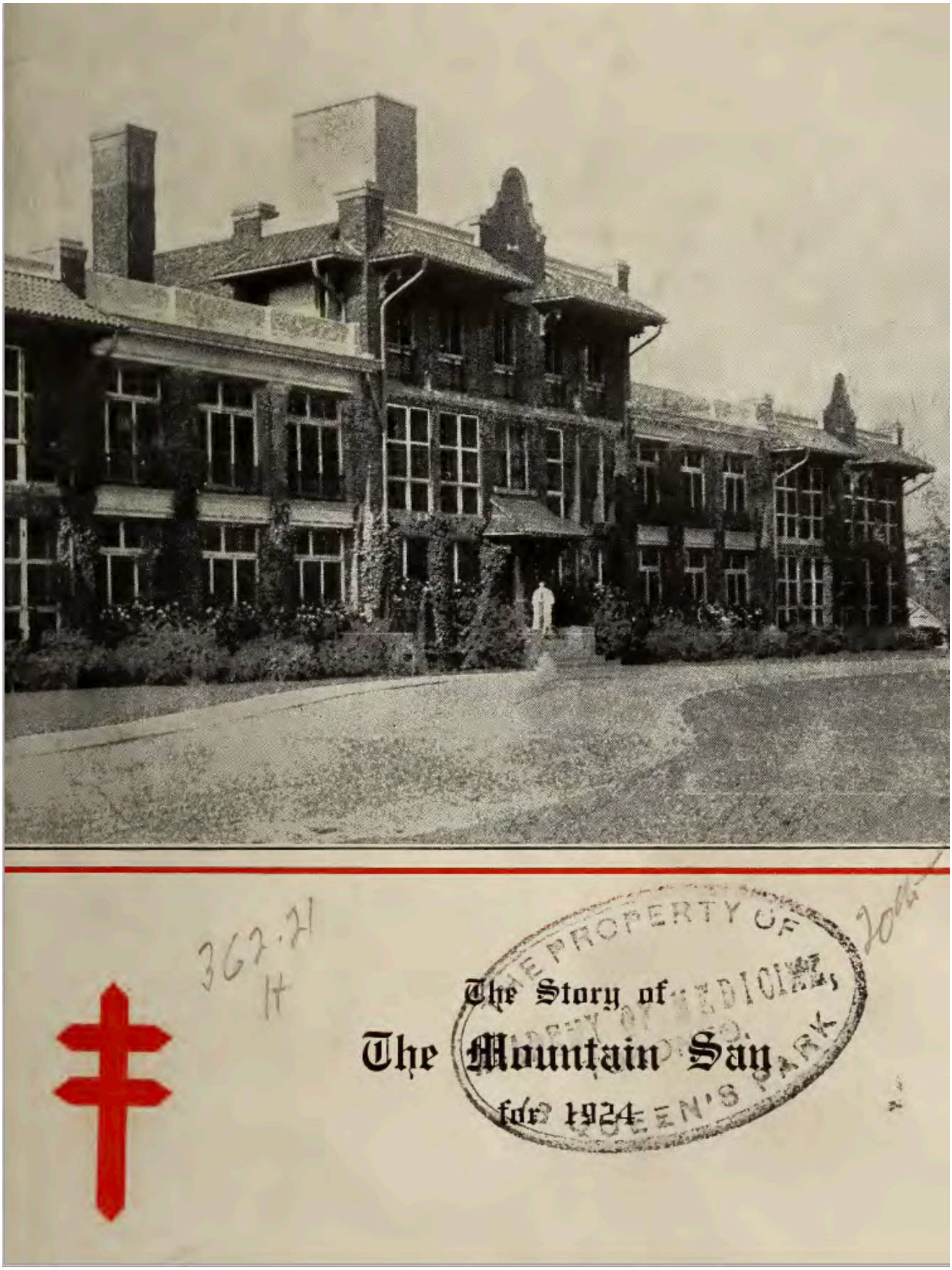
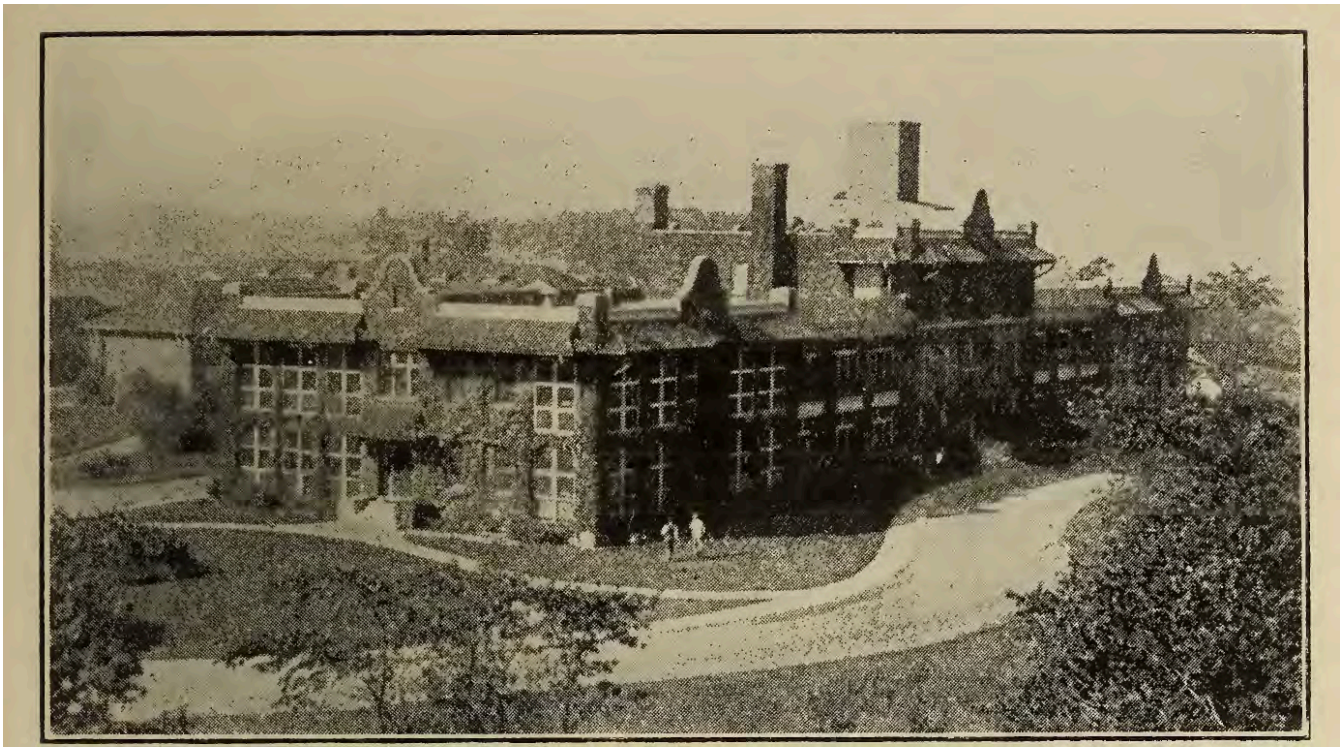
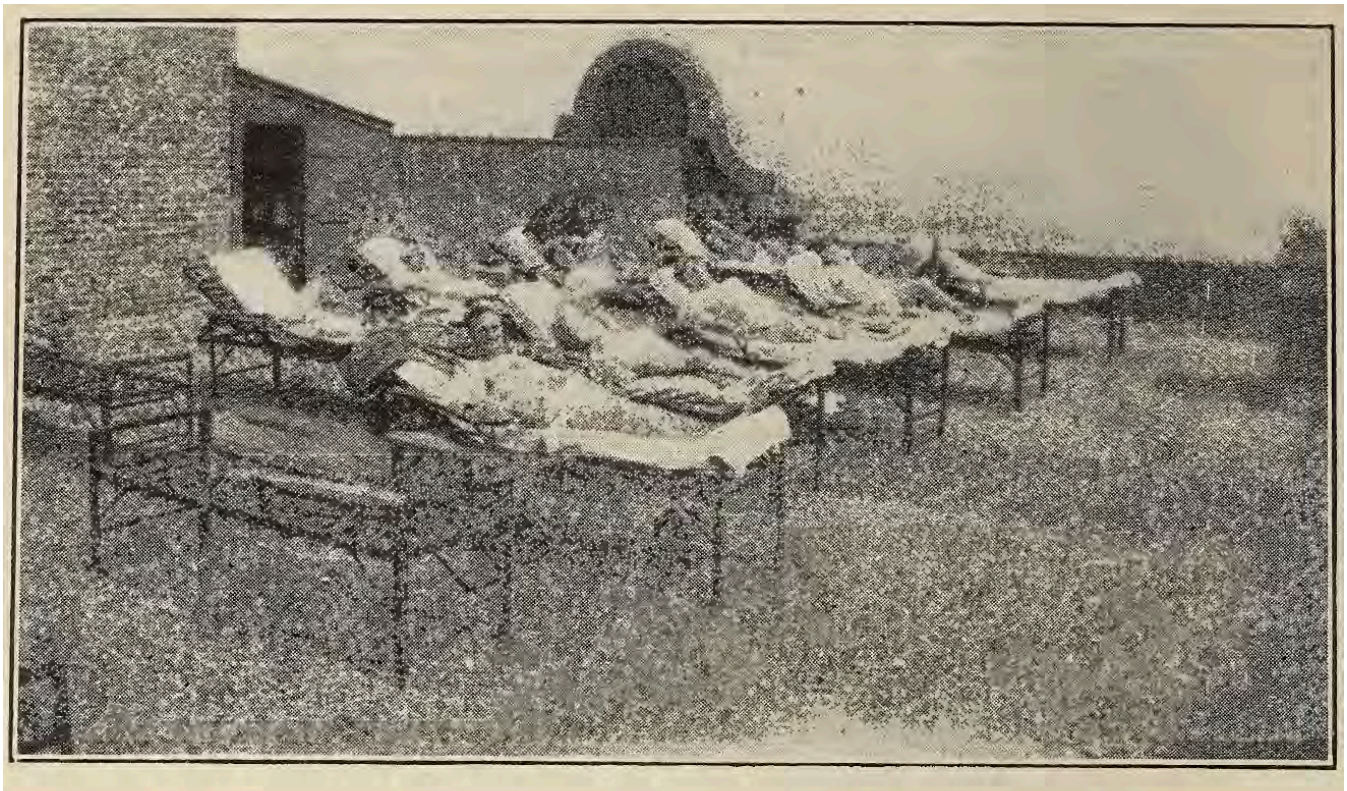


FIGURE 26 1924 HHA *The Story of the Mountain San, 20th Annual Report*



A splendid view of the New Infirmary and Southam Home at the Brow.

FIGURE 27 1924 HHA *The Story of the Mountain San, 20th Annual Report*



Heliotherapy treatment of patients on roof of New Infirmary.

FIGURE 28 1924 HHA *The Story of the Mountain San, 20th Annual Report*

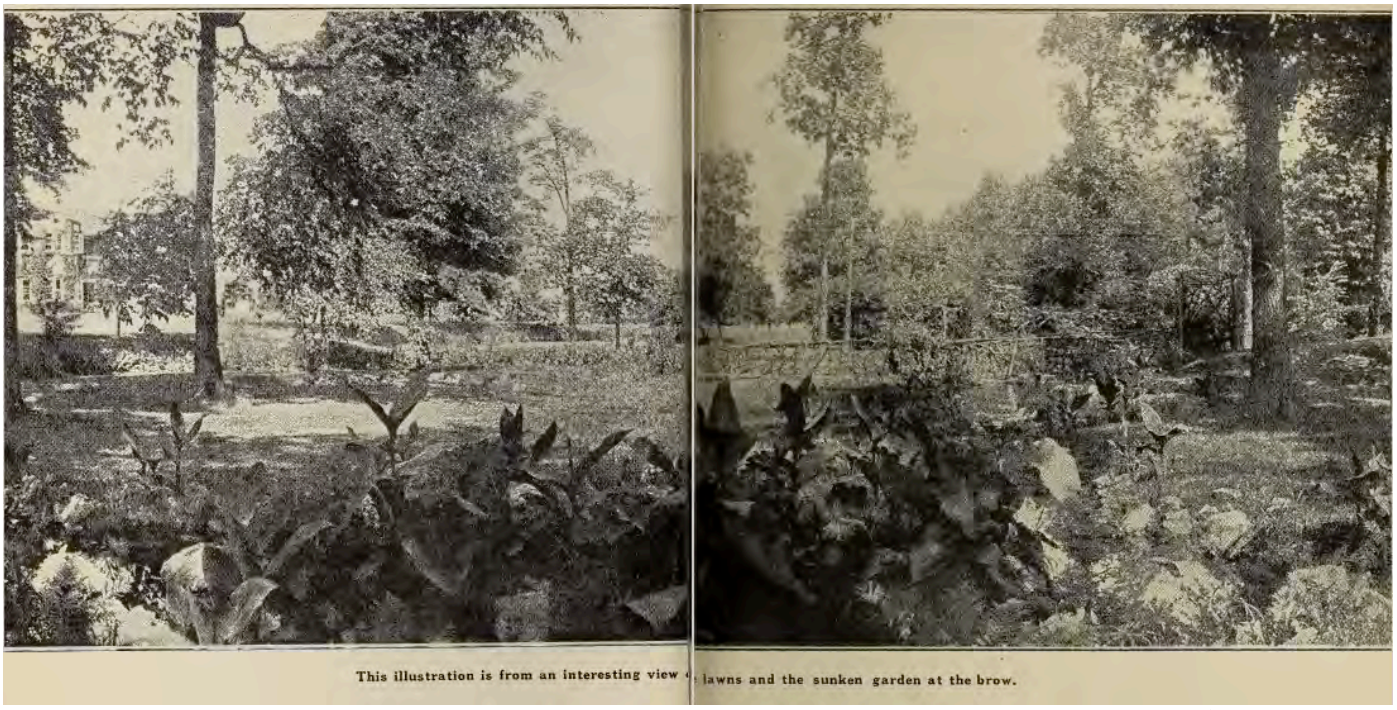


FIGURE 29 1924 HHA *The Story of the Mountain San, 20th Annual Report*

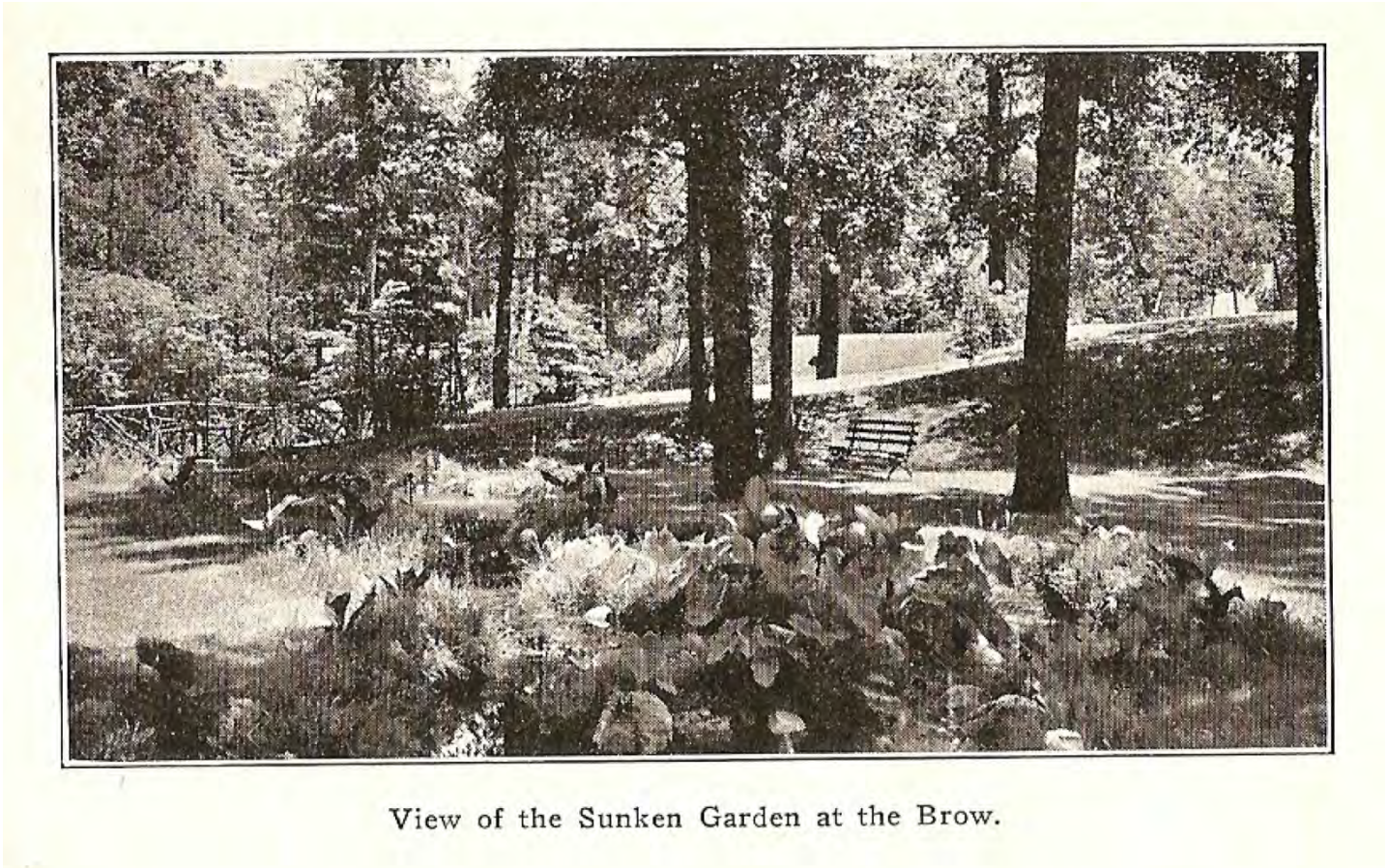
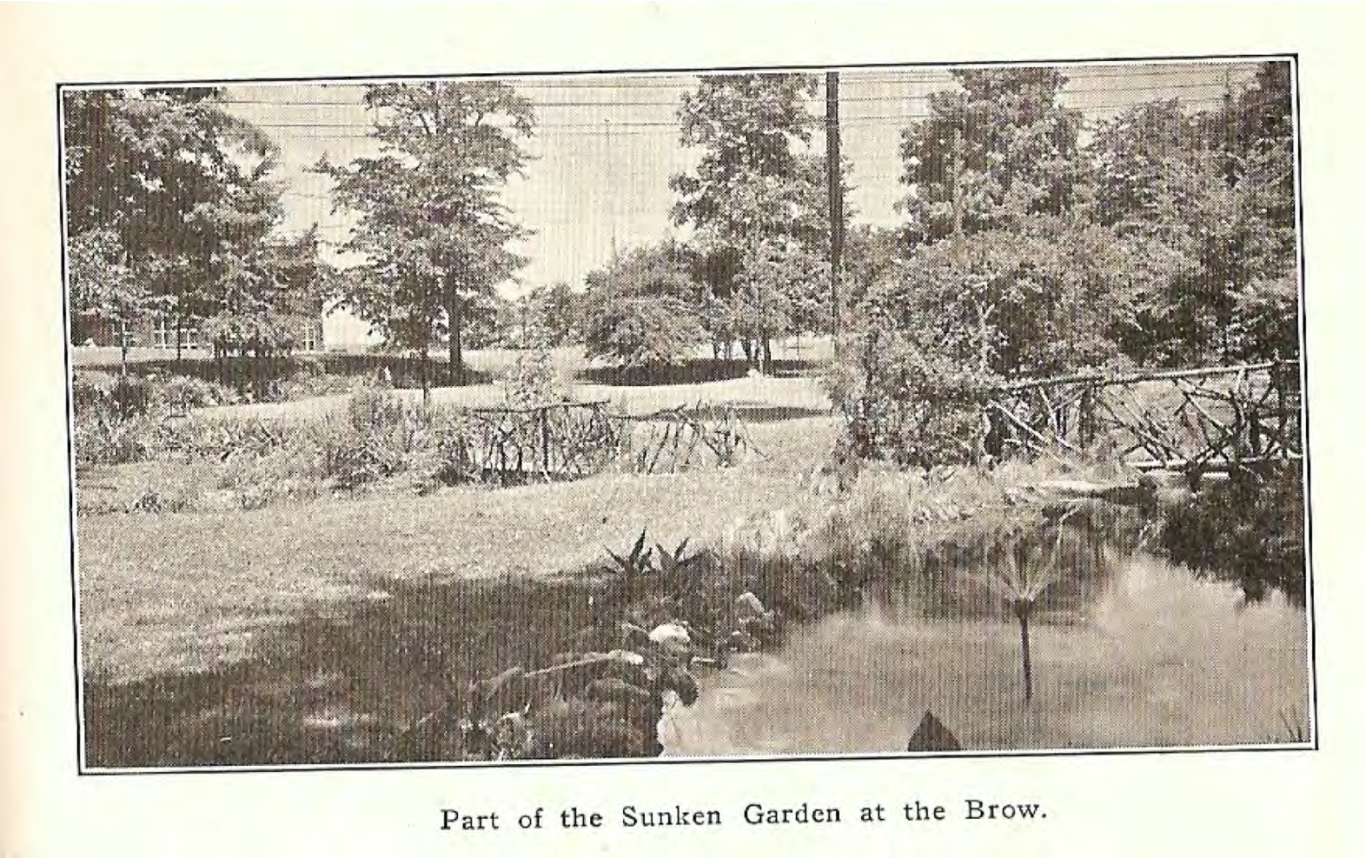
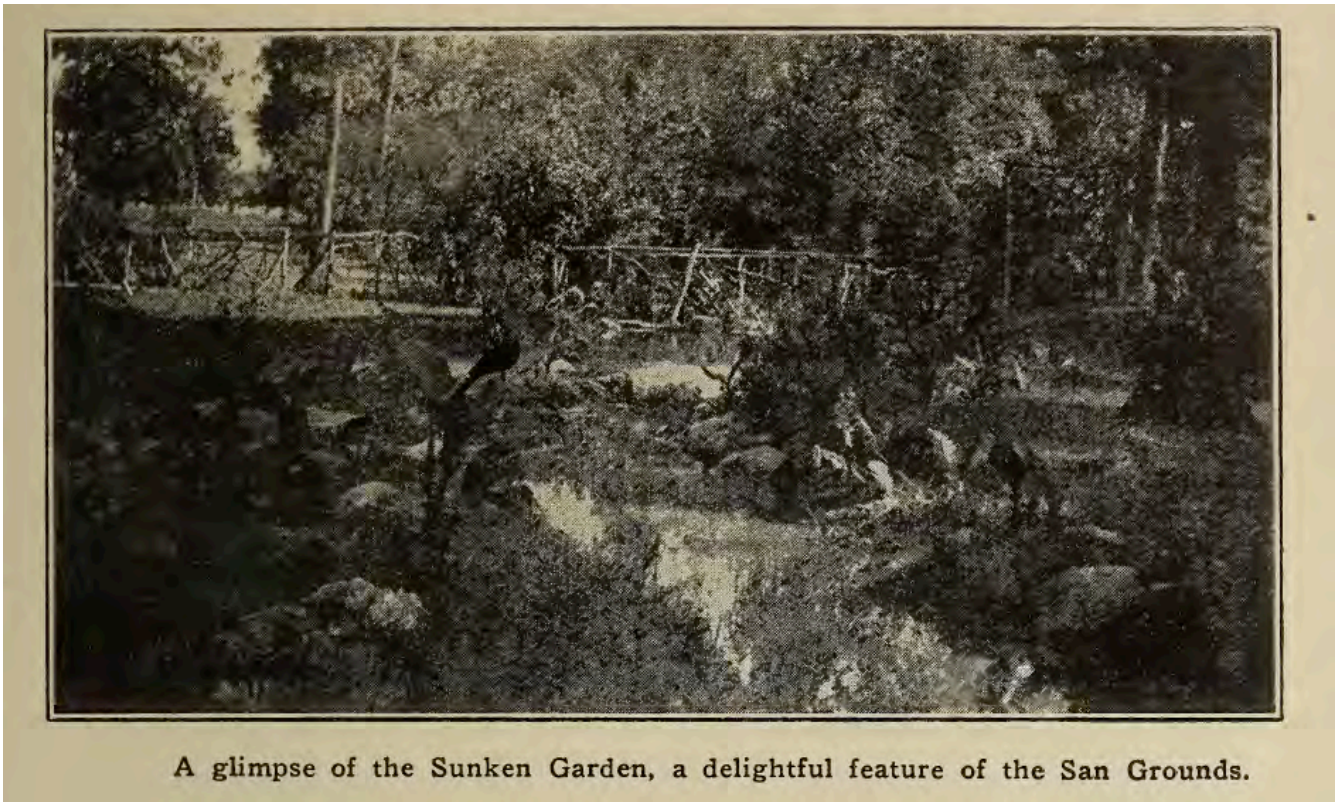


FIGURE 30 1923 *HHA Annual Report*



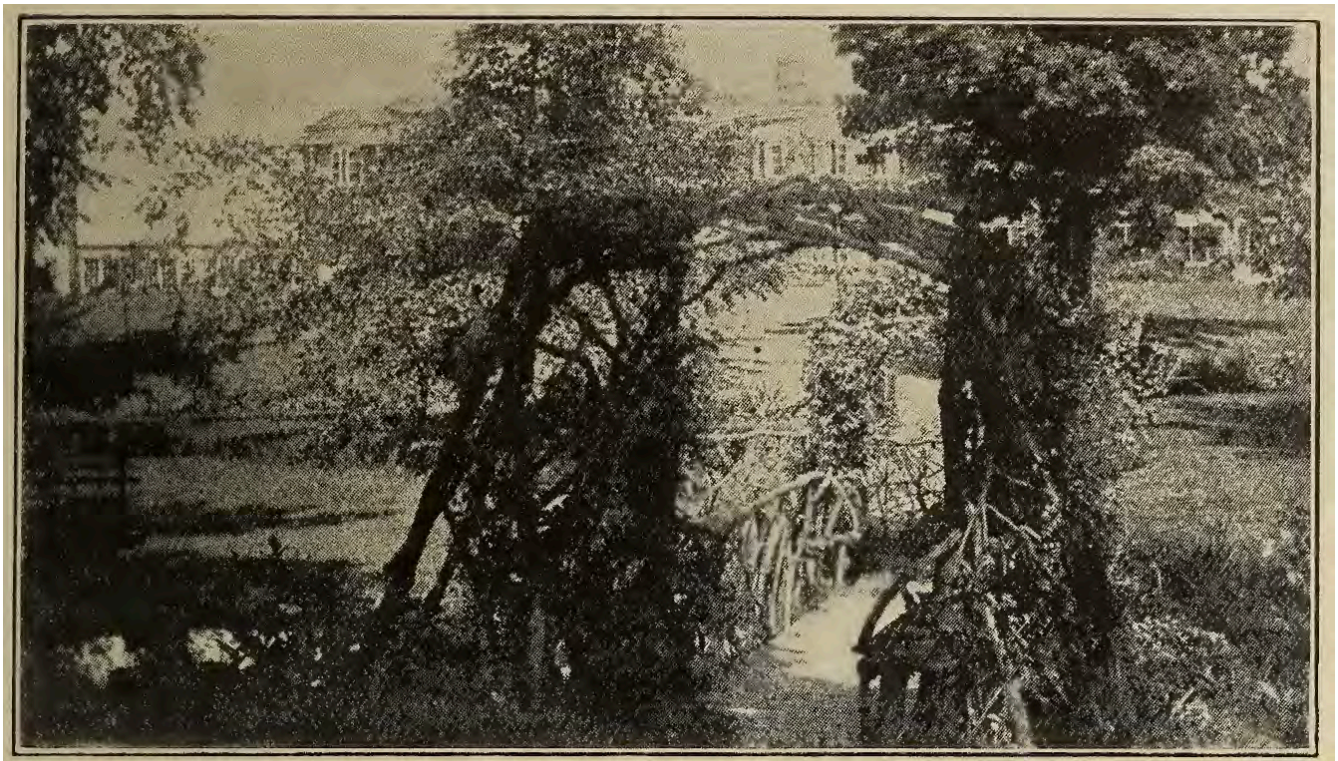
Part of the Sunken Garden at the Brow.

FIGURE 31 1923 *HHA Annual Report*



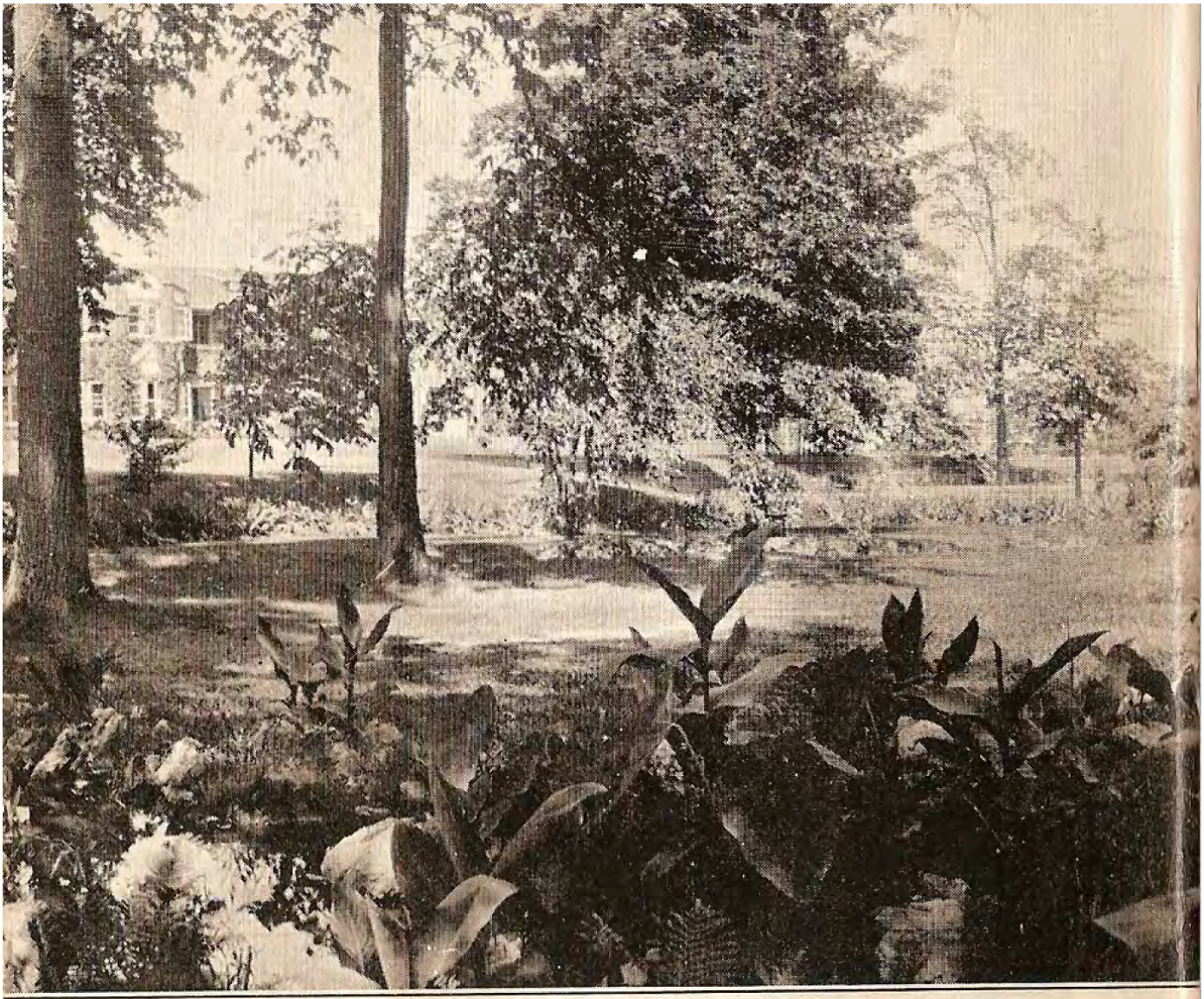
A glimpse of the Sunken Garden, a delightful feature of the San Grounds.

FIGURE 32 1924 HHA *The Story of the Mountain San, 20th Annual Report*



The Rustic Bridge and Arbor, Sunken Garden at Mountain San.

FIGURE 33 1924 HHA *The Story of the Mountain San, 20th Annual Report*



The illustration on this cover is from an interesting view of the lawns and the sunken garden at the brow.

FIGURE 34 1923 *HHA Annual Report*

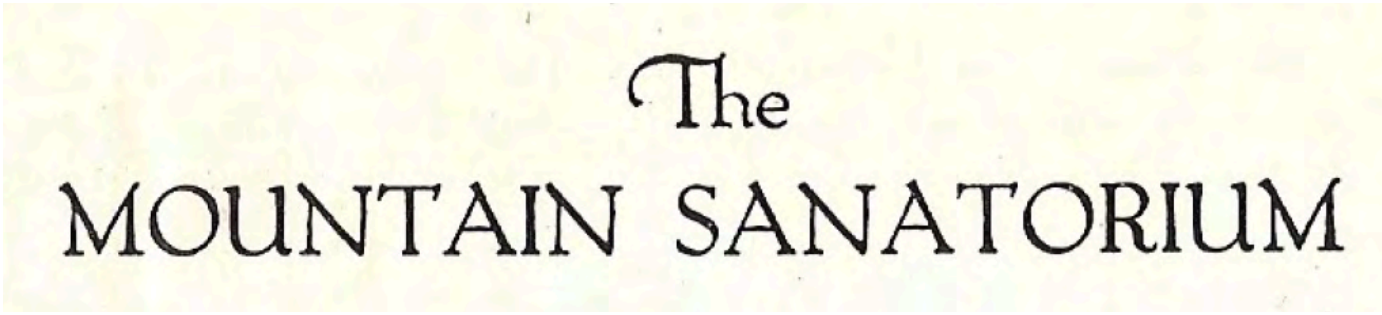


FIGURE 35 1923 *HHA Annual Report*

Population and Mortality from Tuberculosis in the City of Hamilton

Year	Population	Mortality Pulmonary Consumption	Mortality Surgical Tuberculosis	Total	Rate per 100,000 Population
1905–6	59,543	70	5	75	125.9
1909	66,967	91	14	105	175.0
1910	70,221	71	10	81	115.5
1911	73,542	52	15	67	97.1
1912	82,095	69	12	81	101.2
1913	88,918	79	18	97	121.2
1914	100,808	100	6	106	106.0
1915	101,314	70	10	80	80.0
1916	100,461	83	14	97	97.0
1917	104,491	74	11	85	85.0
1918	107,832	67	18	85	85.0
1919	110,137	60	14	74	67.2
1920	108,143	60	12	72	72.0
1921	114,766	70	22	92	83.7
1922	118,243	71	11	82	74.6
1923	120,234	67	13	80	66.8
1924	120,945	49	4	53	44.2

FIGURE 36 1924 HHA *The Story of the Mountain San, 20th Annual Report*

FIGURE 37 Hamilton Public Library, 1953 photo

FIGURE 38 1934 aerial photo

1934 aerial

FIGURE 39 1954 aerial photo

FIGURE 39 1966 aerial photo

HALTON STANDARD CONDOMINIUM PLAN No. _____

RESIDENTIAL WASTE MANAGEMENT

RESIDENTIAL WASTE MANAGEMENT PROPOSED TO BE ARRANGED BY PROPERTY MANAGEMENT.
PROPOSED RESIDENTIAL WASTE PROCESS:

1. EACH APARTMENT BUILDING IS EQUIPPED WITH A TRISORTER CHUTE ACCESSIBLE ON EACH LEVEL FROM THE CORRIDOR.
2. THE TENANT SELECTS THE WASTE TYPE, AND THE WASTE INSERTED TO THE CHUTE IS RECEIVED BY THE TRISORTER DEVICE AT THE BOTTOM OF THE CHUTE AT THE UNDERGROUND LEVEL.
3. THE TRISORTER DIRECTS THE WASTE EITHER TO ONE OF TWO RECYCLING TYPE BINS OR TO A COMPACTED GARBAGE BIN (3 CUBIC YARD BIN).
4. WASTE IS RETAINED IN WHEELED BINS WITHIN UNDERGROUND STORAGE UNITL COLLECTION DAY. PROPERTY MANAGEMENT RELOCATES ALL WASTE BINS TO THE SURFACE PICKUP AREA, THE "DEDICATED WASTE COLLECTION POINT".
5. THE "DEDICATED WASTE COLLECTION POINT" IS A CONCRETE PAD ON THE SITE SURFACE ABUTTING THE ASPHALT CIRCULATION INTERIOR TO THE SITE. IT IS FOR THE TEMPORARY STORAGE OF WASTE ONLY ON SCHEDULED DAYS ARRANGED BY PROPERTY MANAGEMENT FOR PRIVATE PICKUP. TOWNHOME RESIDENTS ADD THEIR WASTE TO COLLECTION POINT AT SAME SCHEDULE.
6. ONCE PRIVATE PICKUP IS COMPLETE PROPERTY MANAGEMENT IS TO RESTORE THE BINS TO THE UNDERGROUND PARKADE.

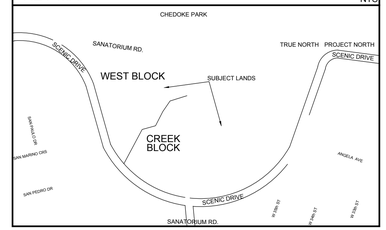
WEST BLOCK

231 CONDOMIMIUM UNITS
41 TOWNHOUSE UNITS
272 TOTAL UNITS

1 / SP1 WEST SITE PLAN
1:500

KEY MAP

HAMILTON, ON
NTS



LEGEND

- APARTMENT PRINCIPAL ENTRY
- APARTMENT REAR ENTRY
- APARTMENT SUITE EXTERIOR DOOR
- UNIT ENTRY/TOWNHOUSE GARAGE ENTRY
- TOWNHOUSE ENTRY
- TB BALCONY @ 2ND FLOOR/MAIN FLOOR LEVEL
- PH PENTHOUSE BALCONY
- PH PENTHOUSE BALCONY, PATIO 1ST FL
- PH PENTHOUSE BALCONY
- VISITOR PARKING SPACE
- RESIDENT PARKING SPACE
- P POWER
- DC DEPRESSED CURB
- GM GAS AND HYDRO METER
- PAINTED BARRIER FREE PARKING SYMBOL AS PER ONTARIO STANDARDS
- FIRE ACCESS ROUTE SIGN
- STOP SIGN
- VERTICAL ACCESSIBLE PARKING SIGN
- STREETLIGHT
- BOLLARD LIGHT
- BOLLARD
- T TRANSFORMER

HATCH KEY

- HEAVY DUTY ASPHALT
- PAVERS
- CONCRETE SIDEWALK
- LANDSCAPE/SOD
- 8 STOREY BUILDING
- 4-5 STOREY BUILDING
- 2 STOREY BUILDING

BLOCK LINETYPE KEY

REFERENCED FROM ELECTRONIC SURVEY BY ATMcLAREN
- LOT BOUNDARY LINE
- VESTIGIAL BOUNDARY LINE
- 3.0m ROAD WIDENING BOUNDARY LINE
- ESA BOUNDARY EST. OCT 2019

REFERENCED FROM SUBDIVISION DWG BY URBAN SOLUTIONS
- LOT LINE

LINETYPE KEY
- EXTENT OF UG PARKING
- FIRE ROUTE
- BUILDING OUTLINE
- PHASE LINE
- OVERHEAD BALCONY

SITE STATISTICS - WEST BLOCK

NOTES:

THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS.
OWNER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS.
SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.

DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES AND HYDRANTS.
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES.
IF MINIMUM DIMENSIONS NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING. THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.

PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICE DEPARTMENT, TOWN OF OAKVILLE, FOR THE PURPOSE OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD ALLOWANCE PERMIT) WITHIN THE THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING.

PARKING STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW MARKINGS.
VISITOR PARKING TO BE MARKED WITH A PAINTED V.
RESIDENT PARKING TO BE MARKED WITH PAINTED NUMBERS.

ALL DRAWINGS ARE UNDERSTOOD TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHOURITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

ELECTRONIC DRAWINGS OF SUBJECT LANDS:

SURVEY OF EXISTING LAND & LOT BOUNDARIES

DRAFT PLAN OF SUBDIVISION PREPARED BY

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS
KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

PROJECT NORTH / TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
PRZEMYSLAW MYSZKOWSKI
LICENCE
7984

CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

BLOCK 2
WEST SITE PLAN

DRAWING SCALE:	PROJECT NUMBER:
	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
--	--	SP1

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

TIMESTAMP 2020-03-11 3:24:41 PM FILEPATH O:\2019\19066 - Vallen Homes - Chedoke Brow\block 2 Drawings\4.03 Schematic Design\SP1 2020-03-07.dwg

HALTON STANDARD CONDOMINIUM PLAN No. _____

LEGEND

- APARTMENT PRINCIPAL ENTRY
- APARTMENT EXIT DOOR
- APARTMENT SUITE EXTERIOR DOOR
- UNDERGROUND PARKING GARAGE ENTRY
- TOWNHOUSE ENTRY
- TB BALCONY @ TOWNHOME MAIN FLOOR LEVEL
- B* 1ST TO PENTHOUSE BALCONY
- B 2ND TO PENTHOUSE BALCONY; PATIO 1ST FL
- B* 2ND TO PENTHOUSE BALCONY
- V VISITOR PARKING SPACE
- R RESIDENT PARKING SPACE
- P PORCH
- DC DEPRESSED CURB
- G/H GAS AND HYDRO METER
- PAINTED BARRIER FREE PARKING SYMBOL AS PER MUNICIPAL STANDARDS
- FIRE ACCESS ROUTE SIGN
- STOP SIGN
- HYDRANT
- SIAMESE CONNECTION
- RAIN WATER LEADER
- AIR CONDITIONER
- VERTICAL ACCESSIBLE PARKING SIGN
- STREETLIGHT
- BOLLARD LIGHT
- BOLLARD
- T TRANSFORMER

HATCH KEY

- HEAVY DUTY ASPHALT
- PAVERS
- CONCRETE SIDEWALK
- LANDSCAPED
- 4 STOREY BUILDING
- 5-6 STOREY BUILDING
- 2 STOREY BUILDING
- LOT BOUNDARY LINE
- VESTIGIAL BOUNDARY LINE
- BOUNDARY LINE
- ESA BOUNDARY EST. OCT 2019
- LOT LINE
- EXTENT OF UG PARKING
- FIRE ROUTE
- BUILDING OUTLINE
- PHASE LINE
- OVERHEAD BALCONY

BLOCK LINETYPE KEY

REFERENCED FROM ELECTRONIC SURVEY BY A.T. McLAREN

REFERENCED FROM SUBDIVISION DWG BY URBAN SOLUTIONS

LINETYPE KEY

NOTES:

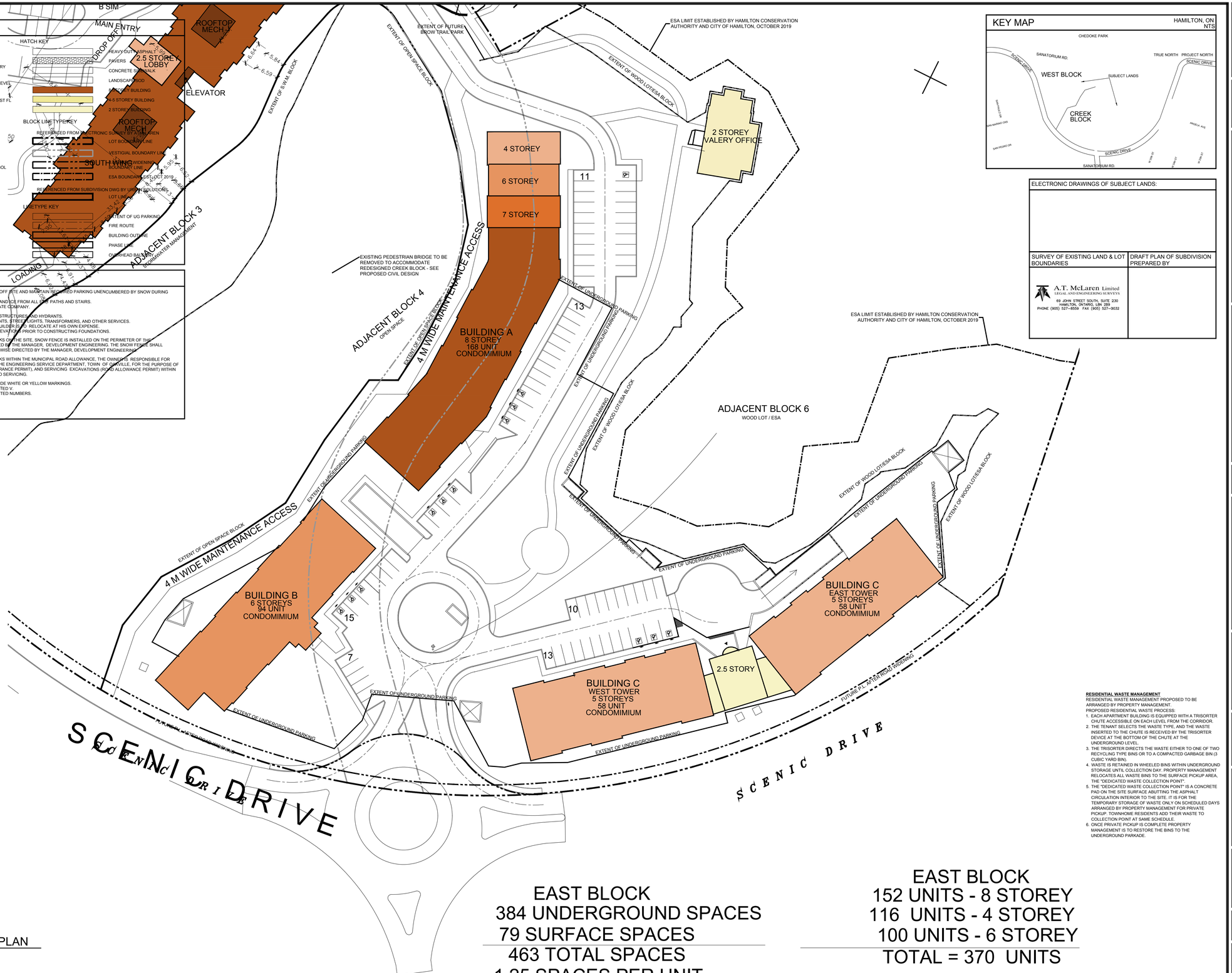
THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS.
THE OWNER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL SNOW PATHS AND STAIRS.
SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.

DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES AND HYDRANTS.
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES.
IF MINIMUM DIMENSION IS NOT MAINTAINED, BUILDER SHALL RELOCATE AT HIS OWN EXPENSE.
BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING. THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.

PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICE DEPARTMENT, TOWN OF OAKVILLE, FOR THE PURPOSE OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD ALLOWANCE PERMIT) WITHIN THE THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING.

PARKING STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW MARKINGS.
VISITOR PARKING TO BE MARKED WITH A PAINTED V.
RESIDENT PARKING TO BE MARKED WITH PAINTED NUMBERS.



1 / SP2 EAST SITE PLAN
1:500

EAST BLOCK
384 UNDERGROUND SPACES
79 SURFACE SPACES
463 TOTAL SPACES
1.25 SPACES PER UNIT

EAST BLOCK
152 UNITS - 8 STOREY
116 UNITS - 4 STOREY
100 UNITS - 6 STOREY
TOTAL = 370 UNITS

RESIDENTIAL WASTE MANAGEMENT
RESIDENTIAL WASTE MANAGEMENT PROPOSED TO BE ARRANGED BY PROPERTY MANAGEMENT.
PROPOSED RESIDENTIAL WASTE PROCESS:

1. EACH APARTMENT BUILDING IS EQUIPPED WITH A TRISORTER CHUTE ACCESSIBLE ON EACH LEVEL FROM THE CORRIDOR.
2. THE TENANT SELECTS THE WASTE TYPE, AND THE WASTE INSERTED TO THE CHUTE IS RECEIVED BY THE TRISORTER DEVICE AT THE BOTTOM OF THE CHUTE AT THE UNDERGROUND LEVEL.
3. THE TRISORTER DIRECTS THE WASTE EITHER TO ONE OF TWO RECYCLING TYPE BINS OR TO A COMPACTED GARBAGE BIN (3 CUBIC YARD BIN).
4. WASTE IS RETAINED IN WHEELED BINS WITHIN UNDERGROUND STORAGE UNTIL COLLECTION DAY. PROPERTY MANAGEMENT RELOCATES ALL WASTE BINS TO THE SURFACE PICKUP AREA, THE "DEDICATED WASTE COLLECTION POINT".
5. THE "DEDICATED WASTE COLLECTION POINT" IS A CONCRETE PAD ON THE SITE SURFACE ABUTTING THE ASPHALT CIRCULATION INTERIOR TO THE SITE. IT IS FOR THE TEMPORARY STORAGE OF WASTE ONLY ON SCHEDULED DAYS ARRANGED BY PROPERTY MANAGEMENT FOR PRIVATE PICKUP. TOWNHOME RESIDENTS ADD THEIR WASTE TO COLLECTION POINT AT SAME SCHEDULE.
6. ONCE PRIVATE PICKUP IS COMPLETE PROPERTY MANAGEMENT IS TO RESTORE THE BINS TO THE UNDERGROUND PARKADE.

KEY MAP

HAMILTON, ON
NTS

ELECTRONIC DRAWINGS OF SUBJECT LANDS:

SURVEY OF EXISTING LAND & LOT BOUNDARIES	DRAFT PLAN OF SUBDIVISION PREPARED BY
A.T. McLaren Limited LEGAL AND ENGINEERING SURVEYS 69 JOHN STREET SOUTH, SUITE 230 HAMILTON, ONTARIO, L8N 2B9 PHONE (905) 527–8559 FAX (905) 527–0032	

ALL DRAWINGS ARE UNDERSTOOD TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHOURITY

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY
-	-	-	-
-	-	-	-

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

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LICENCE 7984

CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
BLOCK 5
EAST SITE PLAN

DRAWING SCALE:	PROJECT NUMBER:
1:500	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	SP2

DRAWING VERSION: 2020-09-01
PLOT DATE: March 11, 2022

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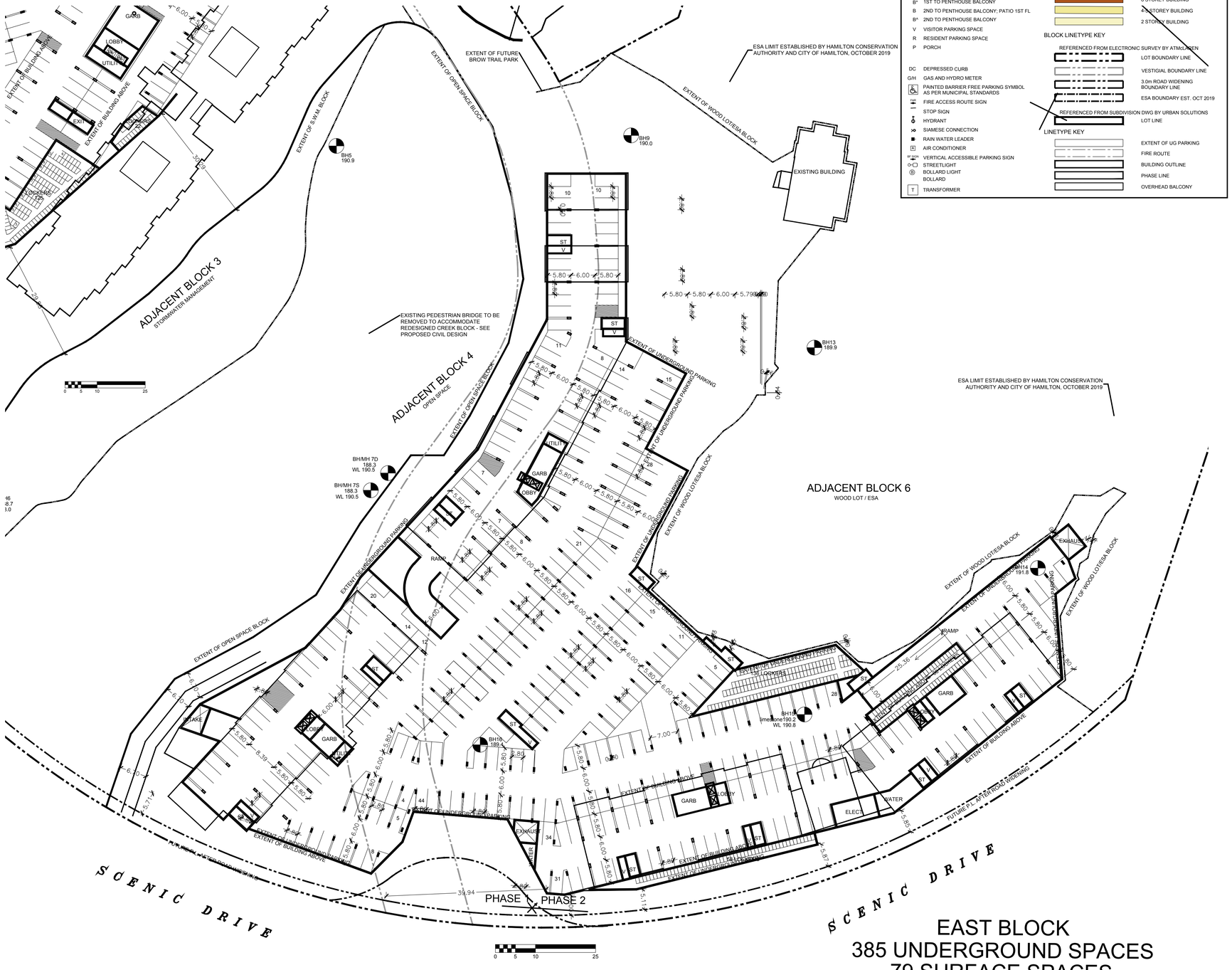
HALTON STANDARD CONDOMINIUM PLAN No. _____



1 / UG1 EAST BLOCK (5) UNDERGROUND PLAN

1:500

U/G AREA (EAST BLOCK): +/- 15,920 SQ.M.

LEGEND

- APARTMENT PRINCIPAL ENTRY
- APARTMENT EXIT DOOR
- APARTMENT SUITE EXTERIOR DOOR
- UNDERGROUND PARKING GARAGE ENTRY
- TOWNHOUSE ENTRY
- TB BALCONY @ TOWNHOME MAIN FLOOR LEVEL
- B* 1ST TO PENTHOUSE BALCONY
- B 2ND TO PENTHOUSE BALCONY; PATIO 1ST FL
- B* 2ND TO PENTHOUSE BALCONY
- V VISITOR PARKING SPACE
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- DC DEPRESSED CURB
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- PAINTED BARRIER FREE PARKING SYMBOL AS PER MUNICIPAL STANDARDS
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- STREETLIGHT
- BOLLARD LIGHT
- BOLLARD
- T TRANSFORMER

HATCH KEY

- HEAVY DUTY ASPHALT
- PAVERS
- CONCRETE SIDEWALK
- LANDSCAPE/SOD
- 8 STOREY BUILDING
- 4 STOREY BUILDING
- 2 STOREY BUILDING

BLOCK LINETYPE KEY

REFERENCED FROM ELECTRONIC SURVEY BY ATM LAREN

- LOT BOUNDARY LINE
- VESTIGIAL BOUNDARY LINE
- 3.0m ROAD WIDENING BOUNDARY LINE
- ESA BOUNDARY EST. OCT 2019

REFERENCED FROM SUBDIVISION DWG BY URBAN SOLUTIONS

- LOT LINE

LINETYPE KEY

- EXTENT OF UG PARKING
- FIRE ROUTE
- BUILDING OUTLINE
- PHASE LINE
- OVERHEAD BALCONY

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PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

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REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY
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LICENCE 7984

CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

BLOCK 5 EAST UNDERGROUND PLAN

EAST BLOCK
385 UNDERGROUND SPACES
79 SURFACE SPACES
464 TOTAL SPACES
1.25 SPACES PER UNIT

DRAWING SCALE:	PROJECT NUMBER:
1:500	19066

DRAWN BY:	CHECKED BY:
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DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: UG2

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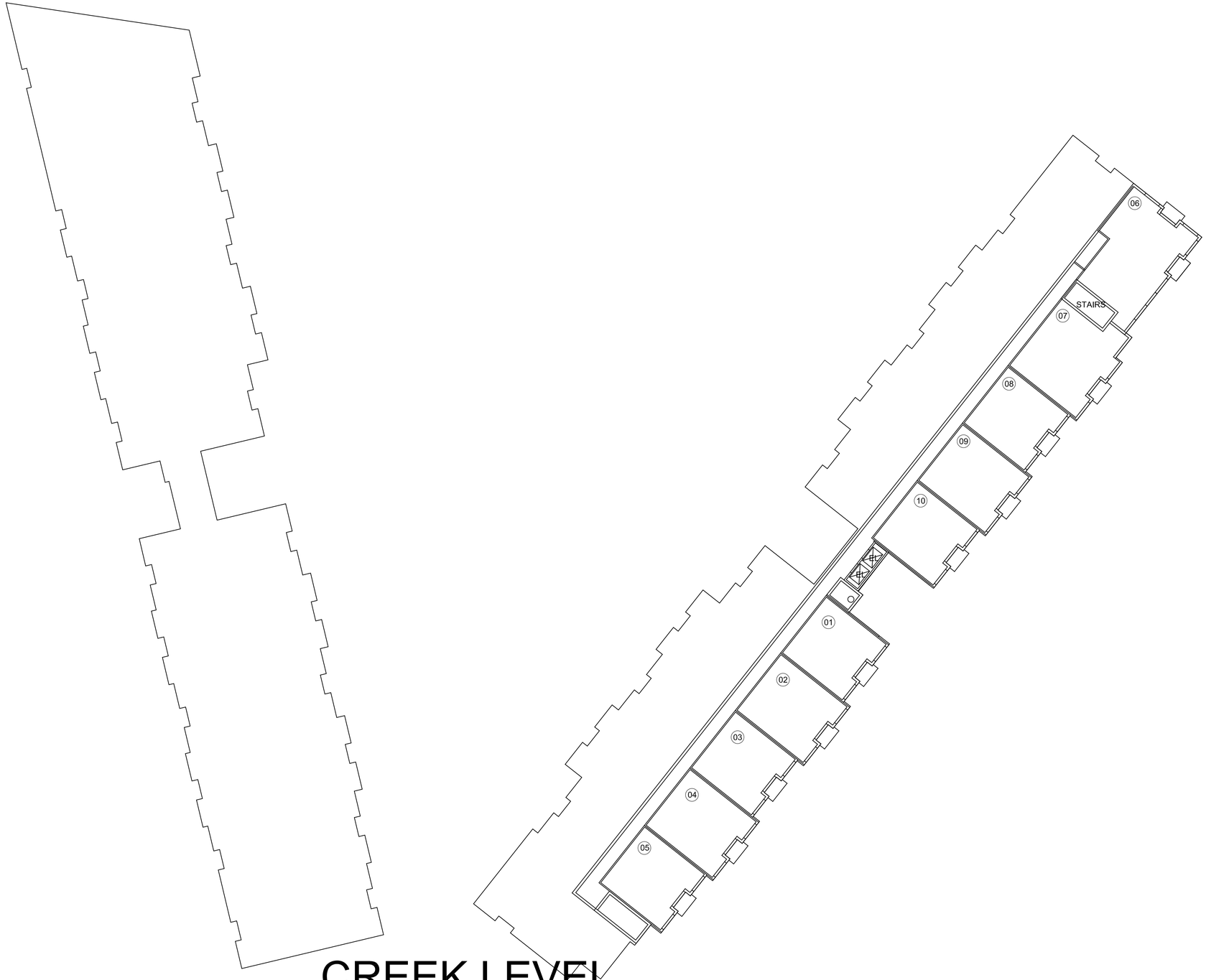

CREEK LEVEL (BASEMENT) BLDG E

1 / A200 BLDG D&E BASEMENT
4:1

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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
WEST BLOCK BUILDING D&E BASEMENT

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A200

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

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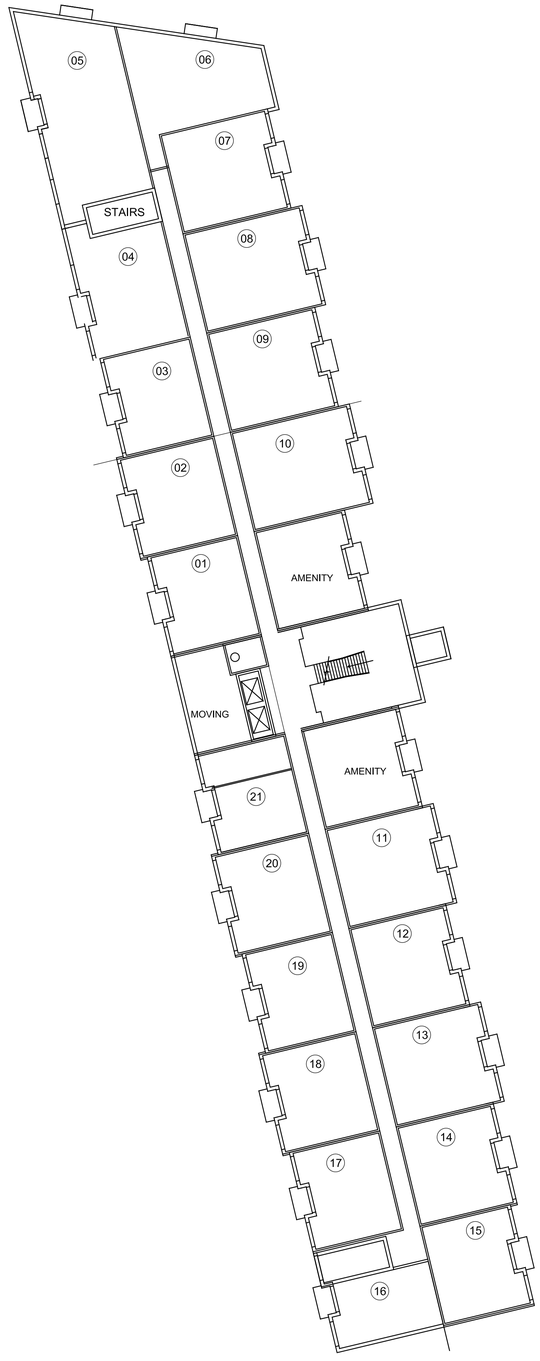
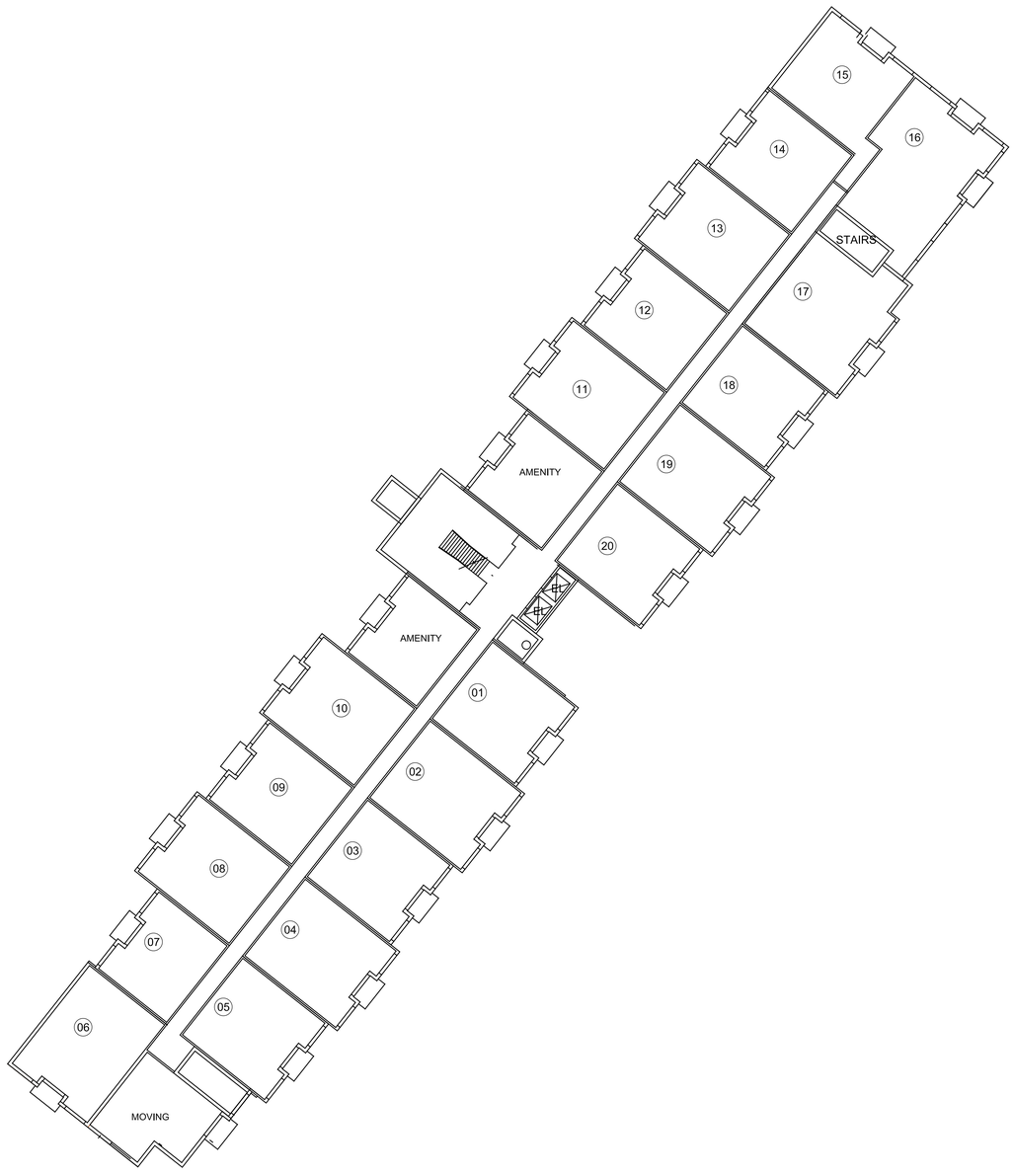
HALTON STANDARD CONDOMINIUM PLAN No. _____





BLDG D

FIRST FLOOR

BLDG E

1 / A201 BLDG D&E FIRST FLOOR

4:1

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SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

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-	-	-	-
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LICENCE
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CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
WEST BLOCK
BUILDING D&E
FIRST FLOOR

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A201

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

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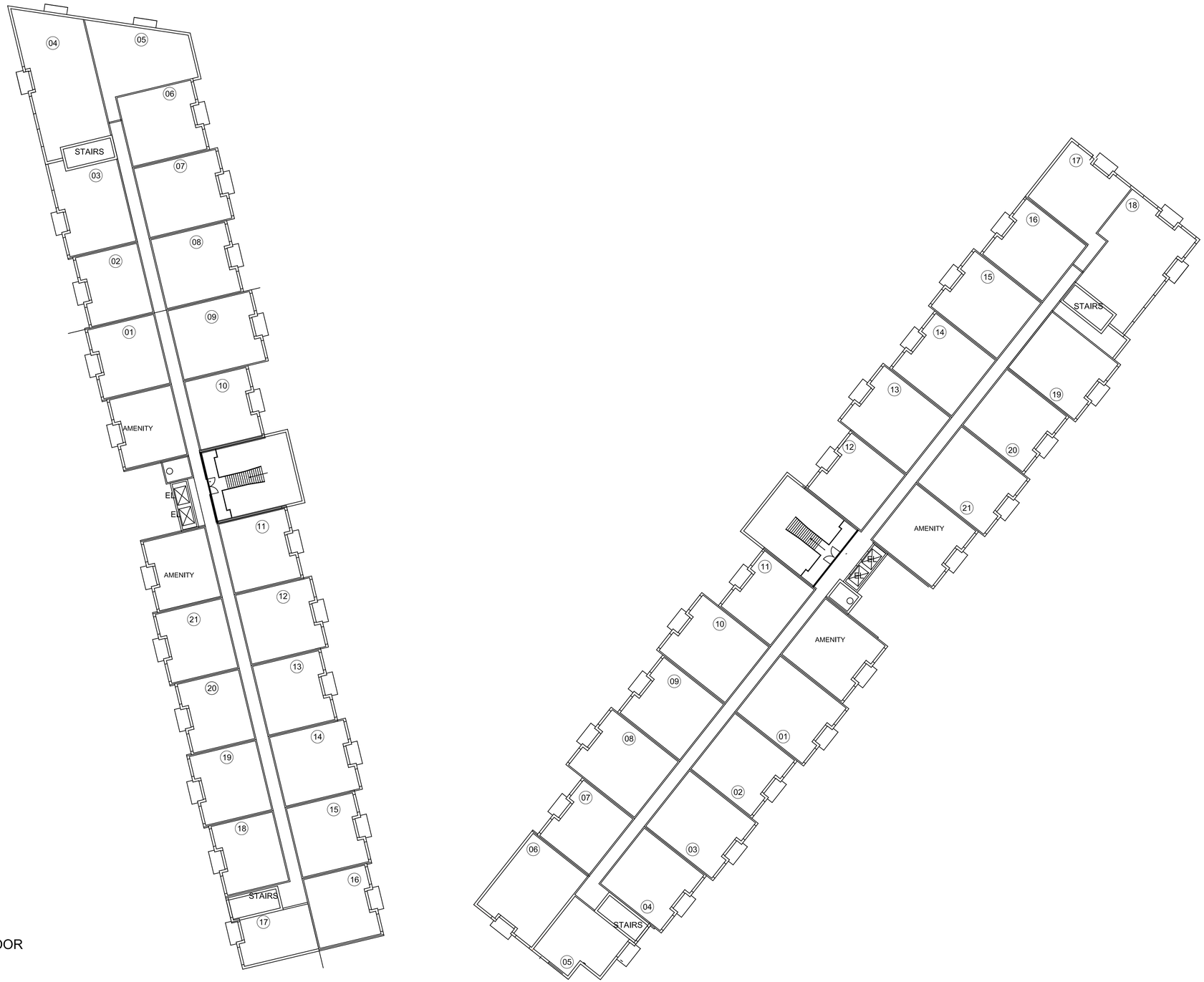
HALTON STANDARD CONDOMINIUM PLAN No. _____



2 / A202 BLDG D&E SECOND FLOOR
12:1

BLDG D SECOND FLOOR BLDG E

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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
WEST BLOCK
BUILDING D&E
SECOND FLOOR

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A202

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

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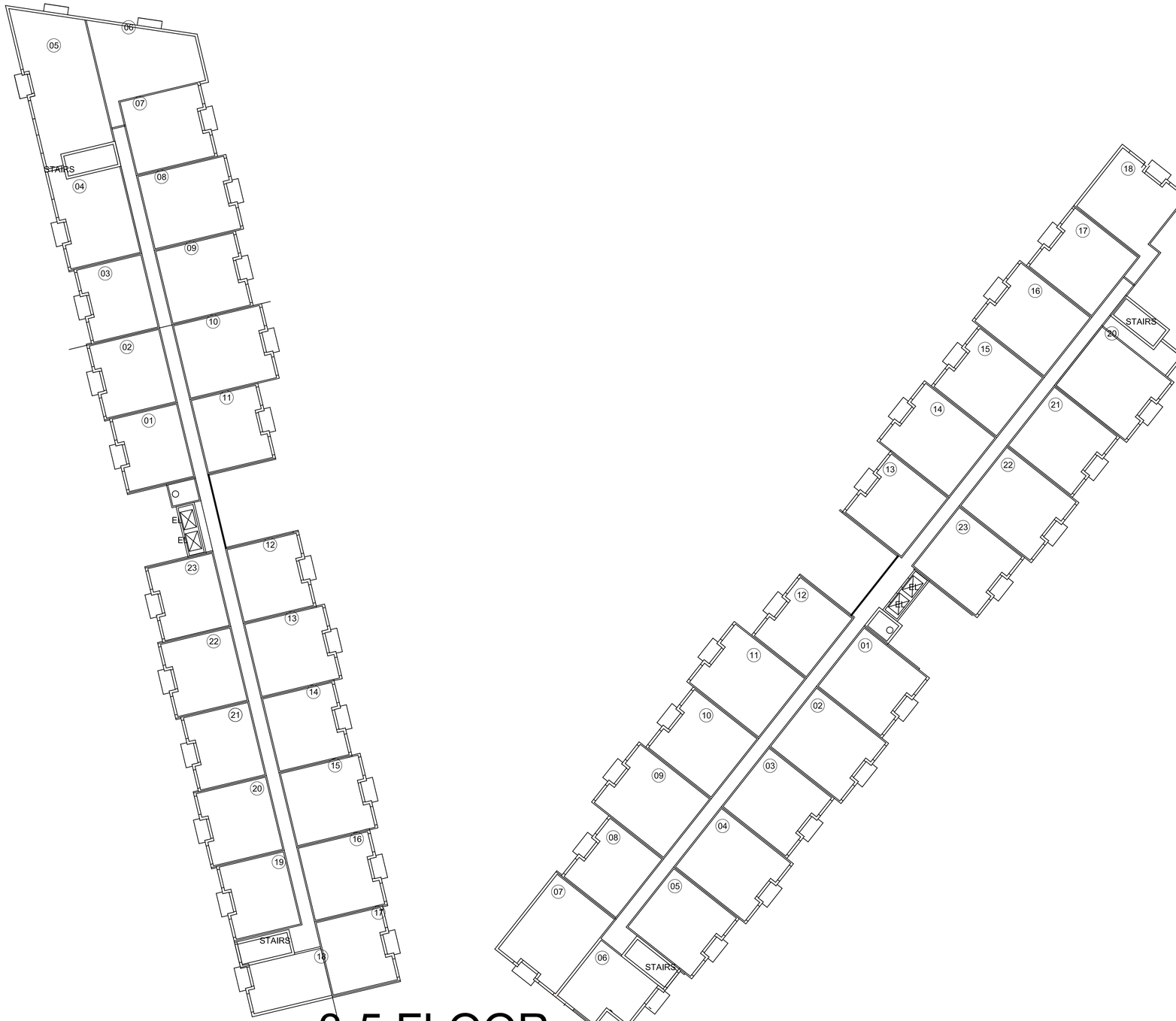

2 / A202 BLDG D&E 3-5 FLOOR
12:1

3-5 FLOOR

BLDG D

BLDG E

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CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
WEST BLOCK
BUILDING D&E
3-5 FLOOR

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A203

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

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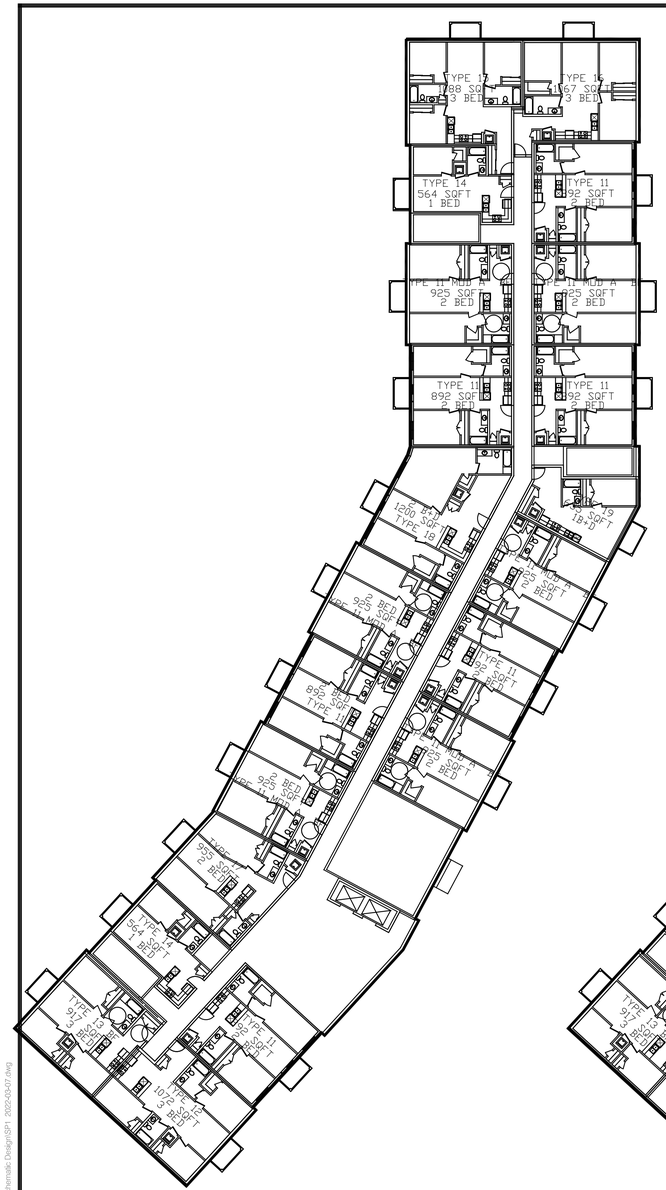
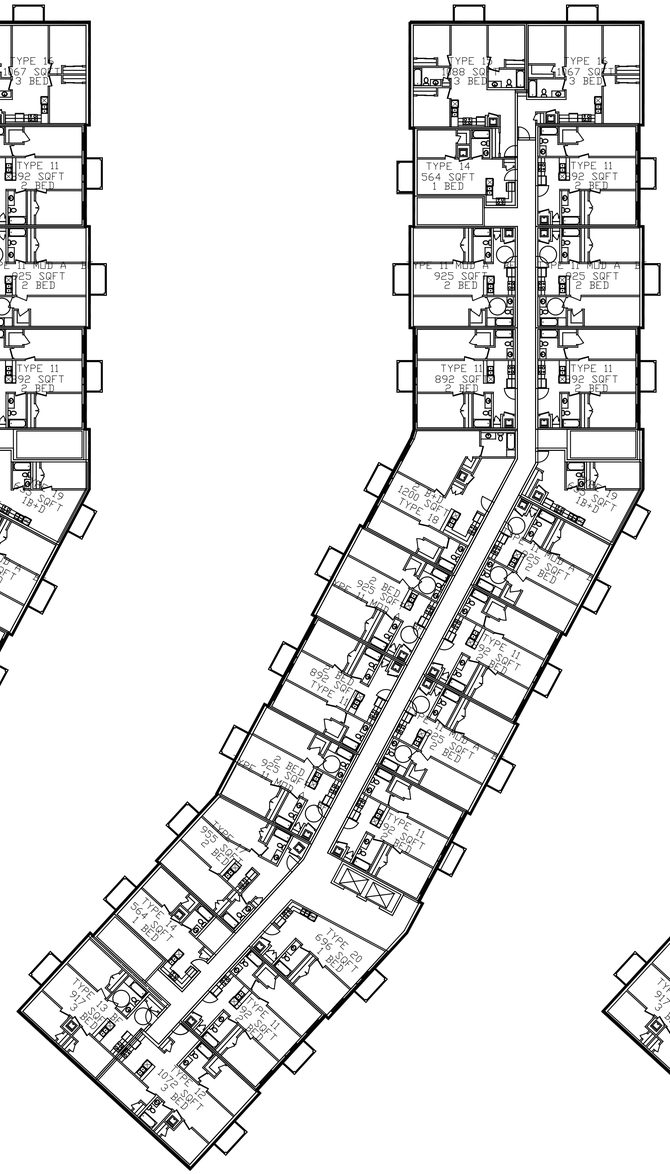
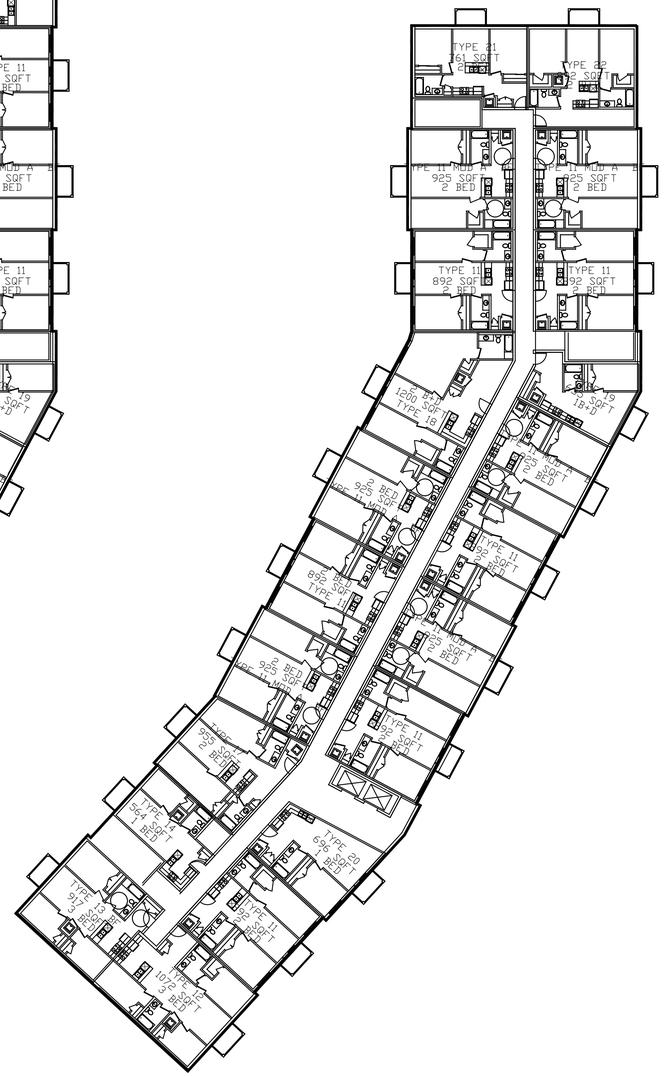


FLOOR 1



FLOORS 2-4



FLOORS 5-6

SUITE STATISTICS

	1 BED	1B+D	2 BED	2B+D	3 BED	TOTAL	TOTAL AREA	COMMON AREA	SUITE AREA	%
8TH FLOOR	2 UNITS	1 UNIT	9 UNITS	1 UNIT	4 UNITS	17 UNITS	1622 SM	205 SM	1417 SM	87.4%
7TH FLOOR	2 UNITS	1 UNIT	11 UNITS	1 UNIT	4 UNITS	19 UNITS	1808 SM	212 SM	1596 SM	88.3%
6TH FLOOR	2 UNITS	1 UNIT	14 UNITS	2 UNITS	2 UNITS	21 UNITS	1991 SM	257 SM	1708 SM	87.1%
5TH FLOOR	2 UNITS	1 UNIT	14 UNITS	2 UNITS	2 UNITS	21 UNITS	1991 SM	257 SM	1708 SM	87.1%
4TH FLOOR	3 UNITS	1 UNIT	14 UNITS	1 UNIT	4 UNITS	23 UNITS	2178 SM	267 SM	1911 SM	87.7%
3RD FLOOR	3 UNITS	1 UNIT	14 UNITS	1 UNIT	4 UNITS	23 UNITS	2178 SM	267 SM	1911 SM	87.7%
2ND FLOOR	3 UNITS	1 UNIT	14 UNITS	1 UNIT	4 UNITS	23 UNITS	2178 SM	267 SM	1911 SM	87.7%
1ST FLOOR	2 UNITS	1 UNIT	13 UNITS	1 UNIT	4 UNITS	21 UNITS	2178 SM	414 SM	1764 SM	81.0%
TOTAL	19 UNITS	8 UNITS	103 UNITS	10 UNITS	28 UNITS	168 UNITS	16,124 SM	2,146 SM	13,978 SM	86.7%
	19 BEDS 38 PERSONS	8 BEDS 16 PERSONS	206 BEDS 412 PERSONS	20 BEDS 40 PERSONS	84 BEDS 168 PERSONS	337 BEDS 674 PERSONS				

1 / A204 BLDG A EAST BLOCK PLANS
4:1

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
-	-	-	
-			

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7984

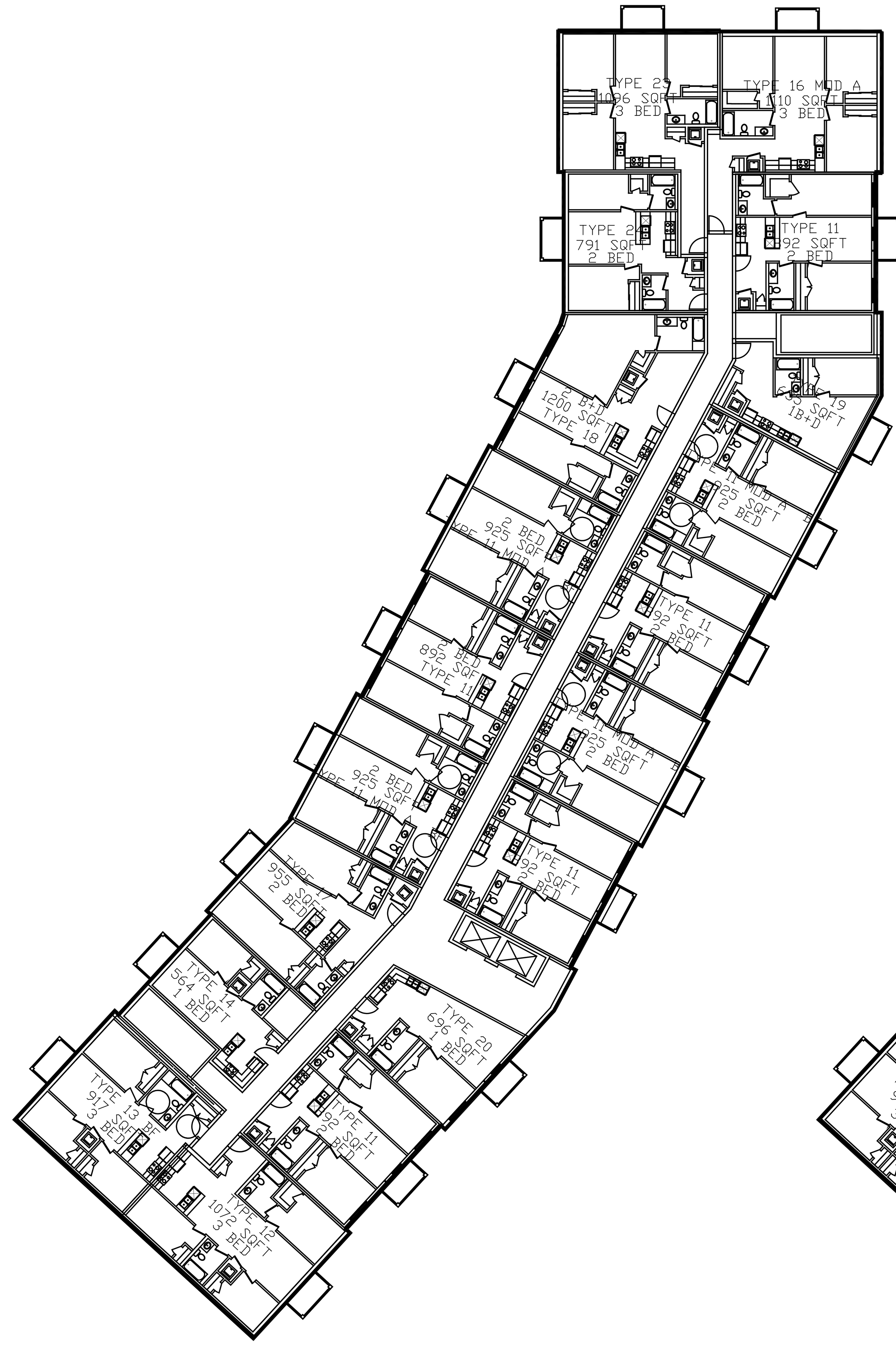
CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
EAST BLOCK
BUILDING A PLANS

DRAWING SCALE: AS NOTED
PROJECT NUMBER: 19066
DRAWN BY: WH/HV
CHECKED BY: BF/WH
DRAWING VERSION: 2020-09-01
PLOT DATE: March 11, 2022
DRAWING SHEET NUMBER: A204

TIMESTAMP: 2022-03-11 2:14:43 PM FILEPATH Q:\2019\19066 - Valley Homes - Chedoke Browlands\4. Drawings\03 Schematic Design\SP1 2022-03-07.dwg



FLOOR 7

FLOOR 8

1 / A205 BLDG A EAST BLOCK PLANS

4:1

SUITE STATISTICS

	1 BED	1B+D	2 BED	2B+D	3 BED	TOTAL	TOTAL AREA	COMMON AREA	SUITE AREA	%
8TH FLOOR	2 UNITS	1 UNIT	9 UNITS	1 UNIT	4 UNITS	17 UNITS	1622 SM	205 SM	1417 SM	87.4%
7TH FLOOR	2 UNITS	1 UNIT	11 UNITS	1 UNIT	4 UNITS	19 UNITS	1808 SM	212 SM	1596 SM	88.3%
6TH FLOOR	2 UNITS	1 UNIT	14 UNITS	2 UNITS	2 UNITS	21 UNITS	1991 SM	257 SM	1708 SM	87.1%
5TH FLOOR	2 UNITS	1 UNIT	14 UNITS	2 UNITS	2 UNITS	21 UNITS	1991 SM	257 SM	1708 SM	87.1%
4TH FLOOR	3 UNITS	1 UNIT	14 UNITS	1 UNIT	4 UNITS	23 UNITS	2178 SM	267 SM	1911 SM	87.7%
3RD FLOOR	3 UNITS	1 UNIT	14 UNITS	1 UNIT	4 UNITS	23 UNITS	2178 SM	267 SM	1911 SM	87.7%
2ND FLOOR	3 UNITS	1 UNIT	14 UNITS	1 UNIT	4 UNITS	23 UNITS	2178 SM	267 SM	1911 SM	87.7%
1ST FLOOR	2 UNITS	1 UNIT	13 UNITS	1 UNIT	4 UNITS	21 UNITS	2178 SM	414 SM	1764 SM	81.0%
TOTAL	19 UNITS	8 UNITS	103 UNITS	10 UNITS	28 UNITS	168 UNITS	16,124 SM	2,146 SM	13,978 SM	86.7%
	19 BEDS 38 PERSONS	8 BEDS 16 PERSONS	206 BEDS 412 PERSONS	20 BEDS 40 PERSONS	84 BEDS 168 PERSONS	337 BEDS 674 PERSONS				

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No. DETAIL NUMBER
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PLANNING APP. 1st SUBMISSION	1.	02,07,20	BF
SITE PLAN APPLICATION	2.	01,09,20	BF
FOR COORD PER LAURA	3	11,03,2022	WH

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-		-	

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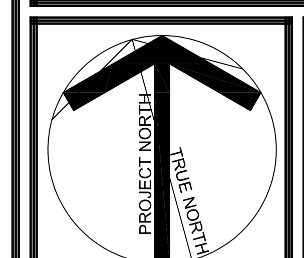


CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

EAST BLOCK BUILDING A PLANS

DRAWING SCALE: AS NOTED

PROJECT NUMBER: 19066

DRAWN BY: WH/HV

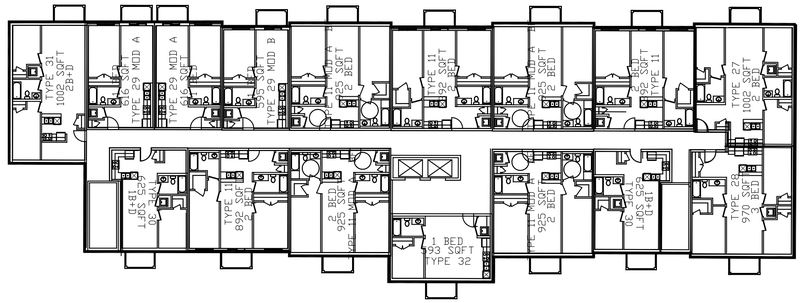
CHECKED BY: BF/WH

DRAWING VERSION: 2020-09-01

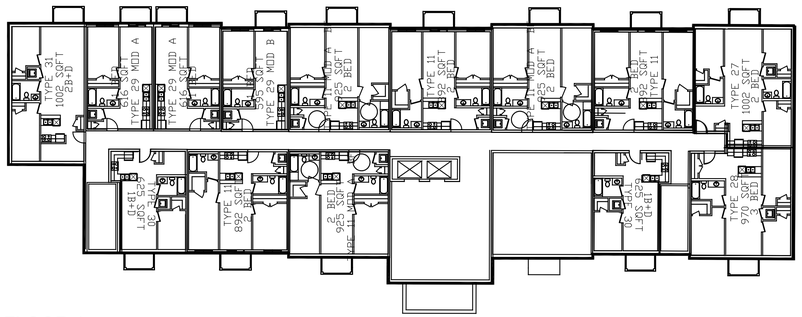
PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A205

TIMESTAMP:2022-03-11 2:15:47 PM FILEPATH: Q:\2019\19066 - Valery Homes - Chedoke Browlands\4. Drawings\4.03 Schematic Design\SP1 2022-03-07.dwg



FLOOR 2-6



FLOOR 1

SUITE STATISTICS

	1 BED	1B+D	2 BED	2B+D	3 BED	TOTAL	TOTAL AREA	COMMON AREA	SUITE AREA	%
6TH FLOOR	4 UNITS	2 UNITS	8 UNITS	1 UNIT	1 UNIT	16 UNITS	1394 SM	191 SM	1203 SM	86.3%
5TH FLOOR	4 UNITS	2 UNITS	8 UNITS	1 UNIT	1 UNIT	16 UNITS	1394 SM	191 SM	1203 SM	86.3%
4TH FLOOR	4 UNITS	2 UNITS	8 UNITS	1 UNIT	1 UNIT	16 UNITS	1394 SM	191 SM	1203 SM	86.3%
3RD FLOOR	4 UNITS	2 UNITS	8 UNITS	1 UNIT	1 UNIT	16 UNITS	1394 SM	191 SM	1203 SM	86.3%
2ND FLOOR	4 UNITS	2 UNITS	8 UNITS	1 UNIT	1 UNIT	16 UNITS	1394 SM	191 SM	1203 SM	86.3%
1ST FLOOR	3 UNITS	2 UNITS	7 UNITS	1 UNIT	1 UNIT	14 UNITS	1394 SM	245 SM	1149 SM	82.4%
TOTAL	23 UNITS	12 UNITS	47 UNITS	6 UNITS	6 UNITS	94 UNITS	8,364 SM	1,200 SM	7,164 SM	85.7%
	23 BEDS 46 PERSONS	12 BEDS 24 PERSONS	94 BEDS 188 PERSONS	12 BEDS 24 PERSONS	18 BEDS 36 PERSONS					

1 / A206 BLDG B EAST BLOCK PLANS

4:1

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DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

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-	-	-	-

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CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

EAST BLOCK
BUILDING B PLANS

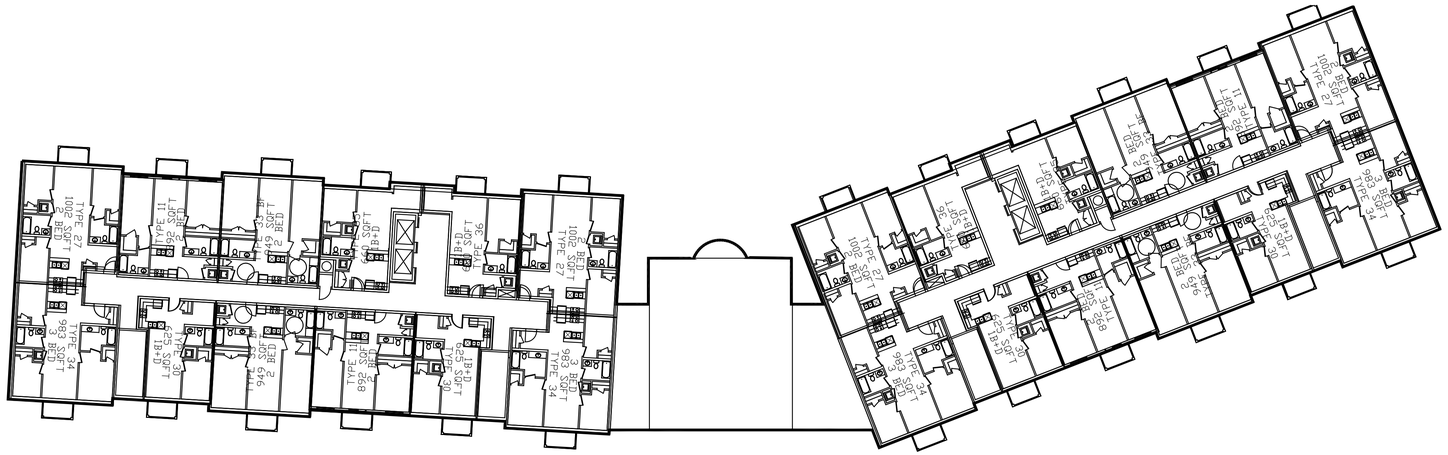
DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A206

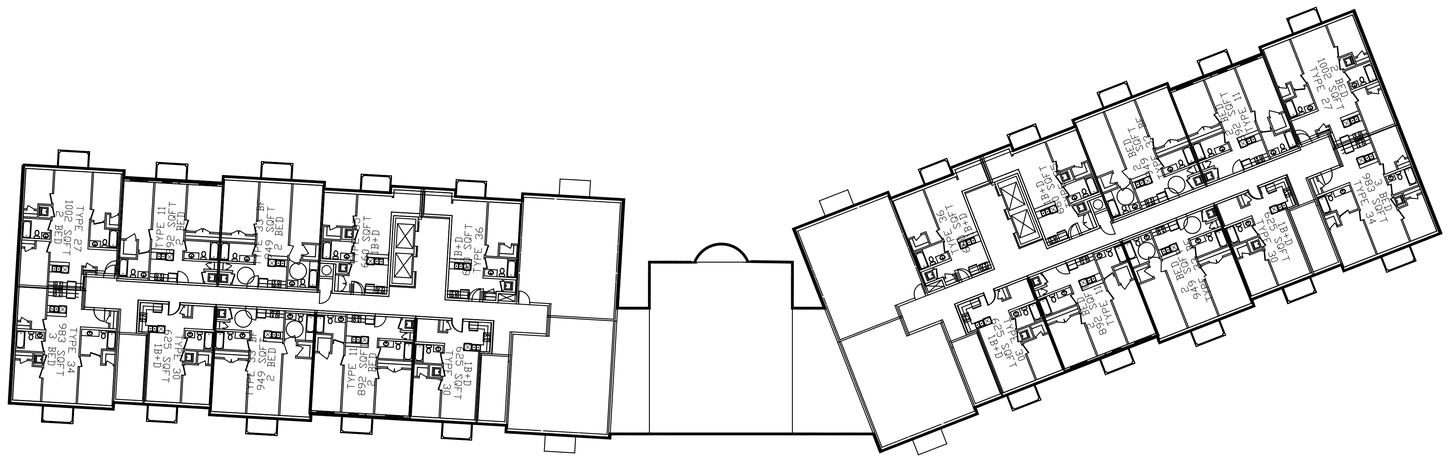
DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

TIMESTAMP 2022-03-11 2:46:17 PM FILEPATH O:\2019\19066 - Valley Homes - Chedoke Brownlands\4. Drawings\4.03 Schematic Design\SP1 2022-03-07.dwg



FLOOR 2



FLOOR 1

SUITE STATISTICS

	1B+D	2 BED	3 BED	TOTAL	TOTAL AREA	COMMON AREA	SUITE AREA	%
5TH FLOOR	8 UNITS	12 UNITS	4 UNITS	24 UNITS	2208 SM	308 SM	1900 SM	86.1%
4TH FLOOR	8 UNITS	12 UNITS	4 UNITS	24 UNITS	2208 SM	308 SM	1900 SM	86.1%
3RD FLOOR	8 UNITS	12 UNITS	4 UNITS	24 UNITS	2208 SM	308 SM	1900 SM	86.1%
2ND FLOOR	8 UNITS	12 UNITS	4 UNITS	24 UNITS	2498 SM	308 SM	2190 SM	87.7%
1ST FLOOR	8 UNITS	10 UNITS	2 UNITS	20 UNITS	2498 SM	790 SM	1708 SM	68.4%
TOTAL	40 UNITS	58 UNITS	18 UNITS	116 UNITS	11,620 SM	2,022 SM	9,598 SM	82.6%
	40 BEDS 80 PERSONS	106 BEDS 212 PERSONS	54 BEDS 108 PERSONS	200 BEDS 400 PERSONS				

2 / A207 BLDG C PLANS

12:1

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No. — DRAWING SHEET NUMBER

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PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

EAST BLOCK BUILDING C PLANS

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:
WH/HV	BF/WH

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A207

TIMESTAMP: 2022-03-11 2:16:46 PM FILEPATH Q:\2019\19066 - Valley Homes - Chedoke Browllands\4. Drawings\4.03 Schematic Design\SP1 2022-03-07.dwg

9D / A402 BLDG D EAST ELEVATION

6:1

BLDG D
EAST ELEV

BLDG D
WEST ELEV

7D / A402 BLDG D WEST ELEVATION

6:1

BLDG D
NORTH ELEV

8D / A402 BLDG D NORTH ELEVATION

6:1

BLDG D
SOUTH ELEV

8D / A402 BLDG D SOUTH ELEVATION

6:1

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CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

WEST BLOCK
BUILDING D
ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A402

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

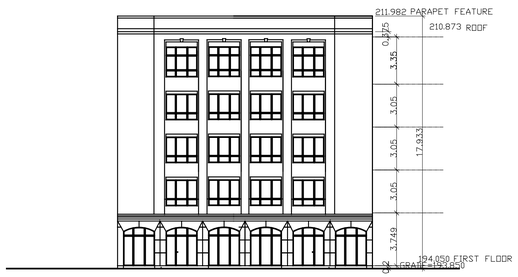
TIMESTAMP: 2022-03-11 1:48:35 PM FILEPATH Q:\2019\19066 - Valley Homes - Chedoke Browlands\4 Drawings\4.03 Schematic Design\SP1 2022-03-07.dwg

9D A403 BLDG E WEST ELEVATION
6:1

BLDG E
WEST ELEV

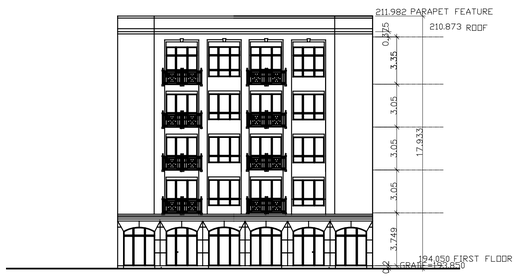
BLDG D
EAST ELEV

7D A403 BLDG E EAST ELEVATION
6:1



BLDG E
NORTH ELEV

8D A403 BLDG E NORTH ELEVATION
6:1



BLDG E
SOUTH ELEV

8D A403 BLDG E SOUTH ELEVATION
6:1

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CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
WEST BLOCK
BUILDING E
ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH/HV	BF/WH	A403
DRAWING VERSION: 2020-09-01		
PLOT DATE: March 11, 2022		

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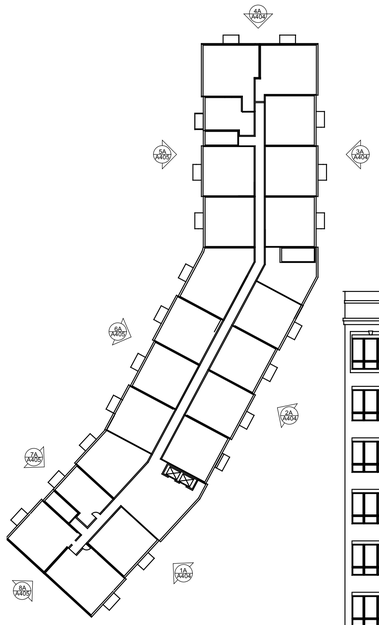

WEST (3) ELEVATION

WEST (2) ELEVATION

1A A404 BLDG A ELEVATIONS
6:1

2A A404 BLDG A ELEVATIONS
6:1

WEST (1) ELEVATION

NORTH ELEVATION

3A A402 BLDG A ELEVATIONS
6:1

4A A404 BLDG A ELEVATIONS
6:1

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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
EAST BLOCK BUILDING A ELEVATIONS

DRAWING SCALE:

PROJECT NUMBER:
19066

DRAWN BY: | CHECKED BY: BF/WH

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER:
A404

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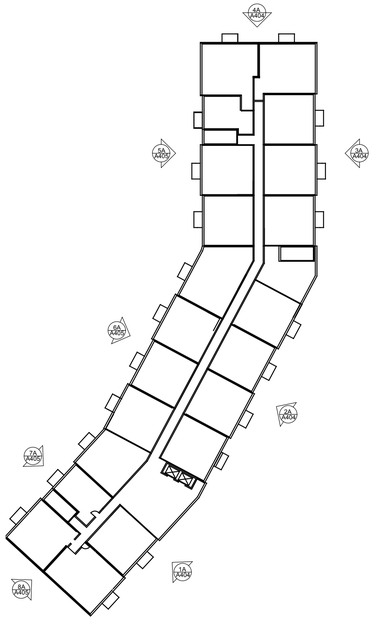
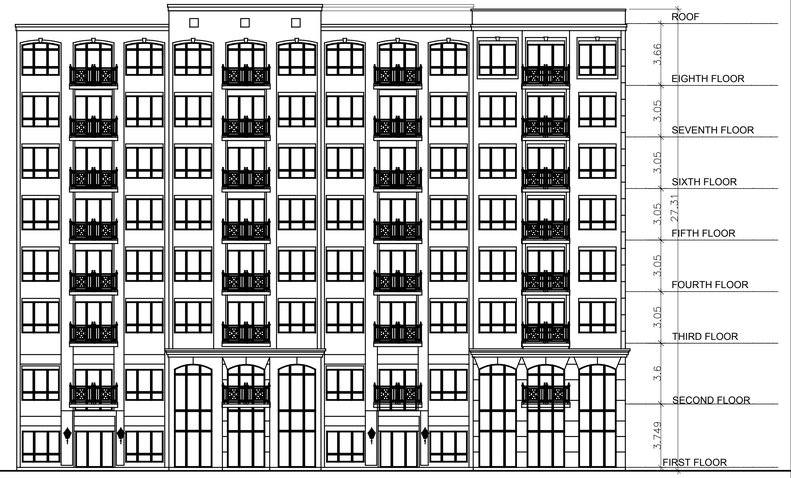
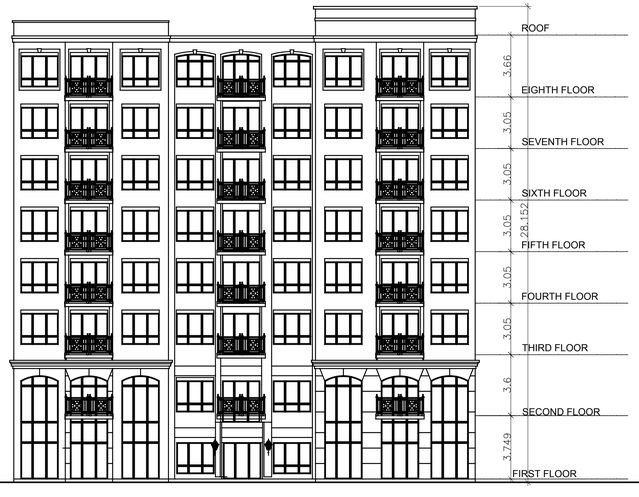


EAST (1) ELEVATION



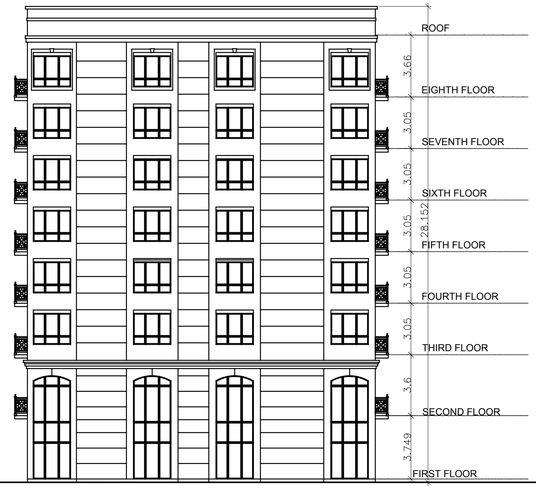
EAST (2) ELEVATION

5A / A405 BLDG A ELEVATIONS
6:1



EAST (3) ELEVATION

6A / A405 BLDG A ELEVATIONS
6:1



SOUTH ELEVATION

7A / A405 BLDG A ELEVATIONS
6:1

8A / A405 BLDG A ELEVATIONS
6:1

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No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
FOR COORD PER LAURA	3	11.03.2022	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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-	-	-	-
-	-	-	-

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LICENCE
7984

CHEDOKE
BROWLANDS

HAMILTON, ONTARIO

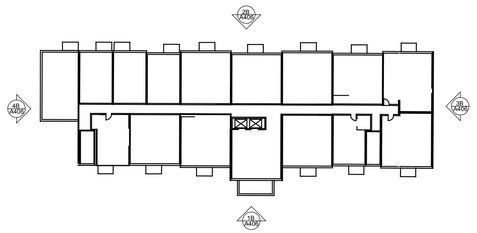
DRAWING SHEET TITLE:
EAST BLOCK
BUILDING A
ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER:
	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
	BF/WH	A405

DRAWING VERSION: 2020-09-01
PLOT DATE: March 11, 2022

TIMESTAMP 2022-03-11 1:50:13 PM FILEPATH Q:\2019\19066 - Valery Homes - Chedoke Browlands\4 Drawings\4.03 Schematic Design\SP1 2022-03-07.dwg



EAST ELEVATION

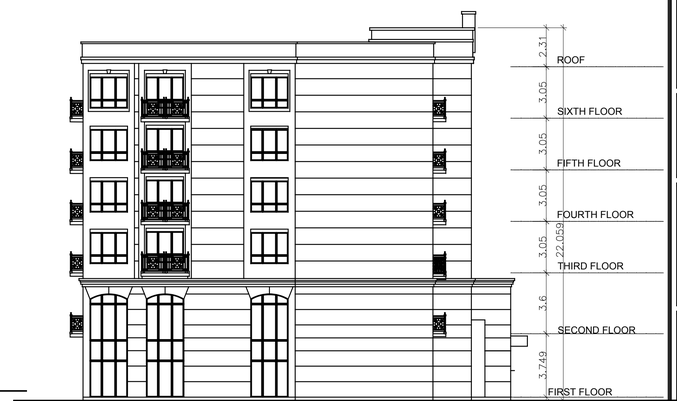
1B A406 BLDG B ELEVATIONS
6:1

NORTH ELEVATION

3B A406 BLDG B ELEVATIONS
6:1

WEST ELEVATION

2B A406 BLDG B ELEVATIONS
6:1



SOUTH ELEVATION

3B A406 BLDG B ELEVATIONS
6:1

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WH/HV	-	-	-
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DRAWING SHEET TITLE:
EAST BLOCK
BUILDING B
ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER:
	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
	BF/WH	A406

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

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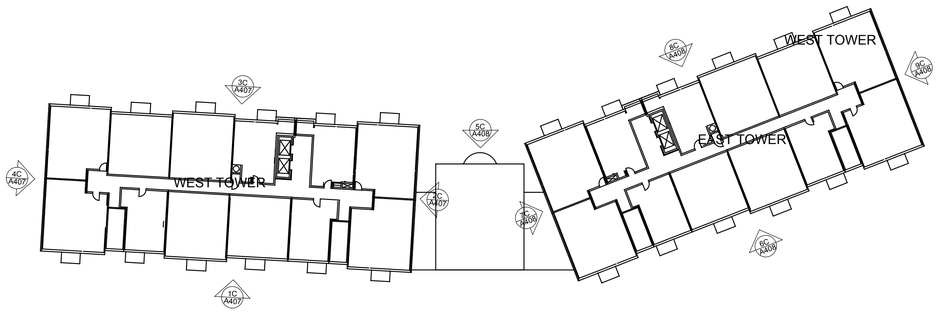
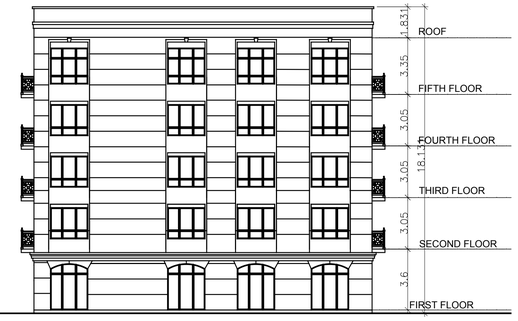


WEST TOWER
NORTH ELEVATION



WEST TOWER
WEST ELEVATION

1C A407 BLDG C ELEVATIONS
6:1

3C A407 BLDG C ELEVATIONS
6:1

WEST TOWER
SOUTH ELEVATION

2C A407 BLDG C ELEVATIONS
6:1

4C A407 BLDG C ELEVATIONS
6:1

WEST TOWER
EAST ELEVATION

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DRAWING SHEET TITLE:
EAST BLOCK
BUILDING C
ELEVATIONS

DRAWING SCALE:

PROJECT NUMBER:
19066

DRAWN BY:

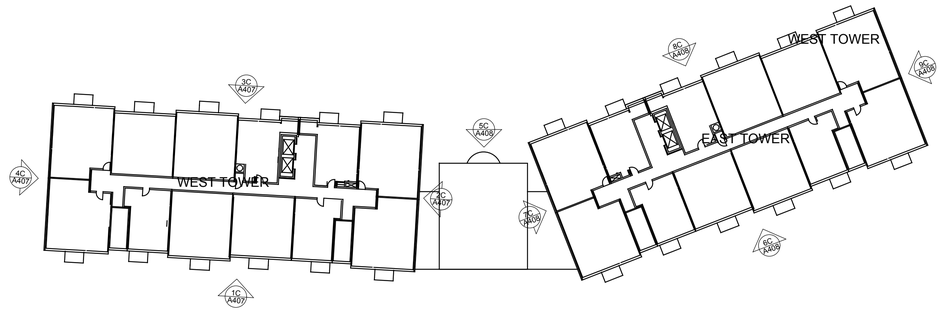
CHECKED BY:
BF/WH

DRAWING VERSION:
2020-09-01

PLOT DATE:
March 11, 2022

DRAWING SHEET NUMBER:
A407

TIMESTAMP: 2022-03-11 1:57:53 PM FILEPATH: Q:\2019\19066 - Valery Homes - Chedoke Browlands\4. Drawings\4.03 Schematic Design\SP1 2022-03-07.dwg



5C A408 BLDG C ELEVATIONS
6:1

LOBBY ELEVATION

6C A408 BLDG C ELEVATIONS
6:1

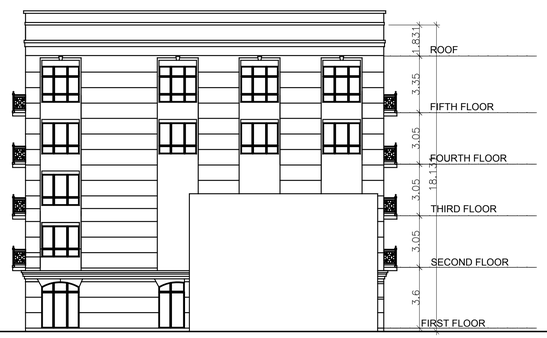
EAST TOWER
NORTH ELEVATION

7C A408 BLDG C ELEVATIONS
6:1

EAST TOWER
EAST ELEVATION

EAST TOWER
SOUTH ELEVATION

8C A408 BLDG C ELEVATIONS
6:1



EAST TOWER
WEST ELEVATION

9C A408 BLDG C ELEVATIONS
6:1

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WH/HV	-	-	
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DRAWING SHEET TITLE:
EAST BLOCK
BUILDING C
ELEVATIONS

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY:

CHECKED BY: BF/WH

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A408

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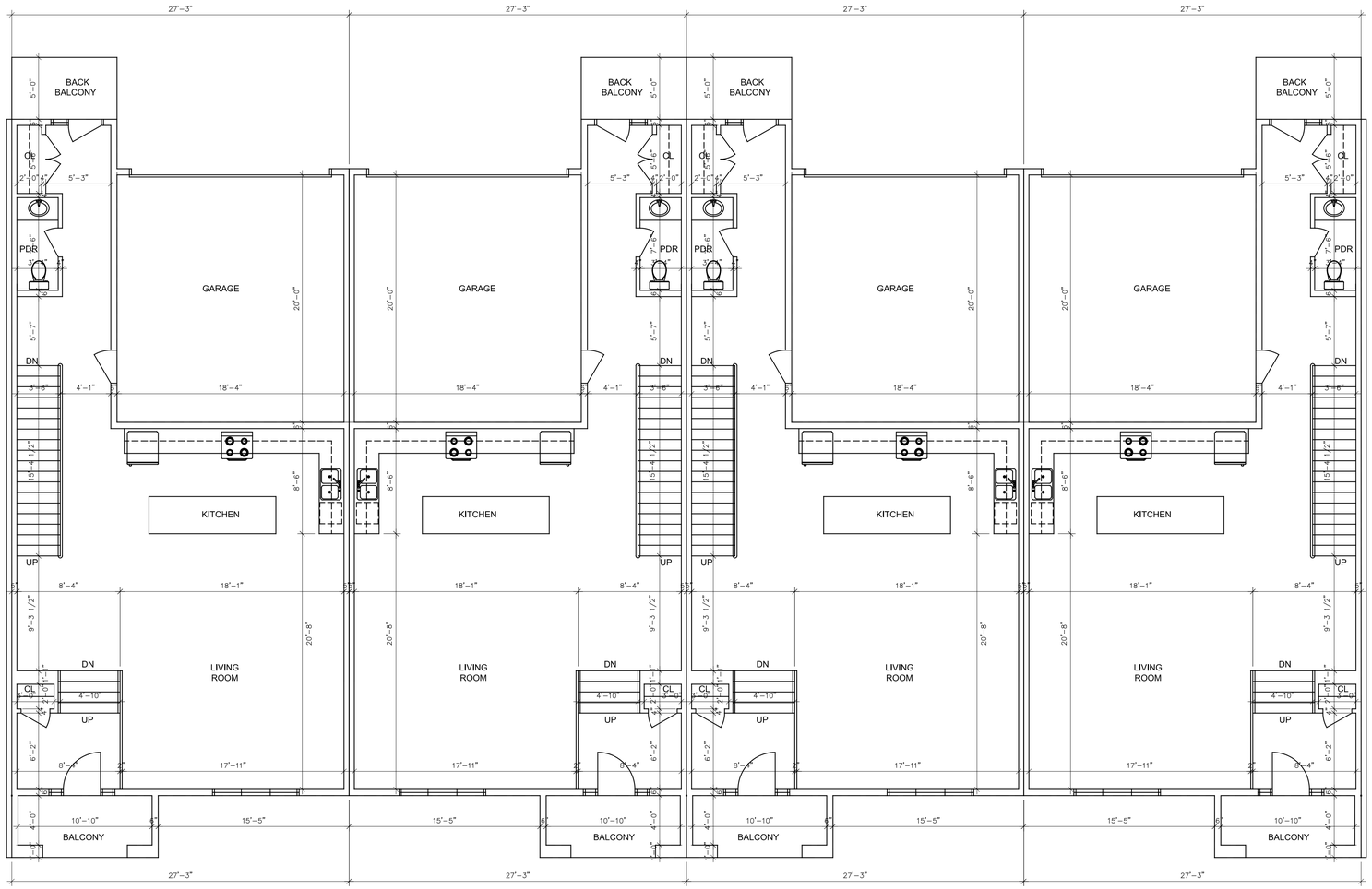

GROUND FLOOR 1041 SF
SECOND FLOOR 1359 SF
TOTAL FLOOR 2400 SF

GROUND FLOOR 1041 SF
SECOND FLOOR 1359 SF
TOTAL FLOOR 2400 SF

GROUND FLOOR 1041 SF
SECOND FLOOR 1359 SF
TOTAL FLOOR 2400 SF

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DRAWING SHEET TITLE:
SCENIC TOWNS
BLDG T1-T6
GROUND FLOOR

DRAWING SCALE:

PROJECT NUMBER:
19066

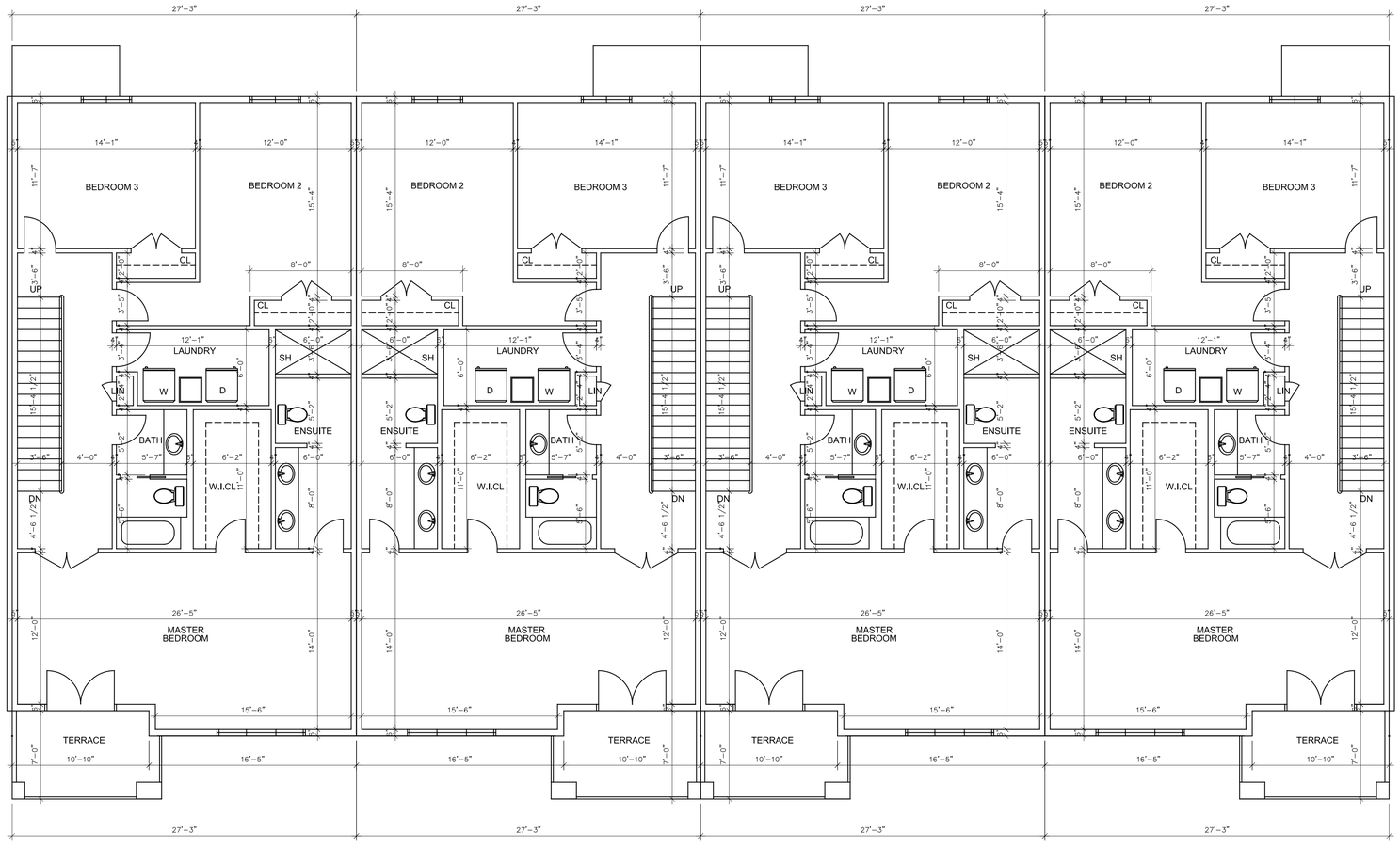
DRAWN BY:
CHECKED BY:

DRAWING VERSION:
2020-09-01

PLOT DATE:
March 11, 2022

DRAWING SHEET NUMBER:
A T1

TIMESTAMP 2020-09-11 9:27:46 PM FILEPATH: D:\2019\19066 - Valley Homes - Chedoke Brow\Revit\4. Drawings\4.03 Schematic Design\West Block Scenic Towns\TOWNS 2021-11-12.rvt



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DRAWING SHEET TITLE:

SCENIC TOWNS BLDG T1-T6 SECOND FLOOR

DRAWING SCALE:	PROJECT NUMBER: 19066
DRAWN BY: / CHECKED BY:	DRAWING SHEET NUMBER: AT2
DRAWING VERSION: 2020-09-01	
PLOT DATE: March 11, 2022	

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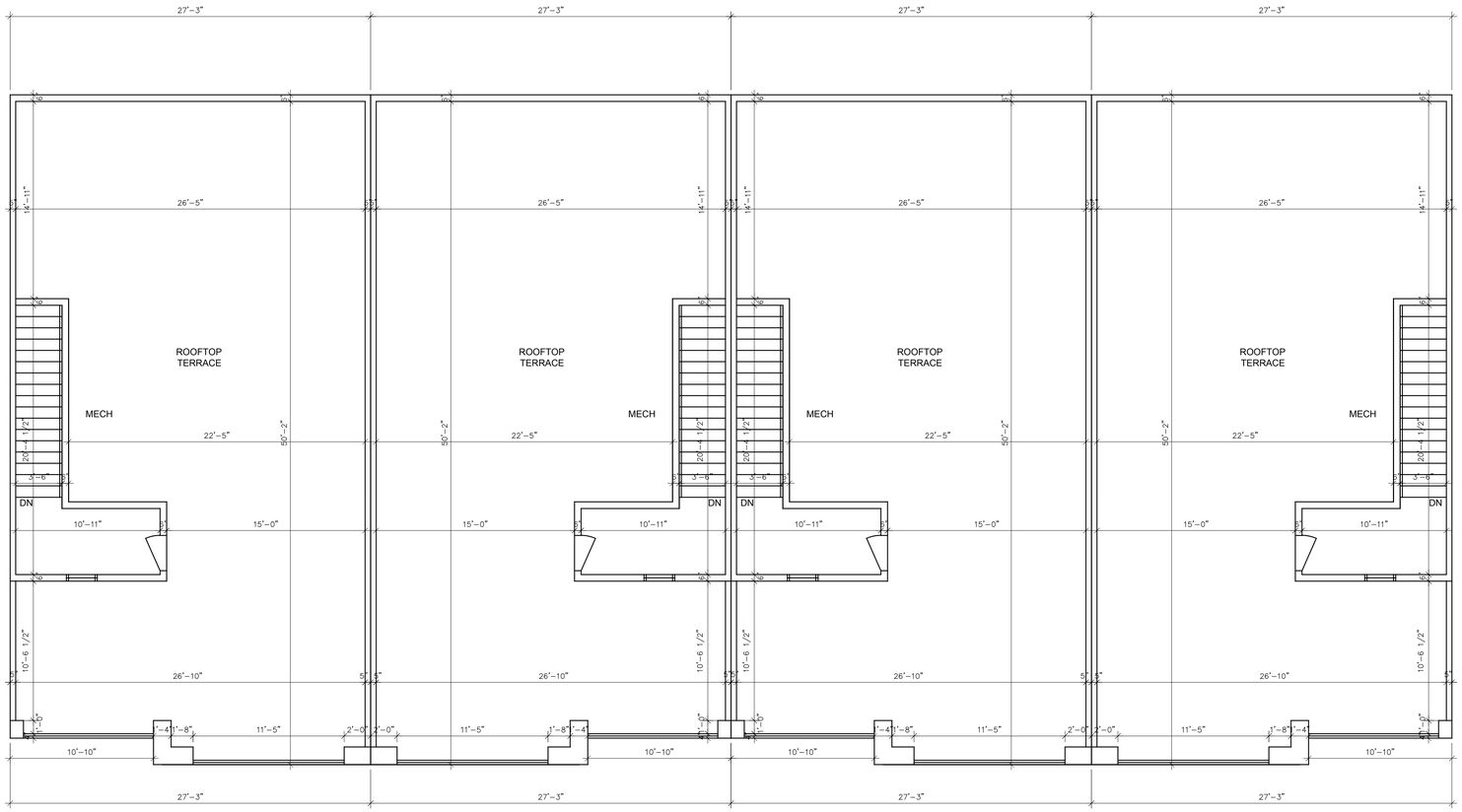

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DRAWING SHEET TITLE:
SCENIC TOWNS
BLDG T1-T6
ROOFTOP TERRACE

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY: | CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A T3

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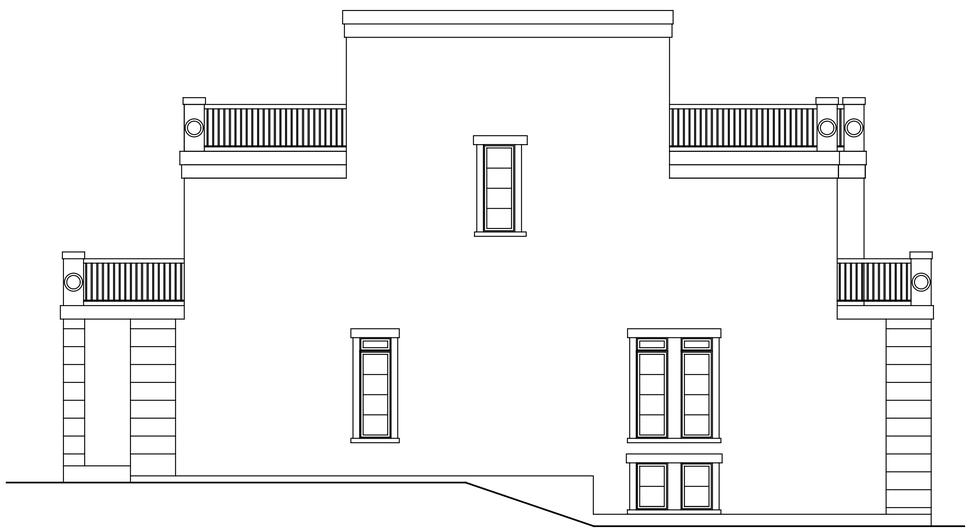
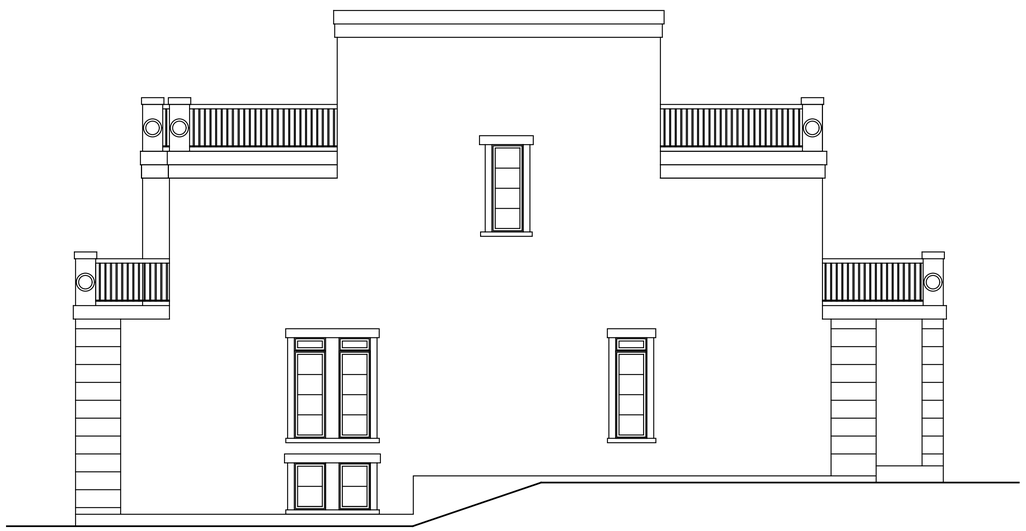
FRONT ELEVATION - A



LEFT ELEVATION - B



RIGHT ELEVATION - C

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BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
SCENIC TOWNS
BLDG A1-A6
ELEVATIONS

DRAWING SCALE:

PROJECT NUMBER:
19066

DRAWN BY:

CHECKED BY:

DRAWING VERSION:
2020-09-01

PLOT DATE:
March 11, 2022

DRAWING SHEET NUMBER:
A T4

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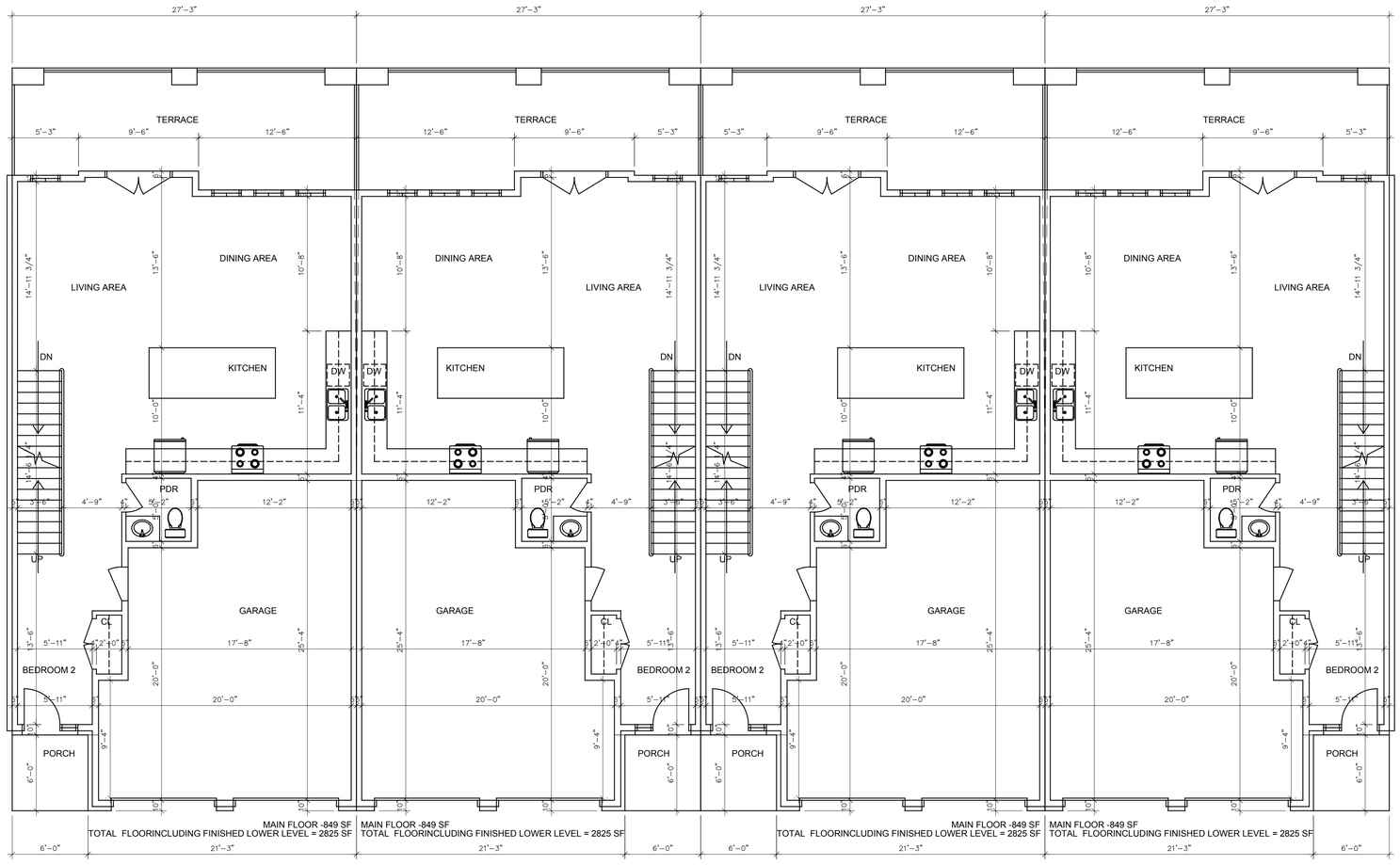

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PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:

BROW TOWNS BLDGS T12-T13 GROUND FLOOR

DRAWING SCALE:	PROJECT NUMBER:
	19066

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
DRAWING VERSION: 2020-09-01		A T5
PLOT DATE: March 11, 2022		

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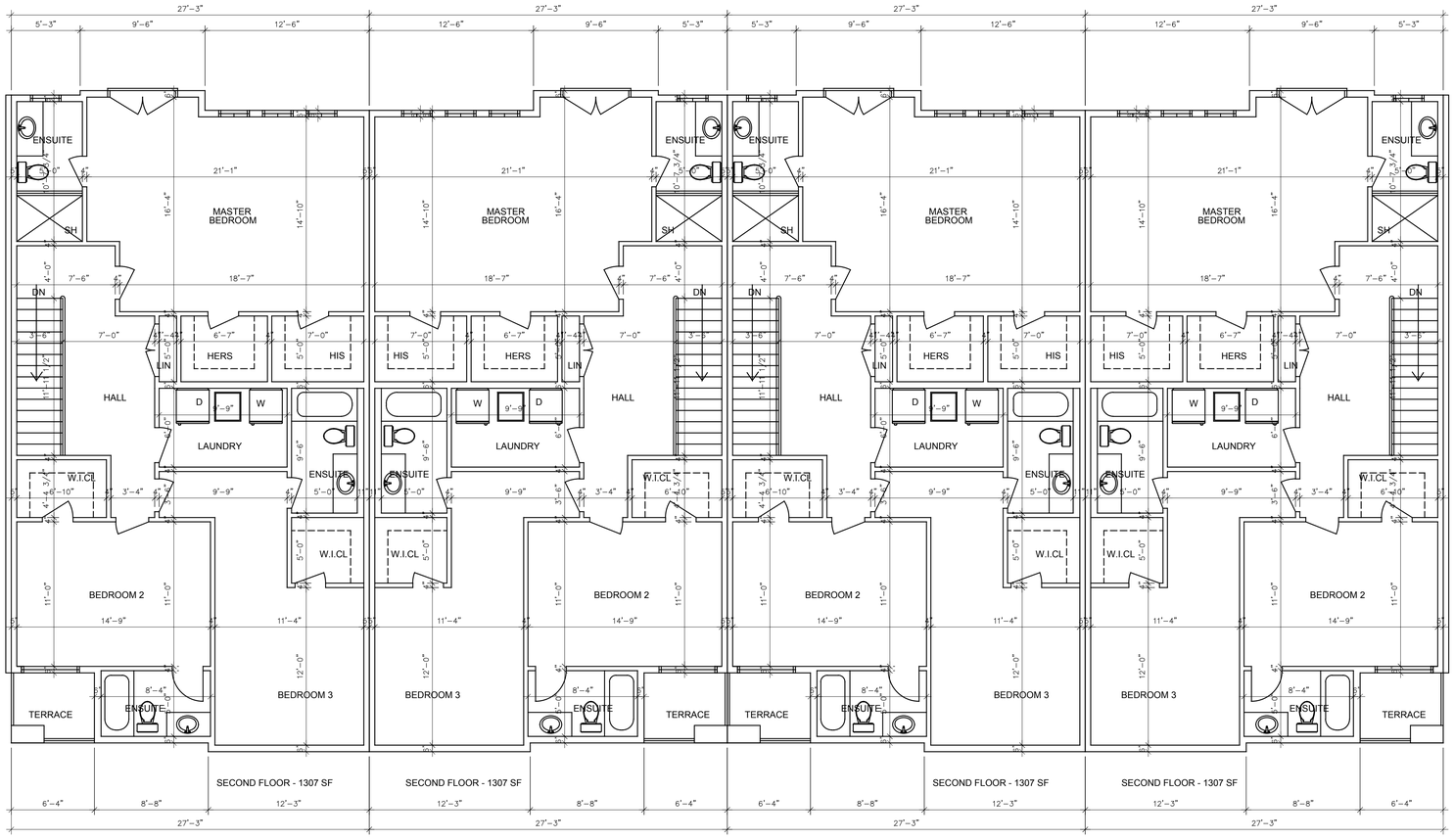

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HAMILTON, ONTARIO

DRAWING SHEET TITLE:

BROW TOWNS
BLDGS T12-T13
SECOND FLOOR

DRAWING SCALE:	PROJECT NUMBER: 19066
DRAWN BY: / CHECKED BY:	DRAWING SHEET NUMBER: A T6
DRAWING VERSION: 2020-09-01	
PLOT DATE: March 11, 2022	

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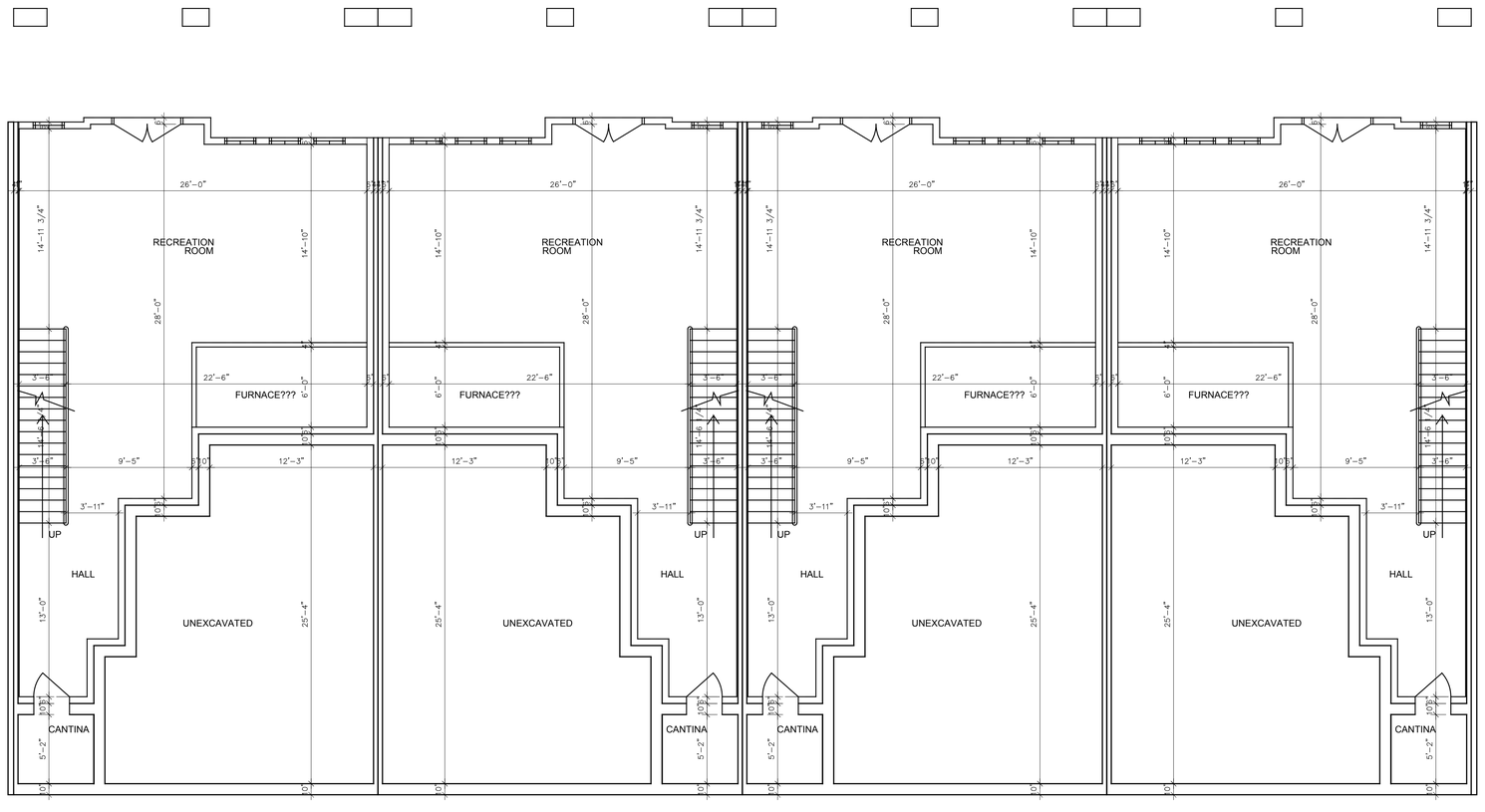

FINISHED LOWER LEVEL = 669 SF

FINISHED LOWER LEVEL = 669 SF

FINISHED LOWER LEVEL = 669 SF

FINISHED LOWER LEVEL = 669 SF

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DRAWING SHEET TITLE:

BROW TOWNS
BLDGS T12-T13
LOWER LEVEL PLAN

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY: | CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A T7

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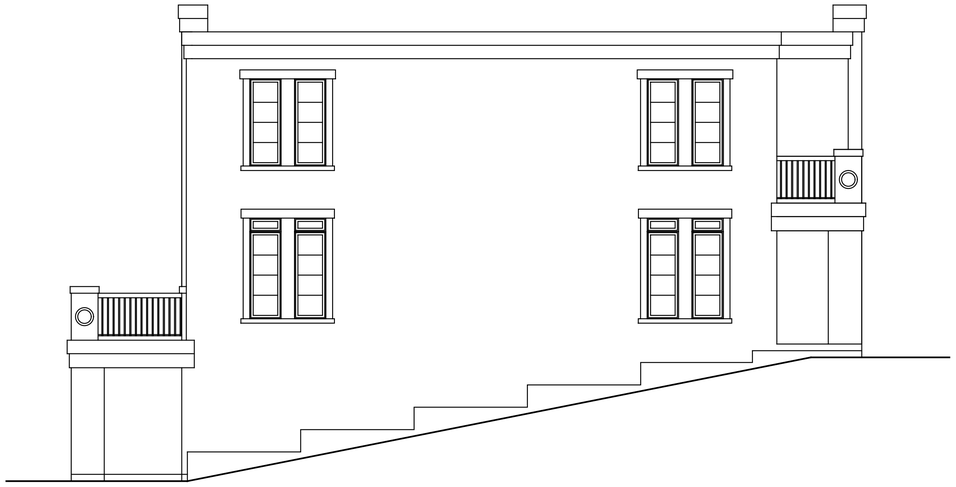
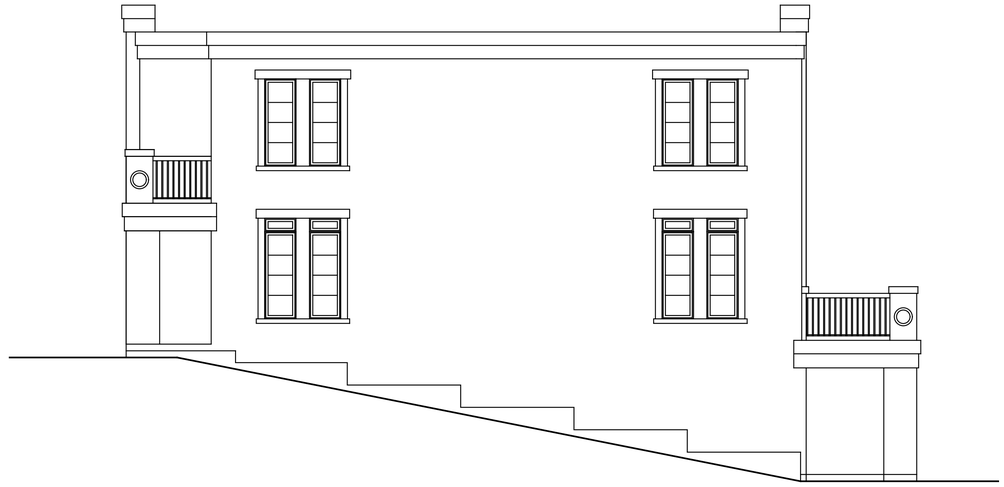


LEFT SIDE ELEVATION - B



RIGHT SIDE ELEVATION - C

REAR ELEVATION - A

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DRAWING SHEET TITLE:

BROW TOWNS BLDGS T12-T13 ELEVATION

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY:

CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A T8

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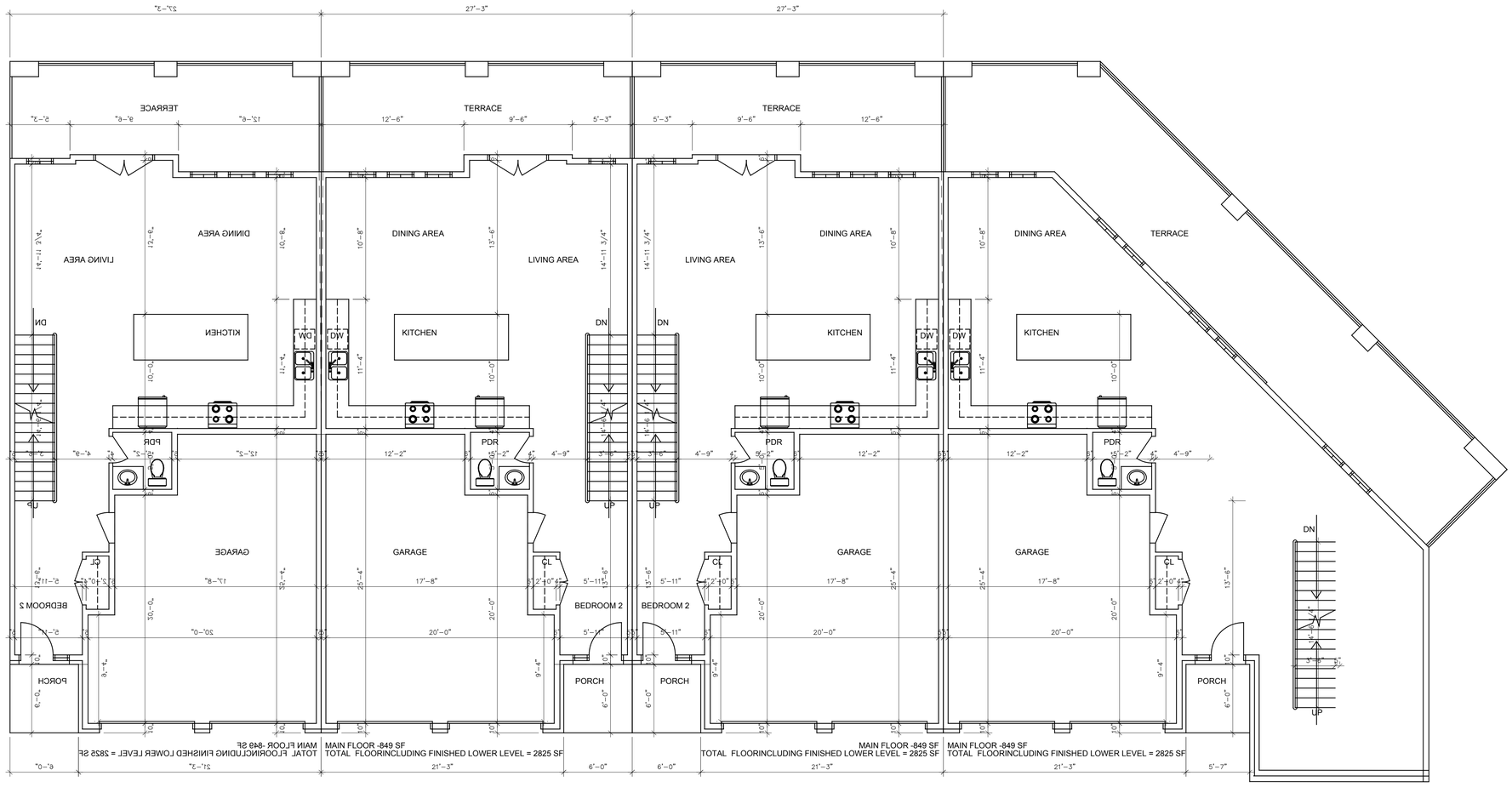

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HAMILTON, ONTARIO

DRAWING SHEET TITLE:
BROW TOWNS BLDG T I I GROUND FLOOR

DRAWING SCALE:

PROJECT NUMBER: 19066

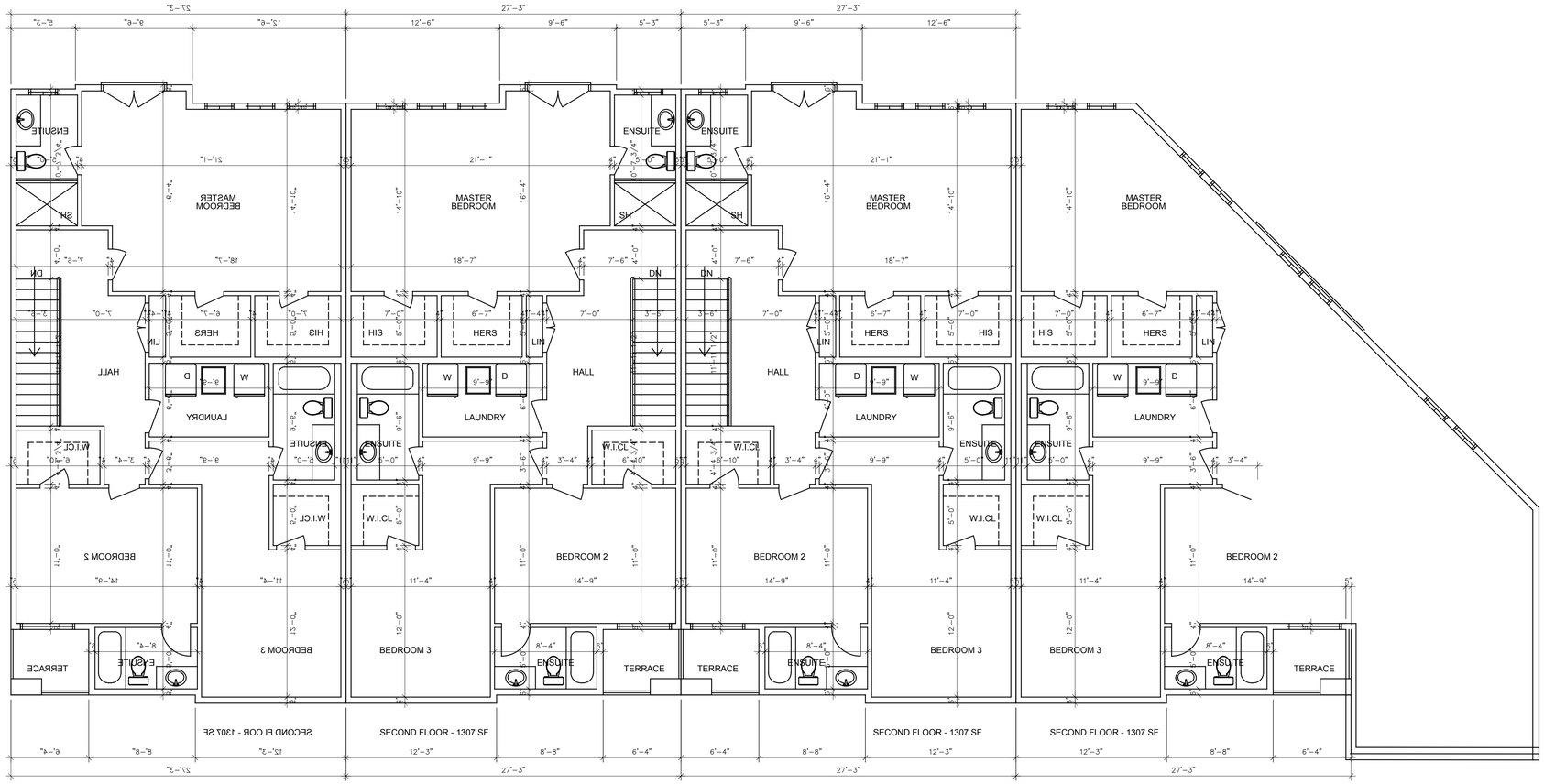
DRAWN BY: CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A T9

TIMESTAMP: 2022-03-11 3:15:55 PM FILEPATH: Q:\2019\19066 - Valery Homes - Chedoke Browlands\4. Drawings\4.03 Schematic Design\West Block Brow Towns\CUSTOM EAST BROW TOWN 2022-02-04.dwg



BUILDING T11

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DRAWING SHEET TITLE:

BROW TOWNS
BLDG T11
SECOND FLOOR

DRAWING SCALE:	PROJECT NUMBER: 19066
DRAWN BY: / CHECKED BY:	DRAWING SHEET NUMBER: A T10
DRAWING VERSION: 2020-09-01	
PLOT DATE: March 11, 2022	

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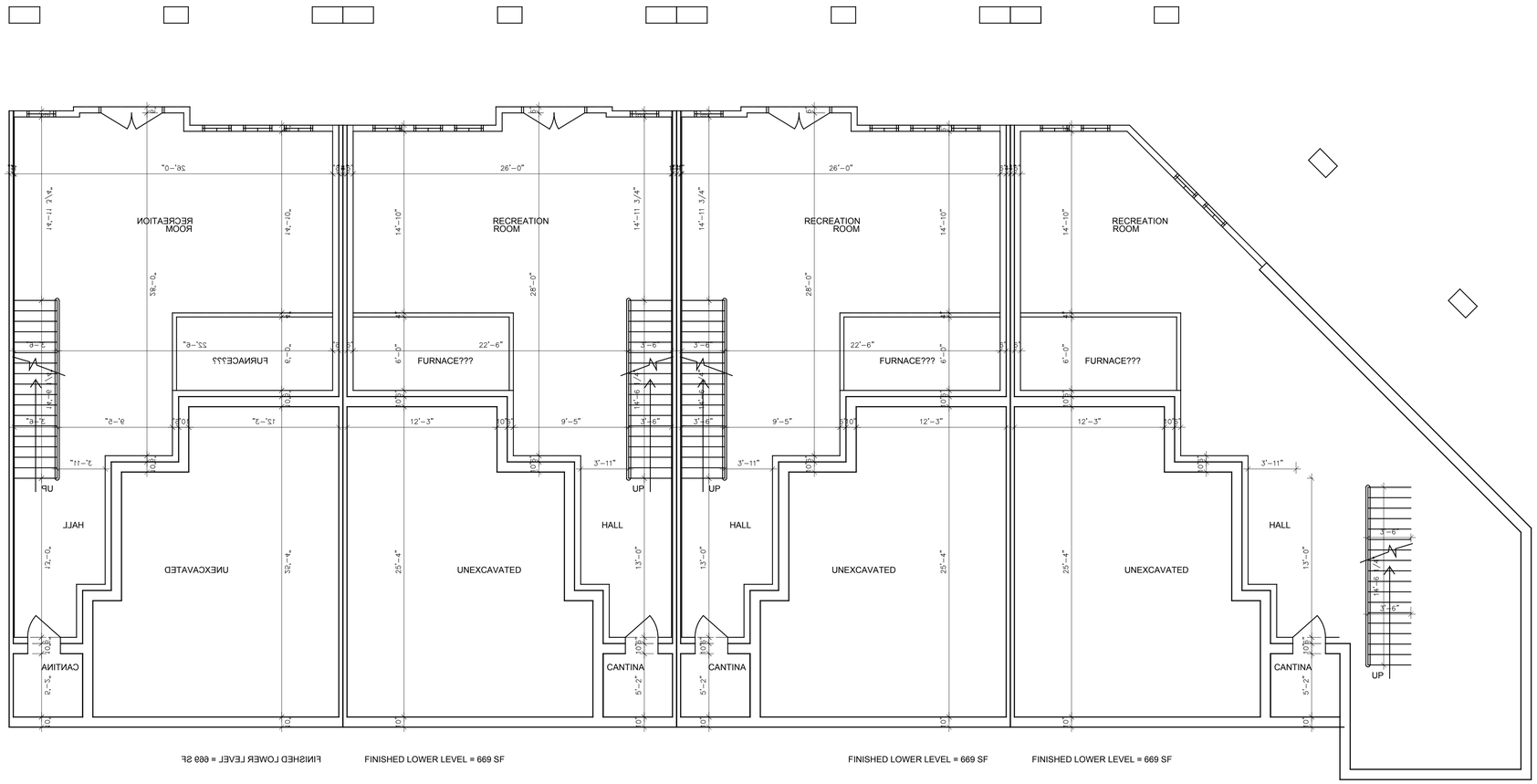

FINISHED LOWER LEVEL = 669 SF

FINISHED LOWER LEVEL = 669 SF

FINISHED LOWER LEVEL = 669 SF

BUILDING T11

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DRAWING SHEET TITLE:

BROW TOWNS BLDG T11 LOWER LEVEL PLAN

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY: | CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A T11

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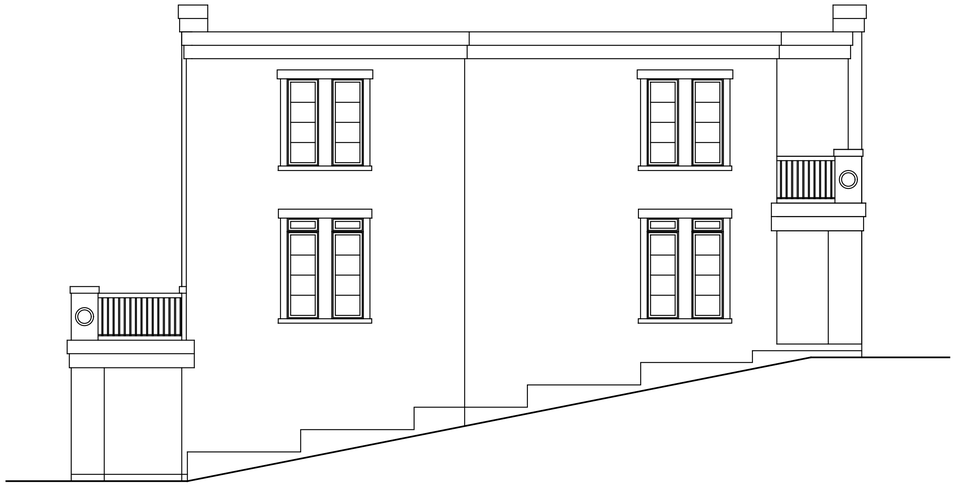

LEFT SIDE ELEVATION - B

RIGHT SIDE ELEVATION - F

REAR ELEVATION - G

BUILDING T1 1

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BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
BROW TOWNS
BLDG T1 1
ELEVATION

DRAWING SCALE:	PROJECT NUMBER: 19066
DRAWN BY: / CHECKED BY:	DRAWING SHEET NUMBER: A T1 2
DRAWING VERSION: 2020-09-01	
PLOT DATE: March 11, 2022	

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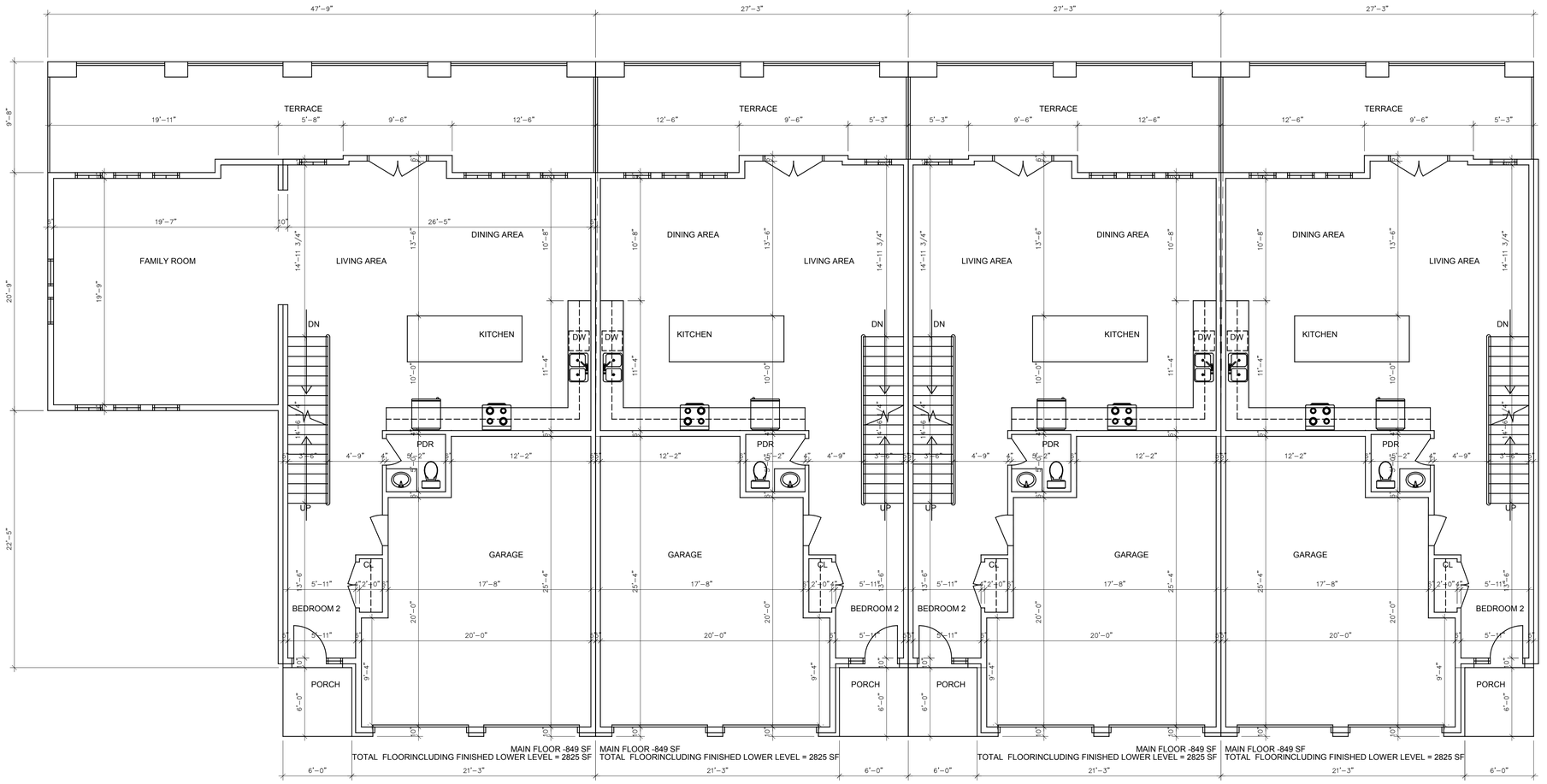

BUILDING T14

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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
BROW TOWNS
BLDG 14
GROUND FLOOR

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY: | CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A- T13

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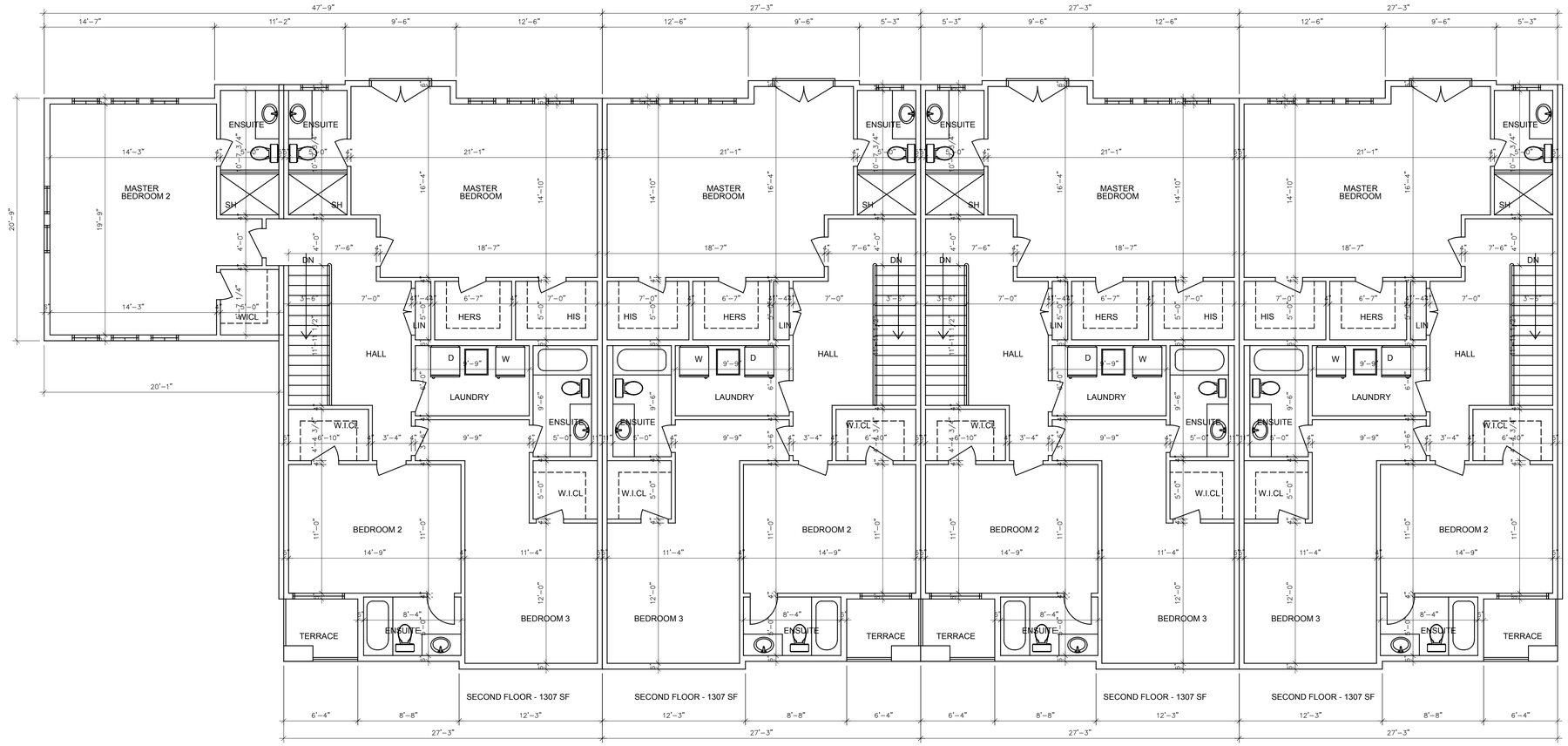

BUILDING T14

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CHEDOKE BROWLANDS

HAMILTON, ONTARIO

DRAWING SHEET TITLE:
BROW TOWNS
BLDG 14
SECOND FLOOR

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY: | CHECKED BY:

DRAWING VERSION: 2020-09-01

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DRAWING SHEET NUMBER: A-T14

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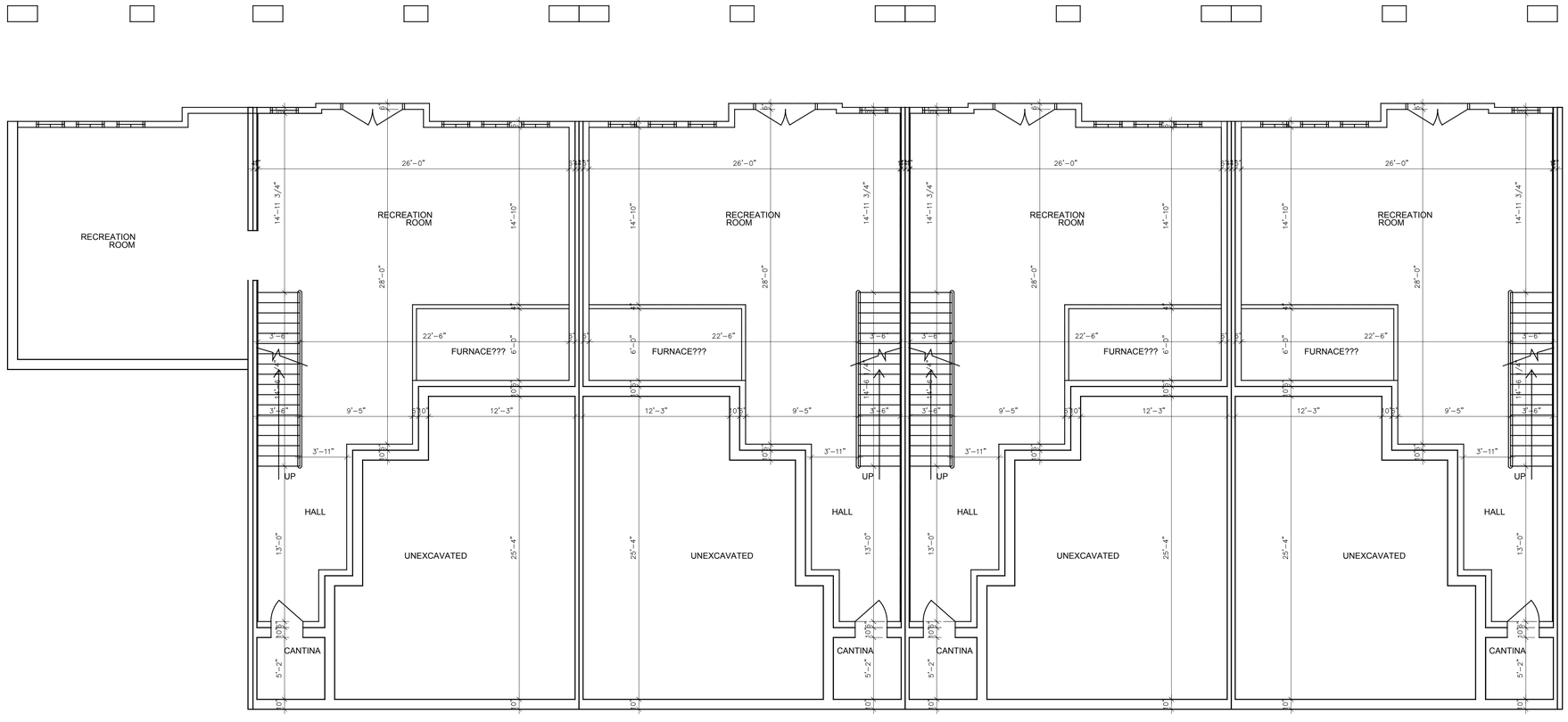

FINISHED LOWER LEVEL = 669 SF

FINISHED LOWER LEVEL = 669 SF

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DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
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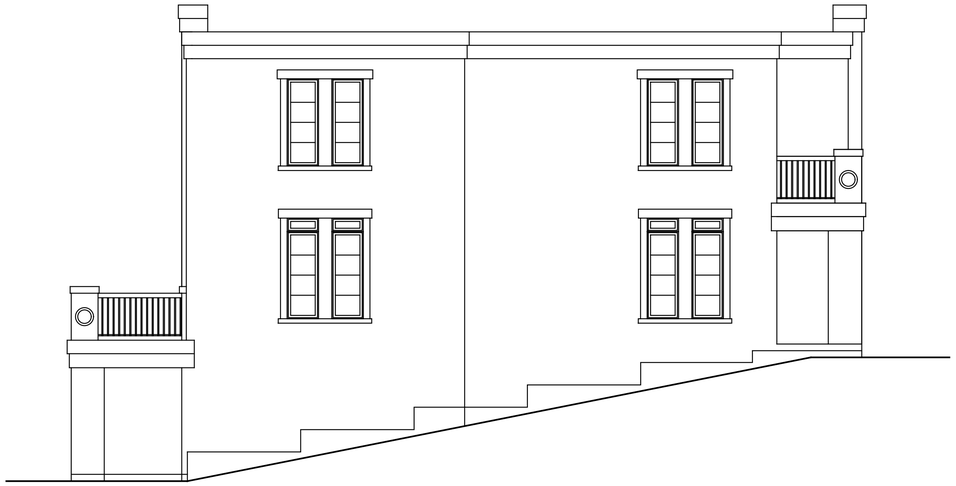
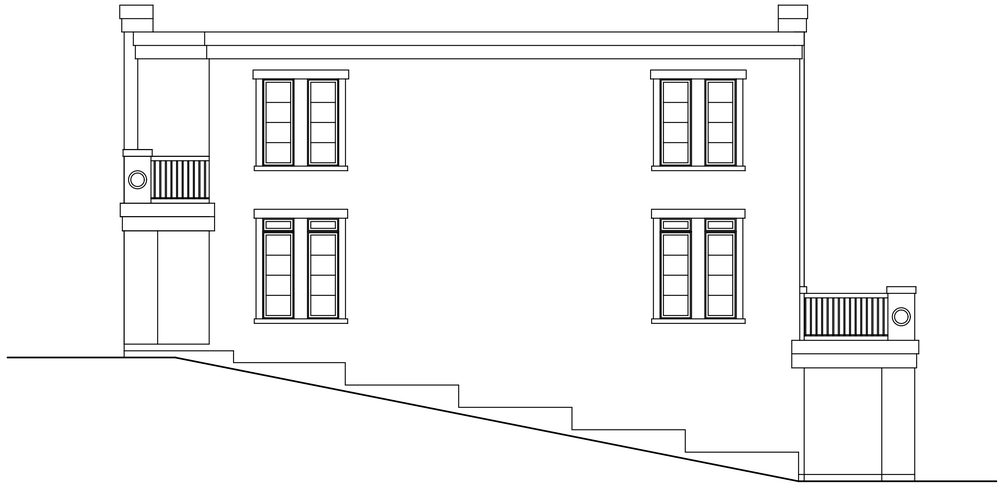
DRAWING SHEET TITLE:
BROW TOWNS
BLDG 14
LOWER LEVEL PLAN

DRAWING SCALE:	PROJECT NUMBER: 19066
DRAWN BY: / CHECKED BY:	DRAWING SHEET NUMBER: A-T15
DRAWING VERSION: 2020-09-01	
PLOT DATE: March 11, 2022	

TIMESTAMP 2022.03.11 3:23:35 PM FILEPATH Q:\2019\19066 - Valley Homes - Chedoke Brownlands\4 Drawings\4.09 Schematic Design\West Block Brow Towns\CUSTOM WEST BROW TOWN 2022-02-04.dwg



LEFT SIDE ELEVATION - D



RIGHT SIDE ELEVATION - C

REAR ELEVATION - E

BUILDING T14

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DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
PLANNING APP. 1st SUBMISSION	1.	02.07.20	BF
SITE PLAN APPLICATION	2.	01.09.20	BF
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DRAWING SHEET TITLE:
BROW TOWNS BLDG 14 ELEVATION

DRAWING SCALE:

PROJECT NUMBER: 19066

DRAWN BY: CHECKED BY:

DRAWING VERSION: 2020-09-01

PLOT DATE: March 11, 2022

DRAWING SHEET NUMBER: A-T16

TIMESTAMP: 2022-03-11 3:23:45 PM FILEPATH: Q:\2019\19066 - Valery Homes - Chedoke Browlands\4. Drawings\4.03 Schematic Design\West Block Brow Towns\CUSTOM WEST BROW TOWN 2022-02-04.dwg