



June 21, 2022

399-21

Via Email

James Van Rooi
Planner I
Development Planning, Heritage & Design, Suburban Team

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

Dear Mr. Van Rooi,

**RE: Official Plan & Zoning By-law Amendment Resubmission
3250 and 3260 Homestead Drive, Mount Hope
ZAC-22-020, UHOPA-22-010**

Following our December 13, 2021 submission of the subject application, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has received comments from the municipal departments and external agencies. In response to the comments received, please find the following documents enclosed:

- One (1) copy of the revised Site Plan prepared by KNYMH;
- One (1) copy of the revised Landscape Package prepared by Adesso Design;
- One (1) copy of the revised Grading Plan prepared by LandSmith Engineering & Consulting; and,
- One (1) copy of the revised Servicing Plan prepared by LandSmith Engineering & Consulting; and
- One (1) cheque payable to the City of Hamilton for \$635.00 for the Tree Protection Plan Review Fee.

The development concept has been revised in keeping with the recommended revisions to the proposed landscape buffer, as detailed in Urban Design comments from Edward Winter dated April 4, 2022. A significant portion of the proposed interior side yard spanning the site's western boundary was increased from a width of 1.44 metres to 2.44 metres. This was facilitated, in part, by a 0.99-metre shift (east) of the proposed building and allowed for an enhanced landscape strip buffer between the site and the abutting residential property at 3 Longview Drive from 1.44m to 2.44m. This improved the extent of the radii on the adjacent lands accommodating a 5mx5m visibility triangle at the Longview entrance. The daylight triangle on the corner of Longview and Homestead was increased from 9.12m x 9.12m to 9.14m x 9.14m. Similarly, a proposed 1-metre shift (north) of the proposed building allowed the site's southern landscape strip to increase from 0.74m to 1.71m. As per the Development Planning comments from Andre Papineau dated April 4, 2022, further revisions to the Landscape Package have introduced additional vegetative screening within these areas. A new privacy wood fence is also being proposed to provide further buffering and ensure adequate screening from vehicular lighting. As per Staff comments regarding the

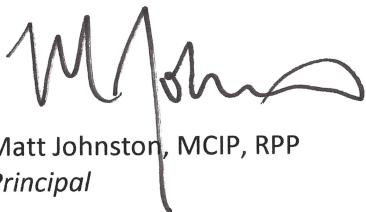
proposed garbage enclosure, the applicant has decided to pursue private collection services through Molok Ltd. These revisions are outlined in the revised Landscape Package provided by Adesso Design Inc. and revised Site Plan provided by KNYMH Inc.

In response to Natural Heritage comments from Melissa Kiddie dated April 4, 2022, revisions to the Tree Protection Plan prepared by Adesso have been made to provide further clarity. The Existing Vegetation Identification Table on L-2 of the Plan has been revised to read "remove with permission" for identified municipal trees #3, 25, 26, and 27. As per Staff comments regarding concern over the location of the proposed development in proximity to the dripline of trees #7-18, Adesso has indicated that minimal rootzone disturbance is anticipated (under 30%) for all 11 trees in question. Further, an ISA-certified Arborist will be present on-site to conduct root pruning during construction. Adesso has also indicated that a Compensation Plan will be provided at the Site Plan application stage.

In response to Transportation comments provided by Matthew Radaelli dated March 23, 2022, the width of the proposed driveway has been increased from 6 metres to 7.5 metres at the ultimate property line, as outlined in the revised Site Plan prepared by KNYMH. Further, all proposed curb radii are a minimum of 6 metres with the exception of that of the left-turning lane onto Longview Drive (4.5 metres) which has been demonstrated to sufficiently accommodate vehicle turning and was approved via email correspondence by Transportation Planning on May 13, 2022. Proposed sidewalk dimensions along Longview Drive have also been added to the revised Site Plan for clarity.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions or comments.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Lindsay Nooren MES Pl. BA (Hons)
Planner

cc: Mr. Mike Valvasori, Valvasori Properties
Cllr. Brenda Johnson, Ward 11, City of Hamilton