



May 16, 2023

441-22

Via Email and Delivered

Mark Michniak, MCIP, RPP
Planner I – Suburban Team, Development Planning

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

Dear Mr. Michniak:

**RE: 253 & 259 Limeridge Road West, City of Hamilton
Zoning By-law Amendment Application 1st Resubmission – ZAC-23-014**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Qianye Property Management Limited c/o Mr. Li Jianying (owner). In keeping with our initial March 13, 2022 submission of the subject application, UrbanSolutions has received comments from the municipal departments and external agencies. In response to the comments received, please find the following enclosed:

Item	Prepared By	Dated
Site Plan	KNYMH Architects	April 3, 2023
Floor Plans	KNYMH Architects	March 21, 2023
Building Elevations	KNYMH Architects	March 21, 2023
Functional Servicing & Stormwater Management Report	LandSmith Engineering	May 9, 2023
Grading Plan	LandSmith Engineering	May 9, 2023
Servicing Plan	LandSmith Engineering	May 9, 2023
Siltation & Erosion Control Plan	LandSmith Engineering	May 9, 2023
Tree Protection Plan	Whitehouse Urban Design	May 11, 2023
Urban Design Brief Comment Response	Whitehouse Urban Design	May 12, 2023
Draft Zoning By-law	UrbanSolutions	May 16, 2023

Development Planning comments dated March 13, 2023.

Comment no. 1: It is unclear why an amendment to the side yard setback is required when the site plan shows that the minimum 6.0m setback.

Section 2.1(a)(ii) of the enclosed Draft Zoning By-law is intended to provide relief for the 7-unit townhouse block located at the rear of the site, which is proposed to be setback approximately 3.7 metres from the

easterly side lot line and approximately 3.9 metres from the westerly side lot line. This regulation is necessary as the exterior wall of each end unit (facing the east and west side yard, respectively) contain windows to a habitable room; which would otherwise require a 6.0 metre setback in accordance with Section 10D(4)(b) of Zoning By-law No. 6593.

Comment no. 2: Furthermore, the report indicates, on pages 34-35, that a 7.0m setback will be provided to the east and west to provide buffer to the existing single detached dwellings.

Pages 34 and 35 of the previously submitted Planning Justification Report inadvertently noted that the existing single-detached dwellings to the east and west of the subject lands will be buffered by an approximate 7.0 metre 'rear' yard setback. To clarify, this statement was intended to reference the approximate 6.0 metre easterly 'side' yard setback from the northern portion of the proposed easterly townhouse block and the approximate 8.0 metre setback from the northern portion of the proposed westerly block; as the specific areas of the site directly abut the single-detached dwellings to the east and west.

Urban Design comments dated February 13, 2023.

The site plan notes enhanced ends facing Limeridge Rd W, but there are few details provided. Possible upgrades could include functional items such as a wrap-around porch or corner entrance, additional windows, as well as upgraded architectural details and landscaping.

Wrap-around porch and an additional window at ground level added to enhanced units. This change is reflected on the revised Site Plan and the revised Building Elevations.

Confirm if the larger central Refuse area has an enclosure or would be planned with a semi-inground system, or otherwise.

Central refuse area has been revised to include semi-inground such as Moloks or EarthBins.

The site plan notes enhanced elevations for the two exposed to the street (Limeridge Rd W) which are not evident in the elevation drawings. As a note – it would be beneficial to have additional windows on these enhanced elevations (especially at ground level) to increase the visual connection to the street.

Wrap-around porch and an additional window at ground level added to enhanced units. This change is reflected on the revised Site Plan and the revised Building Elevations.

Transportation Planning comments dated January 24, 2023.

Comment no. 7: For two-way operation onto municipal road, the driveway access width(s) must be 7.5 metres at the ultimate property line and curve radii minimum 6.0 metres. All shall be identified and dimensioned on the plan.

7.5 m width provided at the ultimate property line. 6.0 m curve radius dimensioned on revised Site Plan.

Comment no. 6: 5.0 metres x 5.0 metres visibility triangles must be provided for each driveway access. They must be illustrated, dimensioned and identified on the site plan. Visibility triangles are between the driveway limits and the ultimate property line (right-of-way limit) and no object or mature vegetation can exceed a height of 0.6 metres above the corresponding perpendicular centreline elevation of the adjacent street.

Dimensioned 5.0 m x 5.0 m visibility triangle added at driveway access on revised Site Plan.

Development Engineering comments dated February 14, 2023.

In keeping with Development Engineering comments received from Matthew Gula dated February 14, 2023, the enclosed Functional Servicing and Stormwater Management Report prepared by LandSmith Engineering has been revised to address all comments related to sanitary servicing and stormwater management.

Forestry & Horticulture comments dated February 13, 2023.

Tree protection fencing on the south side of Tree #17 is too close and should be a minimum distance of 2.7m from the base of the tree to protect the critical root zone. Achieving this will require an adjustment to the location of the proposed swale and silt fence.

Please refer to Urban Design Brief Comment Response prepared by Whitehouse Urban Design, dated May 12, 2023.

The Forestry & Horticulture Section requires that a detailed Landscape Planting Plan prepared by a Registered Landscape Architect, showing the placement of trees on internal/external City property be provided.

Through correspondence with Shannon Clarke and Mark Michniak , (dated March 23rd, 2023) it was determined that Forestry & Horticulture requirement of a Tree Management Plan and Landscape Plan will be deferred to the Site Plan stage.

Building Zoning and Engineering comments dated March 13, 2023.

Minimum Lot Area: a) an area of not less than 270.0 square metres (2906.35 square feet) for each single-family dwelling unit; Determination: 23 Units x 270 sq m = 6,210 sq m

Note indicating a Lot Area of 4,298 m² added to the Site Plan. Draft Zoning By-law has been revised to include relief from the Minimum Lot Area requirement in an 'RT-10' District.

Privacy Areas: (a) is screened on two sides by means of a screen that is not less than 1.2 metres (3.94 feet) and not more than 2.0 metres (6.56 feet) in height, and (b) is not less than 2.5 metres (8.20 feet) in depth.

Typical Privacy Fence linework and note provided on the revised Site Plan.

Landscaped Area: No statistic for landscaped area has been included in the site plan.

Note indicating a Landscape Area of 1,765 m² or 35% of the total Lot Area provided on revised Site Plan.

Balcony Encroachment: The balconies are not dimensioned in the floor plan and are not shown/dimensioned in the site plan.

Typical Balcony dimensions provided on the revised Site Plan. This demonstrates that the 1.5 m deep balconies do not project more than 1.0 m into the required side or rear yard.

Location of an access driveway: The western extremity of the access driveway will be located 1.5 m from the AA District to the west which does not permit townhouse dwellings.

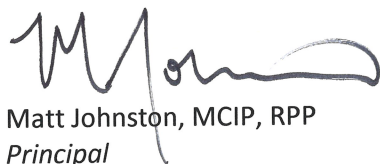
Exception added to Draft By-law to allow an access driveway to be located 1.5 m from the AA District to the west.

Surface materials for Parking Area, manoeuvring space, loading space and access driveway: No details provided, but paving appears to be intended.

Surface materials of all driveways and parking spaces noted on revised Site Plan.

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

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Stephen Erickson, BA (Hons), CPT
Planning Technician

cc: Mr. Lei Zhao, Qianye Property Management Limited
Ward 8 Councillor John-Paul Danko