



New plans for brow lands

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Valery Homes looking at modest development

By Mark Newman, News Staff

A Hamilton home builder is contemplating a 204 unit high-end development on the Chedoke brow lands that would feature a mix of townhouses, bungalows and condominiums.

The plan by Valery Homes is far more modest than the Ontario Municipal Board approved 629 units proposed by Deanlee Management.

Mississauga-based Deanlee sold the 24-acre property along Sanatorium Road, north of Scenic Drive, to the Valery group last December for \$9.8 million.

"This is a gem site," said Paul Valeri, vice president and general manager of Valery Homes/Valery Properties. "This is a focal point of a community."

He noted a larger number of units are not appropriate for the brow lands.

"It wouldn't do the area justice," Valeri said. "We feel our proposal does."

Valeri said they are also hoping the smaller scale development will win support from area residents who were opposed to Deanlee's plan.

Barry Colbert, a long-time brow lands area resident, noted via email Valery's plan for 204 units comes much closer to the 175 unit alternative he proposed at the OMB hearing in December 2011.

Colbert said he wants to see the site plan and how the development will affect the neighbourhood before commenting further.

Valery Homes wants to build 98, three-storey townhouses in blocks of three or four on the west side of Sanatorium Road.

Each of the townhouses will have two and three car garages and purchasers will have the option of having a lift installed.

A four storey condominium building aimed primarily at the 50-plus demographic with 54 units and underground parking, is planned on the north-west side of the site overlooking the Mountain brow.

On the east side of the Sanatorium Road, Valery plans to build 46 bungalows, each with a two car garage.

The number of units in each of the three concepts is approximate.

Valeri said they are hoping to present details of their development plan at a public meeting in the next two or three months.

Development is not permitted on the woodlot on the east side of the site.

"We're going to be turning the woodlot over to the city," Valeri said.

The Long and Bisby Building adjacent to the woodlot and currently home to a daycare centre will be turned into commercial space.

"We'd like to see a coffee shop, a community gathering point," Valeri said.

The developer is also planning to add some sort of tribute to the employees and patients of the former Hamilton Sanatorium that once sat on the property.

Valeri said they will be seeking a variance from the city to allow for shorter driveways for the townhouses and a few other changes on the site.

They would like to begin construction by mid to late summer next year.