

Applications to Amend the Urban Hamilton Official Plan (UHOPA-16-11) and City of Hamilton - Zoning By-law No. 05-200 (ZAC-16-029), for Lands Located at 925 Main Street West & 150 Longwood Road South, Hamilton (PED18199)

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**Owner: Plaza Imports Limited c/o John Lecluse**

**Applicant: Columbia International College c/o Clement Chan**

Agent: UrbanSolutions Planning & Land Development Consultants Inc. c/o Sergio Manchia, MCIP, RPP  
Spencer McKay – UrbanSolutions  
Amber Lindsay - UrbanSolutions  
Ralph Dicenzo, Geotechnical Engineer – Landtek Limited

# THANK YOU

UrbanSolutions would like to thank City of Hamilton staff for their hard work on this application from its inception in 2014:

Jason Thorne

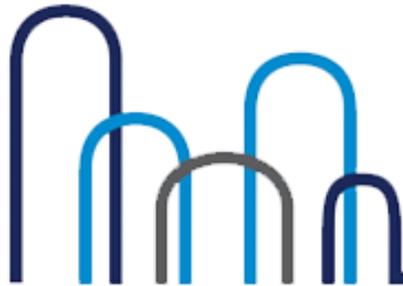
Steve Robichaud

Anita Fabac

Kimberly Harrison-McMillan

Adam Lucas

Tony Sergi



# PROJECT TEAM

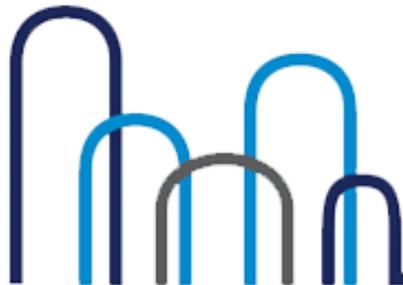


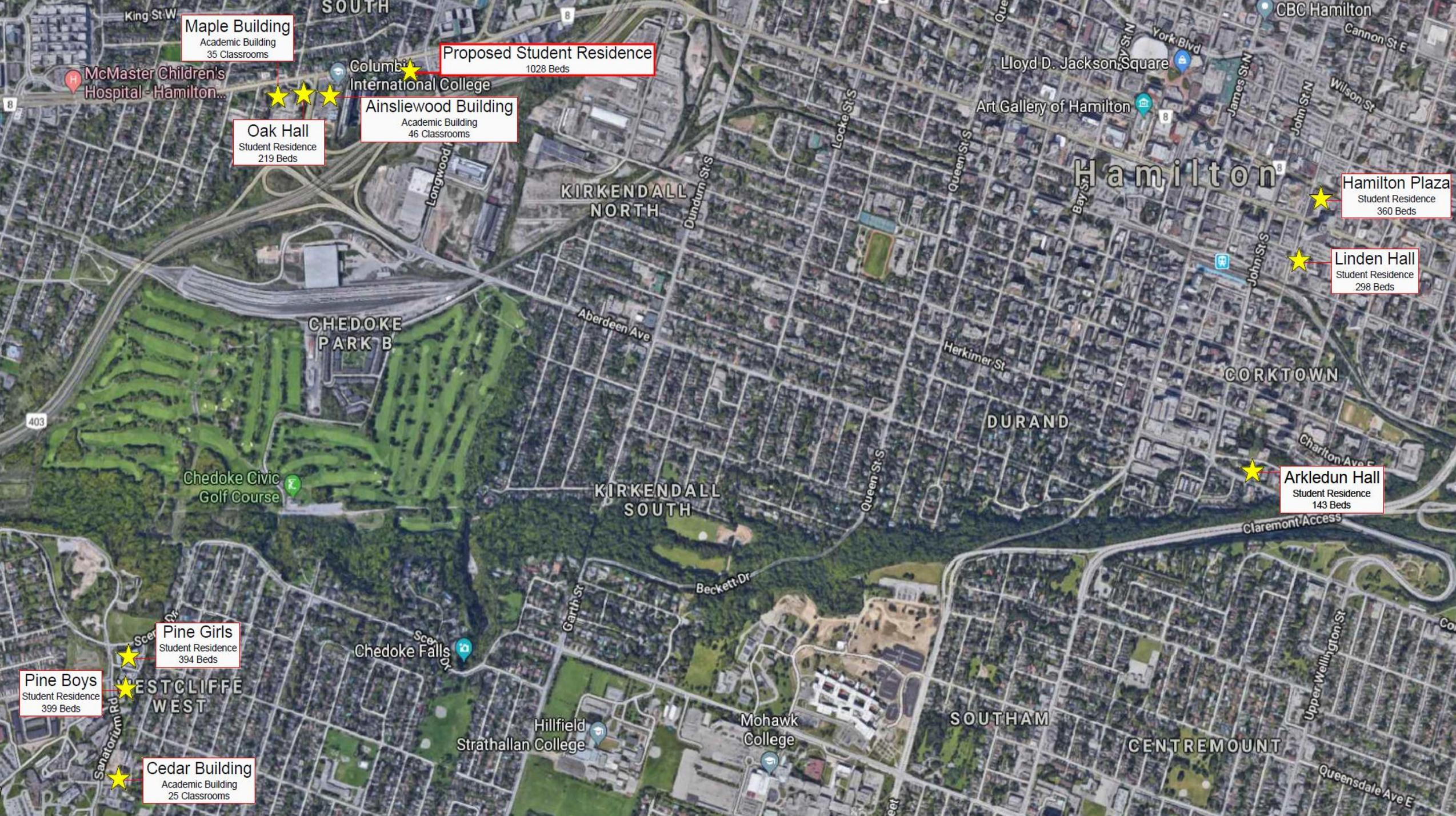
# COLUMBIA INTERNATIONAL COLLEGE

Columbia International College (CIC) was founded in 1979 by Mr. Clement Chan. And now with his son Mr. Vincent Chan, it has now grown to become the largest private junior and senior boarding school in Canada, CIC has nearly 2,000 students representing over 100 countries. 100% of CIC's students are accepted to Universities and Colleges in Canada and around the world each year.



**This institution has put Hamilton on the map again for its leadership in education.**





**Maple Building**

Academic Building  
35 Classrooms

**Proposed Student Residence**

1028 Beds

**Columbia International College**

**Ainsliewood Building**

Academic Building  
46 Classrooms

**Oak Hall**

Student Residence  
219 Beds

**Hamilton Plaza**

Student Residence  
360 Beds

**Linden Hall**

Student Residence  
298 Beds

**Arkledun Hall**

Student Residence  
143 Beds

**Pine Girls**

Student Residence  
394 Beds

**Pine Boys**

Student Residence  
399 Beds

**Cedar Building**

Academic Building  
25 Classrooms

Hamilton

KIRKENDALL NORTH

KIRKENDALL SOUTH

DURAND

CORKTOWN

SOUTHAM

CENTREMOUNT

CBC Hamilton

Lloyd D. Jackson Square

Art Gallery of Hamilton

Chedoke Civic Golf Course

CHEDOKE PARK B

Chedoke Falls

Hillfield

Strathallan College

Mohawk College

King St W

SOUTH

8

Que

YORK ST N

York Blvd

James St N

John St N

Wilson St

Cannon St E

8

403

Dundurn St S

Locke St S

Queen St S

Bay St

John St S

Aberdeen Ave

Herkimer St

Queen St S

Claremont Access

Beckett Dr

Garth St

Scerif Dr

Scerif Dr

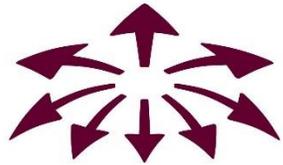
Sanatorium Rd

Upper Wellington St

Queensdale Ave E

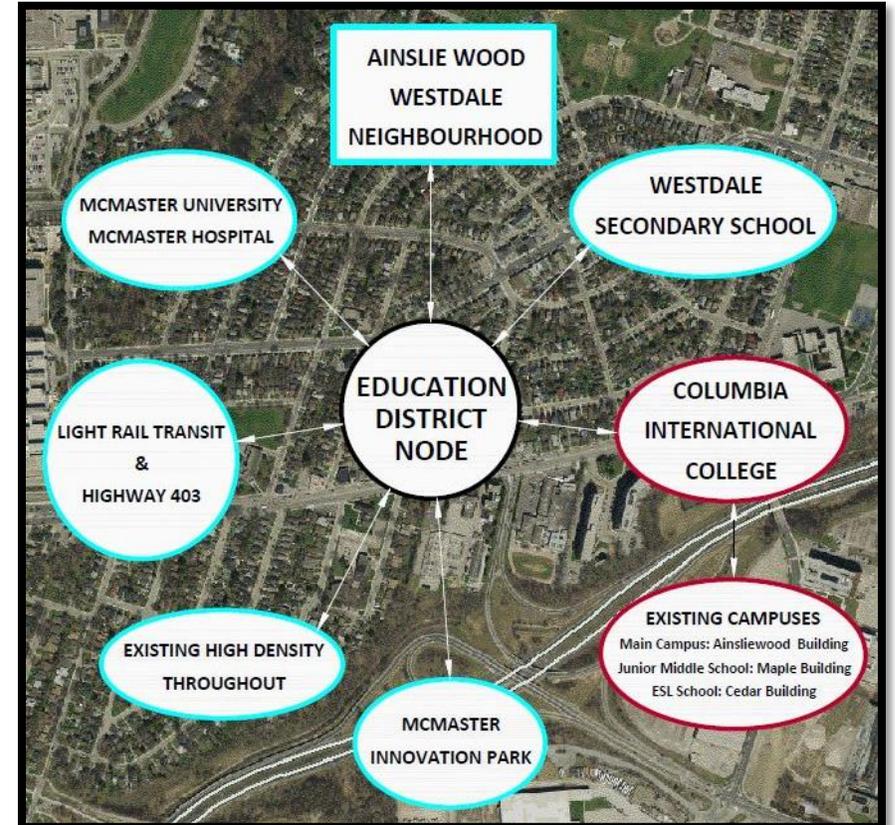
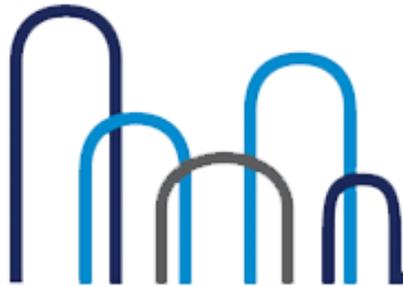
WESTCLIFFE WEST

# EDUCATION DISTRICT NODE



M C M A S T E R  
**INNOVATION PARK**

H A M I L T O N  
**LRT** LIGHT RAIL  
TRANSIT



# AERIAL VIEW



September 4<sup>th</sup>, 2018

[urbansolutions.info](http://urbansolutions.info)

# CHEDOKE CREEK

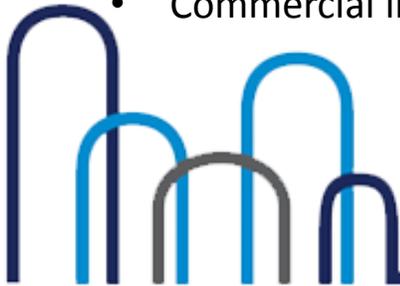


September 4<sup>th</sup>, 2018

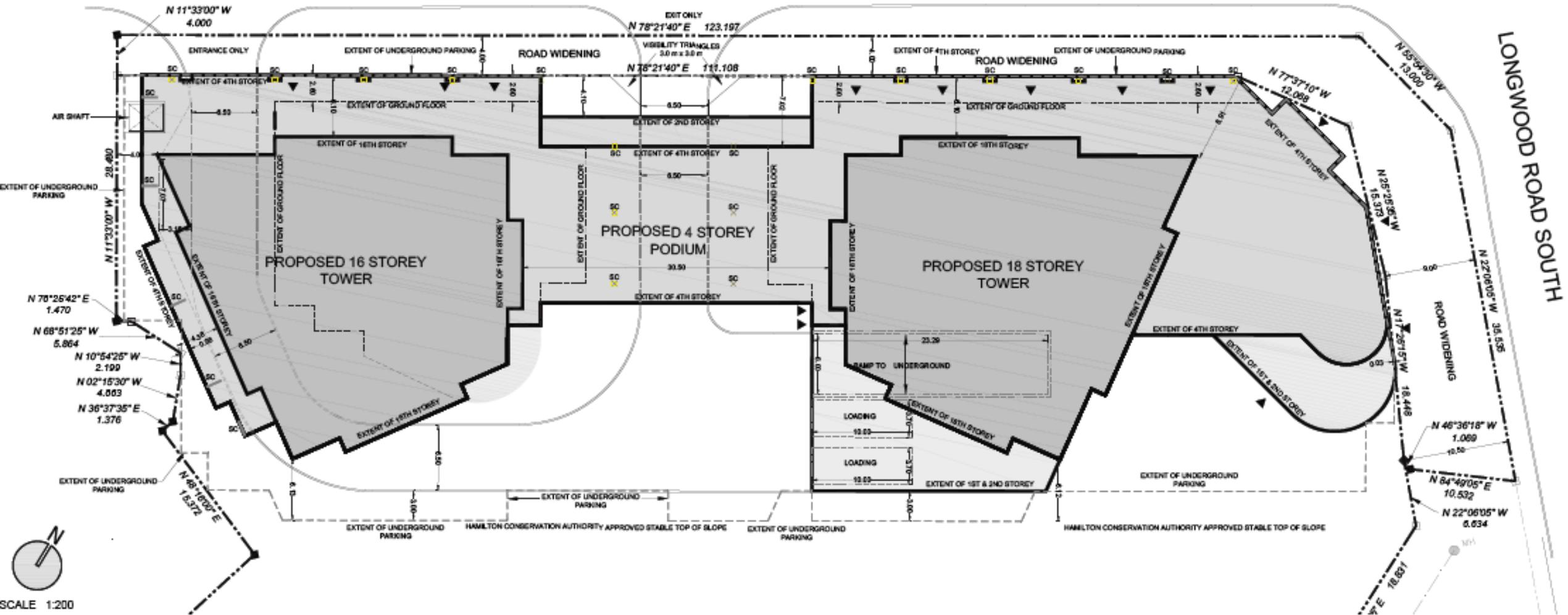
[urbansolutions.info](http://urbansolutions.info)

# DEVELOPMENT DETAILS

- With the design expertise of Mr. Michael Spaziani, Architect, our design has encompassed...
- Columbia International College student residence comprised of two (2) towers, 16 and 18 storeys linked via a four (4) storey podium
  - 1,024 beds – 512 units
  - 1,420 m<sup>2</sup> retail area (15,000 ft<sup>2</sup>)
  - 156 vehicular parking spaces (2 underground levels)
  - 105 bicycle parking spaces
  - 4 acres of recreational sport fields
- Amenities include study lounges, multi-purpose gym, cafeteria, outdoor terraces, and green roofs
- Commercial integration for student and public use

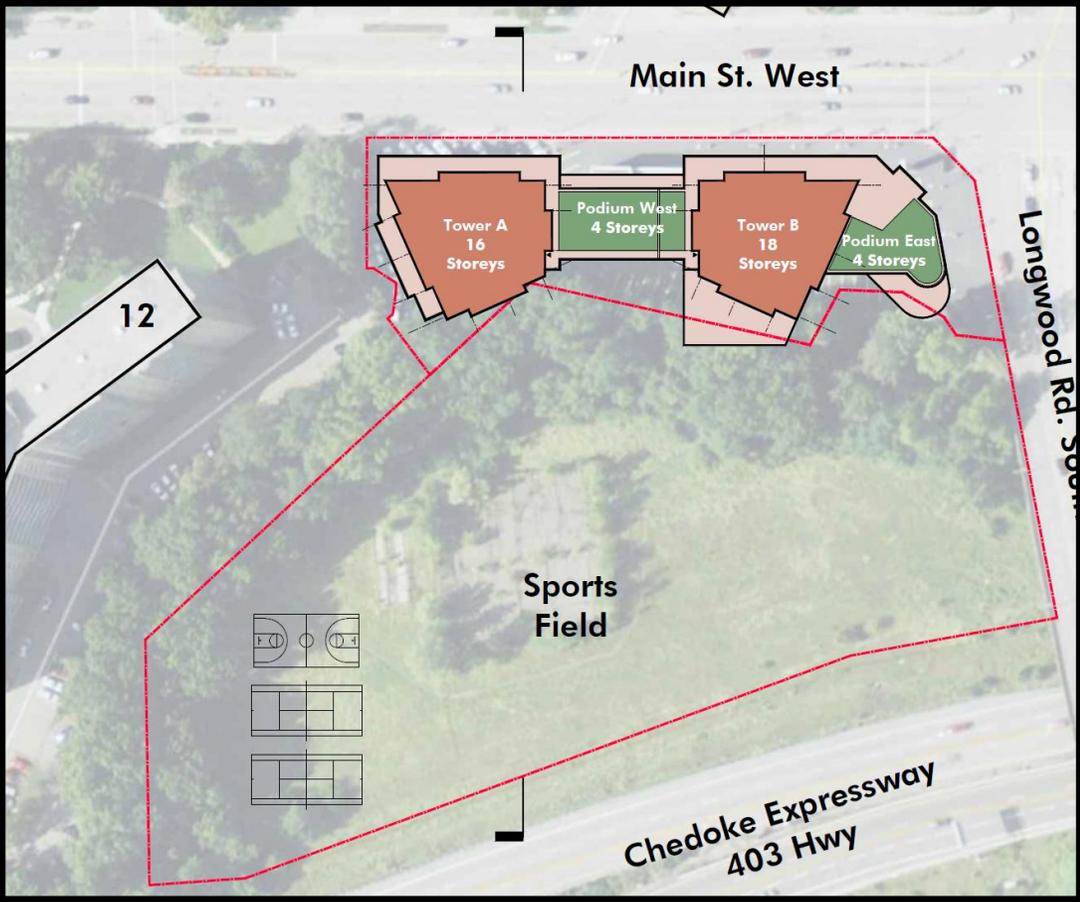


# MAIN STREET WEST

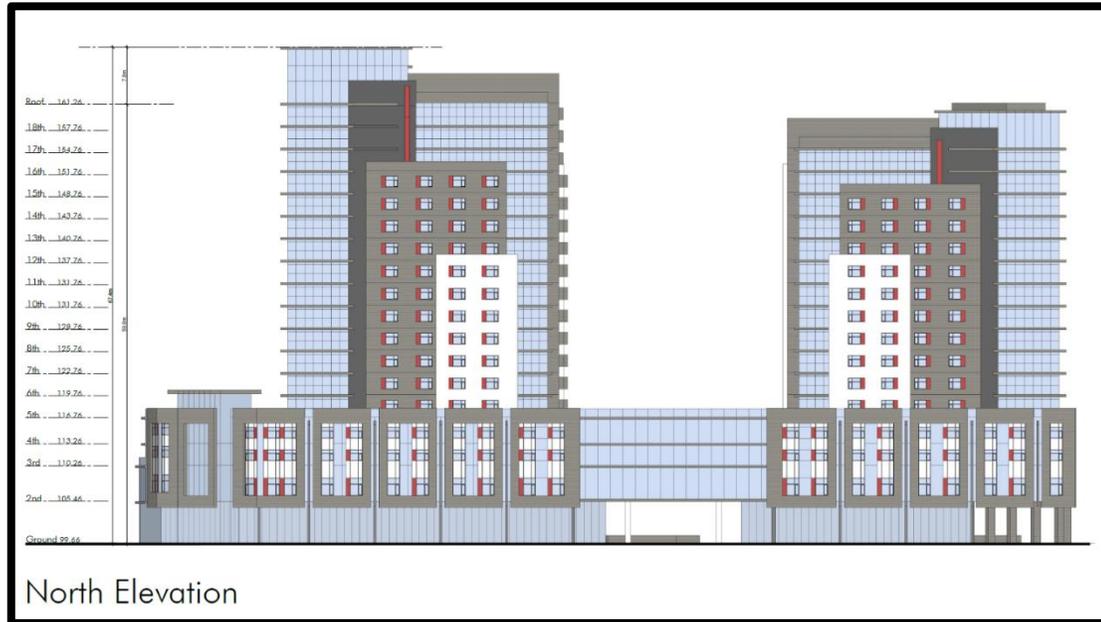


SCALE 1:200

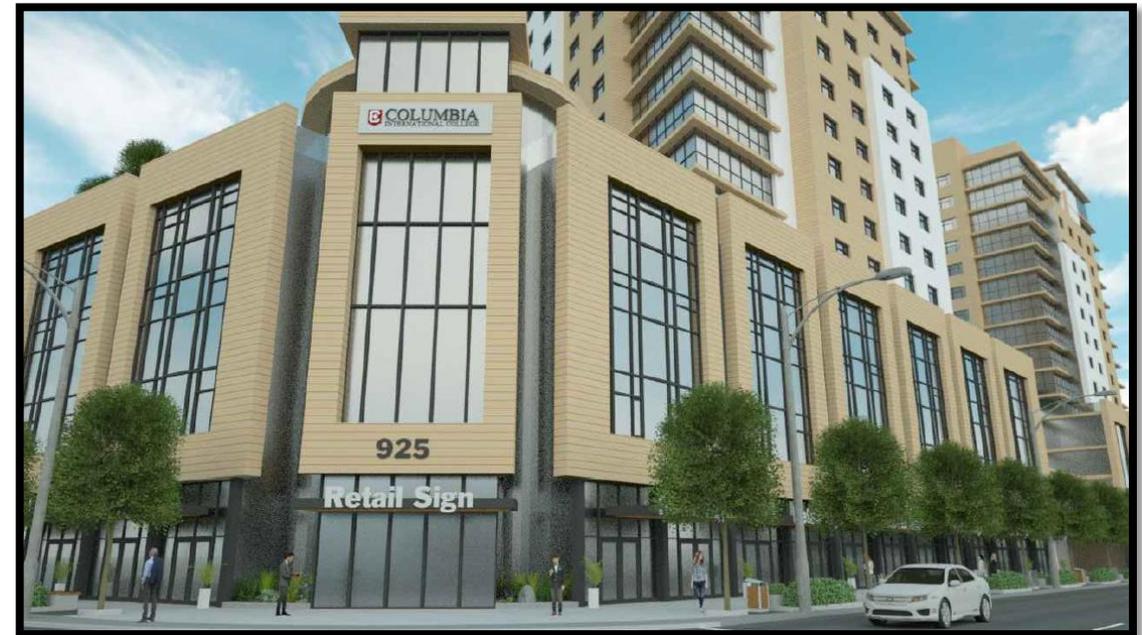
# RECREATIONAL SPORTS FIELD



# ARCHITECTURAL MASSING



Main Street Elevation



Main and Longwood Intersection

# CHRONOLOGY

<b>October 29, 2014</b>	Formal Consultation process completed (FC-14-085).
<b>July 6, 2015</b>	General Issues Committee approves PED15104 allowing 150 Longwood Road to be declared surplus lands.
<b>April 15, 2016</b>	Applications for Official Plan and Zoning By-law Amendment submitted to the City of Hamilton (UHOPA-16-011/ZAC-16-029).
<b>June 6, 2016</b>	Ainslie Wood Westdale Community Association board meeting.
<b>September 8, 2016</b>	Design Review Panel meeting.
<b>October 18, 2016</b>	Public Open House.
<b>May 16, 2017</b>	Submission of the HCA permit application.
<b>February 1, 2018</b>	Hamilton Conservation Authority board approves Permit No. 2018-04.
<b>March 9, 2018</b>	Road Widening agreed to by LRT
<b>May 18, 2018</b>	Submission of the Preliminary Site Plan Control application with updated Architectural Plans.
<b>July 25, 2018</b>	Development Review Team meeting for Preliminary Site Plan.
<b>September 4, 2018</b>	Planning Committee and statutory public meeting.

# SUPPORTING STUDIES

- Floodplain Assessment
- Planning Justification Report
- Urban Design and Massing Report
- Site Plan and Building Elevations
- Slope Stability/Geotechnical Report
- Natural Heritage Report
- Parking Study
- Functional Servicing Report
- Pedestrian Wind Assessment
- Environmental Noise Assessment
- Erosion and Sediment Control Plan
- Environmental Site Assessment

# PUBLIC ENGAGEMENT



ELEVATION FROM 403

September 4<sup>th</sup>, 2018

## Presentations & Meetings

<b>June 6, 2016</b>	Ainslie Wood Westdale Community Association board meeting.
<b>October 18, 2016</b>	Public Open House.
<b>September 4, 2018</b>	Statutory public meeting.

## Microsite Statistics – Launched May 2016

<b>Individual Users</b>	754
<b>Page Views</b>	1653

# THANK YOU

- Development in the Education Node
- Project over 375,000 ft<sup>2</sup>
- Over \$7,000,000.00 in Development Charges and Parkland Dedication fees
- Taxes generate approximately \$500,000.00
- This project is a Ward 1 and city wide winfall
- Creating opportunity for teachers, educational assistants, support staff, construction works, etc.
- Major development in the Transit Oriented Corridor to support future LRT
- Injection of 1,000 students into the local economy - indirectly \$5,000,000.00
- Assisting Westdale student housing issues

