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)

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
PLAZA IMPORTS LTD.
UrbanSolutions
Planning & Land Development Consultants Inc.
MSAI
amec foster wheeler
A.T. McLaren Limited
Legal and Engineering Surveys
BA Group
S. Llewellyn & Associates Limited Consulting Engineers
LANDTEK LIMITED
D&A Dougan & Associates
Ecological Consulting & Design
novus ENVIRONMENTAL
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.
AERIAL VIEW
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 m² retail area (15,000 ft²)
  - 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
ARCHITECTURAL MASSING

Main Street Elevation

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

Presentations & Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 6, 2016</td>
<td>Ainslie Wood Westdale Community Association board meeting.</td>
</tr>
<tr>
<td>October 18, 2016</td>
<td>Public Open House.</td>
</tr>
<tr>
<td>September 4, 2018</td>
<td>Statutory public meeting.</td>
</tr>
</tbody>
</table>

Microsite Statistics – Launched May 2016

<table>
<thead>
<tr>
<th>Category</th>
<th>Statistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual Users</td>
<td>754</td>
</tr>
<tr>
<td>Page Views</td>
<td>1653</td>
</tr>
</tbody>
</table>
• Development in the Education Node
• Project over 375,000 ft²
• 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