

The Student Residence of Columbia International College



Planning Justification Report

Plaza Imports Limited & Columbia International College

105 Main Street East
Hamilton, ON L8N 1G6

urbansolutions.info

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1. Introduction

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained by Plaza Imports Limited (owner) and Columbia International College (CIC) (applicant), to prepare the planning application and required approvals necessary to permit the proposed development. Plaza Imports Limited is the owner of lands municipally known as 925 Main Street West, in Hamilton, Ontario. Plaza Imports Limited is also in the process of acquiring lands directly to the south, 150 Longwood Road South. It is their intent to work with CIC to develop these lands with two fifteen (15) storey buildings, including a four (4) storey mixed use podium. The development will have 107 parking spaces on the 2.08-hectare property.

UrbanSolutions was approached by the owner and applicant wherein the intent of CIC was outlined to pursue the subject property for the purpose of providing a new residence for the school. Through the analysis of the subject lands, a review of the applicable land use policy framework and the findings of the supporting studies, it was determined to be suitable for the development of the site with two 15-storey buildings to accommodate residence facilities for students attending Columbia International College. There will be 456 suites accommodating 910 students.

The purpose of this report is to provide an overview of the subject lands and a detailed description of the proposal, along with an outline of the supporting studies and a detailed review of the existing land use planning policy framework. This report will also provide the planning justification in support of the proposed development through evaluation of the planning merits of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications. It will also consider the surrounding land use context and the merits of the mixed use development, within the existing neighbourhood.

The existing neighbourhood surrounding the subject site can be defined as an *Education District Node*. This node encompasses a range of educational and research facilities within the City of Hamilton (Figure 1). The addition of these mixed use buildings will help to foster this node and create an innovative and collaborative district within the City of Hamilton.

Columbia International College (CIC) was founded in 1979. What started as a small independent venture has now become the largest private junior and senior boarding school in Canada. CIC has nearly 2,000 students representing over 70 countries. 100% of CIC's students are

accepted to Universities and Colleges in Canada and around the world each year. Their main campus location is 1003 Main Street West, Hamilton.

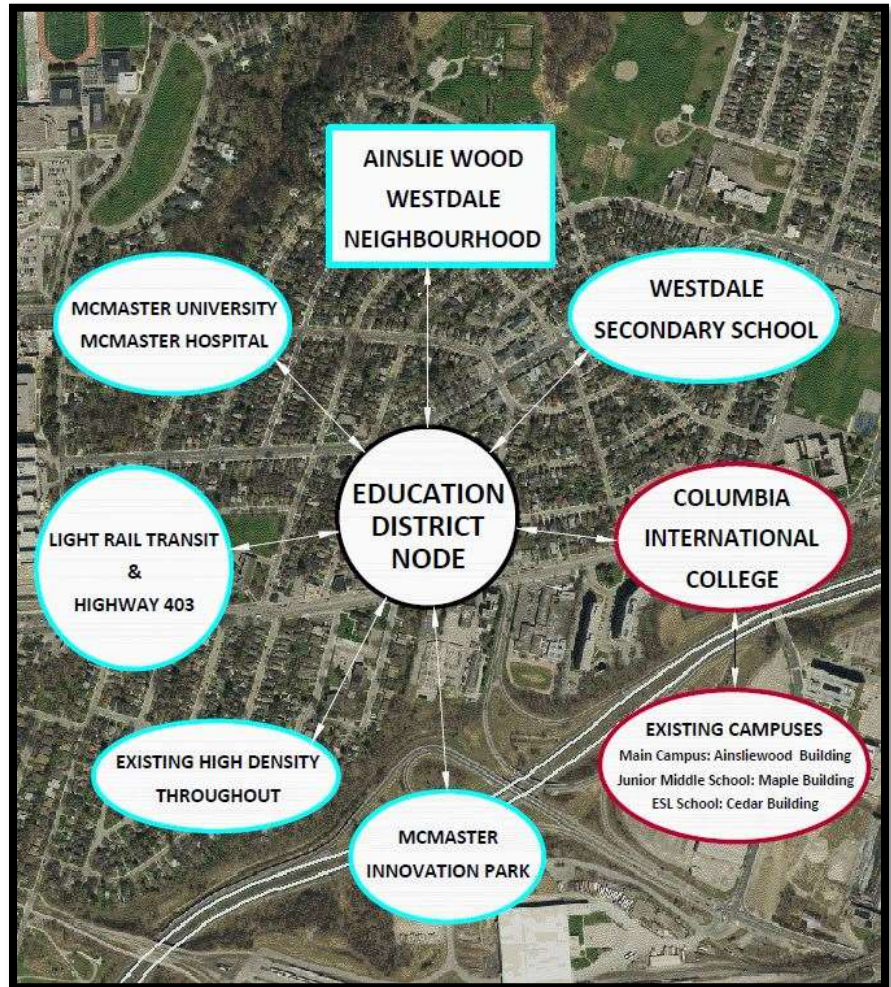


Figure 1 – Education District Node

1.1 Location

The subject site is located in the west end of the City of Hamilton. Specifically, the subject property is located on the south side of Main Street West between Longwood Road South and Paisley Ave South. Main St W is a major east/west corridor through the City, classified as major arterial. Longwood Rd S is a north/south collector road, providing access over the Chedoke Expressway (Highway 403). The lands are legally described as Part of Lots 2, 3, 4 and 6, Registered Plan No. 1479 in the City of Hamilton.

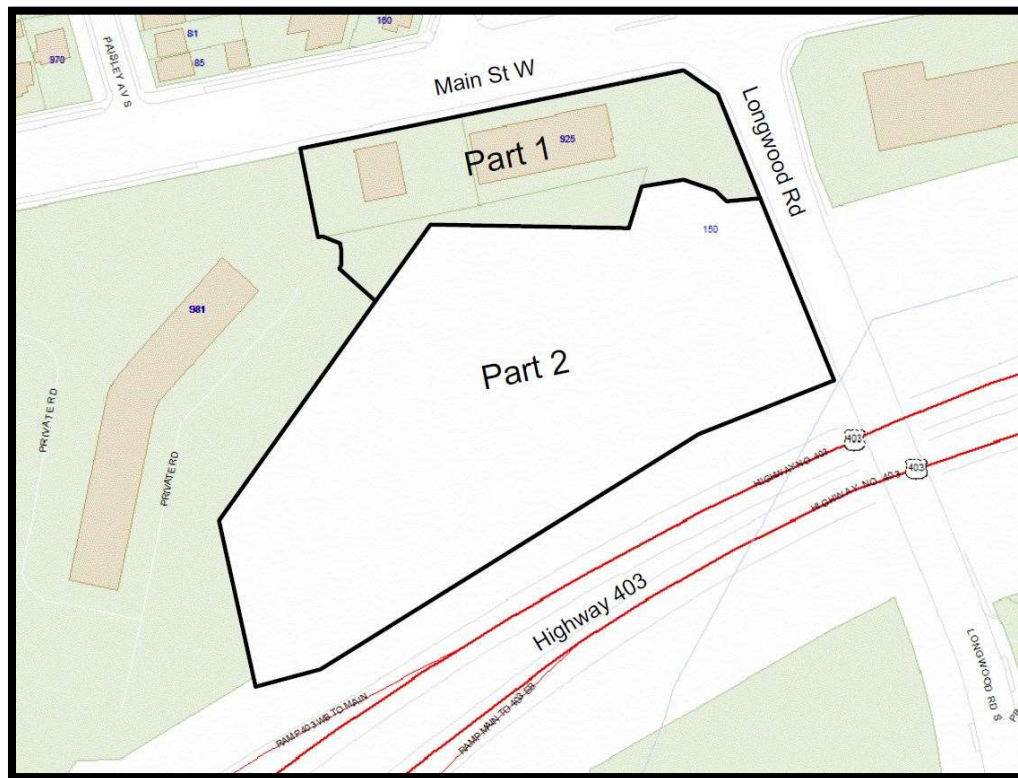


Figure 2 – Subject Lands – 925 Main Street West & 150 Longwood Road South

The lands directly south of the subject lands are known as 150 Longwood Road South (Part of Lot 6, Registrar's Compiled Plan 1479), the "lower lands". These lands were deemed surplus at the July 6, 2015 General Issues Committee (GIC) meeting and the July 10, 2015 Council Meeting. The staff report put forward at the GIC meeting, PED15104, noted that the lands, in accordance with Bylaw 14-202, were no longer required for municipal programs and were able to be disposed of. It is the intent of Plaza Imports Limited to acquire these lands as acknowledged in Report PED15104.

The purchase of these lands will help to facilitate a stable area on which to build the two 15-storey mixed use buildings. The lower lands will be kept in a passive state, with trails and outdoor recreational uses available to the students living in the newly developed building. Currently the lower lands have an abandoned tennis court which has been left in an overgrown state. Plaza Imports Limited and Columbia International College will work with the Hamilton Conservation Authority and the City of Hamilton to ensure that these lands are used in a way that respects the natural features, as well as provides a safe environment for users to enjoy the outdoor amenity space.

On February 27, 2013 Hamilton City Council unanimously approved Rapid Ready, a multi-modal transportation framework for the next five

years. As part of this resolutions staff were authorized to submit the B-Line Light Rail Transit (LRT) documents to Metrolinx for a funding decision. The Ontario government is investing up to \$1 billion and will cover 100% of the capital costs of building the LRT in Hamilton.

This LRT line will run along Main Street West from McMaster University to Highway 403, King Street from the 403 to the Delta and Main Street East from the Delta to the Queenston traffic circle. The LRT is currently proposed to stop at the intersection of Main St W and Longwood Road, shown in Figure 3, below. This stop will provide opportunity to students, staff and patrons of the retail shops to utilize public transit, reducing the need for on-site parking.



Figure 3 – Proposed Hamilton LRT Line

1.2 Site Description

The site is broken into two parts, Part 1, 925 Main Street West, and Part 2, 150 Longwood Road South (Figure 4). Part 1 is generally rectangular site, approximately 0.51 hectares in size with a frontage on Main Street West of +/- 123.2m and a depth of approximately +/- 35.5m on the east property line along Longwood Road South. The lands were previously the site of an Acura dealership. Part 2 is approximately 1.57 hectares in size. These lands include a treed bank that descends approximately 10 metres down to a gently sloped grass plane along the Highway 403. This plane includes an abandoned and overgrown tennis court. Both Parts are located within the Urban Hamilton boundary and surrounded by a range of land uses, as described below.

The immediate surrounding land use context can be seen in Figure 4. North of the subject site has both small scale commercial along Main Street West as well as residential dwellings. Further north along King Street West is an additional concentration of commercial uses in the heart of the Ainslie Wood Westdale community.



Figure 4 – Aerial Photo, showing Part 1 and Part 2 of the proposal and surrounding area

East of Longwood Road South are various small scale retailers residing in commercial plazas. On the north side of Main St W is the heritage designated Westdale Secondary School and Main Street West Urgent Care Centre. Beyond these uses are additional residential dwellings.

To the south of the subject site, located in the adjacent valley, are the “lower lands” which abut the existing six lane Highway 403 (Part B). The lower lands also have an abandoned and overgrown tennis court, which can be seen in Figure 4. To the southeast of the site is McMaster Innovation Park, an important part of the innovative ecosystem in Hamilton.

Abutting to the west of the subject site are two existing 12-storey apartment buildings, and Columbia International College’s Campus and

residence. Further along Main St W are additional single detached family dwellings and the campus of McMaster University and McMaster Hospital.

The subject site is well situated to be developed as a mixed use building as there are a number of complementary uses in the surrounding area including:

- McMaster Innovation Park;
- McMaster University;
- McMaster Hospital and Research Centre;
- Ainsley Wood Westdale Neighbourhood;
- Columbia International College Campus;
- Columbia International College Residences;
- Westdale Secondary School;
- Existing high density buildings;
- Proposed Light Rail Transit;
- Highway 403; and,
- Additional student residences along Main St West.

The concentration of these uses create a synergy UrbanSolutions describes an *Education District Node (EDN)*.

2. Proposed Development

It is the intent of the owner to develop two 15-storey mixed use buildings, including a 4-storey podium, containing 456 suites and 107 parking spaces, as well as 1,380 m² (14,855ft²) of commercial space on the ground level. A conceptual plan of how the development is intended to proceed is located in Appendix A. A rendering of the proposed development can also be found in the Urban Design report, prepared by MSAi. As design, the 456 suites serve as accommodations for CIC students. These suites are equipped with sleeping, study and bathroom facilities while residents are served with a student meal program.

Proposed access to the site will be along Main Street West, with no access available to Longwood Road South. A reduced number of parking spaces is proposed onsite, as the demand for personal vehicle use will be limited given that the majority of the development is a residence for students of the nearby college. The site will have 3.0m setback from Main Street and 0.2m setback from Longwood Road, as shown on the site plan.

The podium component of the building is designed to include reference to the scale and materiality of the surrounding context. The towers are set at 30m apart to ensure adequate daylight within the surrounding

area. This separation maintains standards that can be found within the City of Mississauga.

The 14,855 ft² of commercial space provided at the ground level will be accessible along Main St W. The streetscape will have a 3.2m wide retail animation zone for café use or outdoor merchandising. This will allow for a 3.0m pedestrian clearway.

The lower lands are currently in an overgrown state. The existing slope was created through the construction of Highway 403. These lands will be enhanced through an improved slope and extensive landscaping. The lower lands are also subject to a 14m Ministry of Transportation Ontario (MTO) easement, as they are adjacent to Highway 403. Figure 5 notes the lands that will be provided to the MTO through this easement. It has been noted that there are not any major natural heritage constraints on the lower lands.

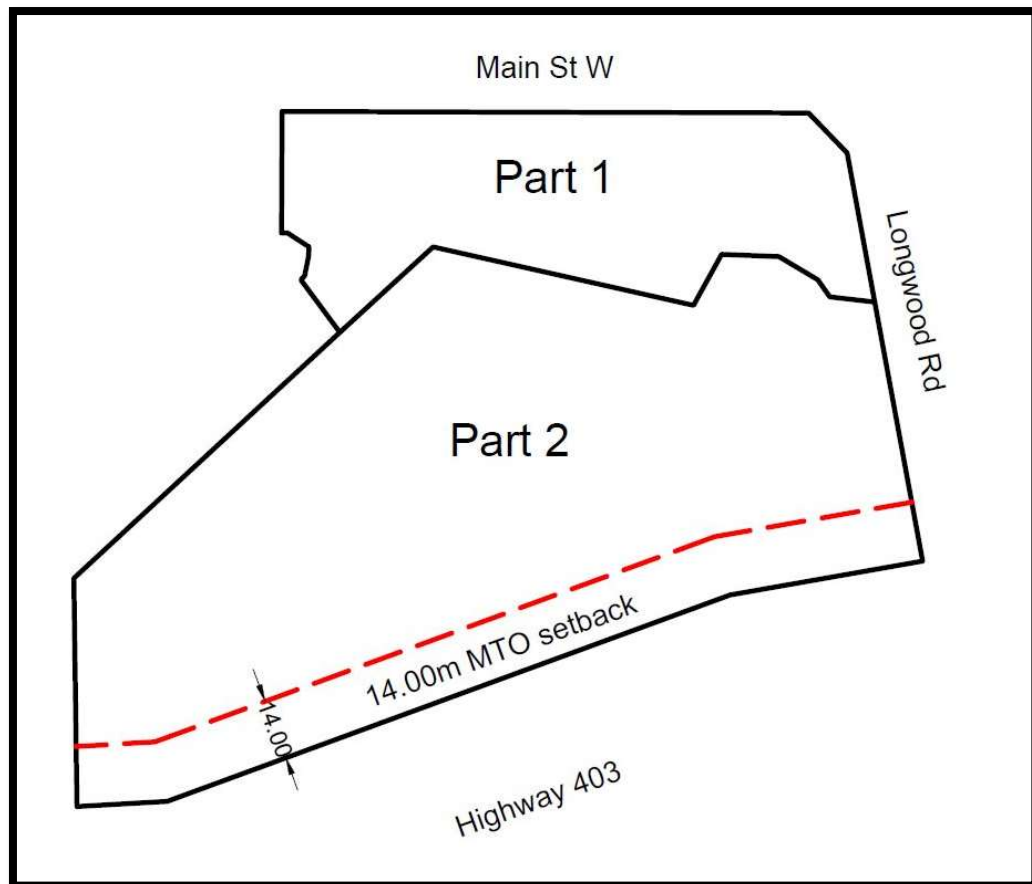


Figure 5 – Ministry of Transportation Setback requirements

Figure 6 below breaks down the various uses within the proposed mixed use building by Gross Floor Area.

925 Main Street W – Columbia International College Student Residence (Area in m²)							
Floor	Total	Commercial	Student Rooms	Indoor Amenity	Outdoor Amenity	Service & Circulation*	Parking Space & Aisles
1	1,950	1,380	0	0	0	570	0
2	3,495	0	0	2,120	0	1,375	0
3	3,380	0	1,409	671	0	1,300	0
4	3,380	0	1,765	615	0	1,000	0
5	1,680	0	985	120	1,175	575	0
6	1,680	0	1,000	120	0	560	0
7	1,680	0	1,000	120	0	560	0
8	1,680	0	1,000	120	0	560	0
9	1,680	0	1,000	120	0	560	0
10	1,680	0	1,000	120	0	560	0
11	1,680	0	1,000	120	0	560	0
12	1,680	0	1,000	120	0	560	0
13	1,680	0	1,000	120	0	560	0
14	1,680	0	1,000	120	0	560	0
15	1,680	0	1,000	120	0	560	0
P1	5,185	0	0	0	0	1,515	3,670
TOTAL	35,870	1,380	14,159	4,726	1,175	11,935	3,670

Figure 6 – Breakdown of Floor Area

*Services and circulation include: stairs, elevators, shafts, storage, lockers, admin areas, loading, open areas to below, etc.

The LRT is proposed to run along Main St W, directly in front of this proposal. Through consultation with staff from Public Works it has been determined that a 1.0m widening will be required to be taken. The existing right-of-way (ROW) width adjacent to the site is approximately 27m, which is generally the width envisioned in the UHOP. The existing ROW conforms to the Urban Hamilton Official Plan policies in this regard.

2.1 Planning Applications

On October 29, 2014, a Formal Consultation meeting was held to determine the required planning applications to facilitate the proposal and to identify the studies, plans and/or reports that are required to be submitted for a “complete” application. A copy of the signed Formal Consultation Document has been included with the submission package as required.

The purpose of the Official Plan Amendment is to change the land designation from Open Space to Neighbourhoods in Schedule E-1 and to change the designation from General Open Space to Local Commercial in

Map B.6.2-1. The Zoning By-law Amendment application is to change the zoning from “H/S-1361”, “H/S-1331” and “C/S-1361” to a site specific “H – Community Shopping and Commercial’ zone. This will allow an increase in height, from the currently permitted three-storeys to the proposed fifteen-storeys. These amendments will allow the proposed development to proceed.

In addition to this Planning Justification Report, the Formal Consultation meeting also confirmed that the following studies/documentation are required with the subject applications:

- Concept Plan;
- Survey Plan;
- Urban Design Report;
- Slope Stability Study and Report;
- Heritage Assessment;
- Storm Water Management Report;
- Functional Servicing Report;
- Record of Site Condition (RSC);
- Water and Wastewater Servicing Study;
- Noise Impact Study;
- Wind Study; and
- Parking Analysis/Study.

3. Supporting Studies

In addition to this Planning Justification Report, the required studies have been completed in support of this proposal. The following is intended to provide a brief summary of the findings of each supporting study.

3.1 Urban Design Report

Michael Sapziani Architect Inc. completed an Urban Design Brief for the subject site. The brief discusses the proposed height, the building massing and the overall synergy the project will provide to the surrounding neighbourhood and the currently underutilized corner. The brief outlines the various urban design policies and guidelines that the building respects and the rationale for supporting two 15-storey buildings at this location.

3.2 Site Slope Reconstruction

Landtek Limited was retained to undertake a Geotechnical Investigation and a Site Slope Reconstruction Report. The Site Slope Reconstruction

Report notes that the existing slope will be improved by adding soils, creating a shallower angle and moving the existing physical top of slope outward. The improved slope will have an angle of 3H: 1V, as shown in Figure 7, which is a preferred slope by the Hamilton Conservation Authority.

The Geotechnical Investigation indicates that there was fill found on site in the area of borehole 7, located on the west end of the site. This fill extends to approximately 6.7m in depth. Through this report, Landtek is able to confirm that because fill was found on site there will need to be remedial excavation. Engineered fill placement will be required to provide suitable bearing conditions.

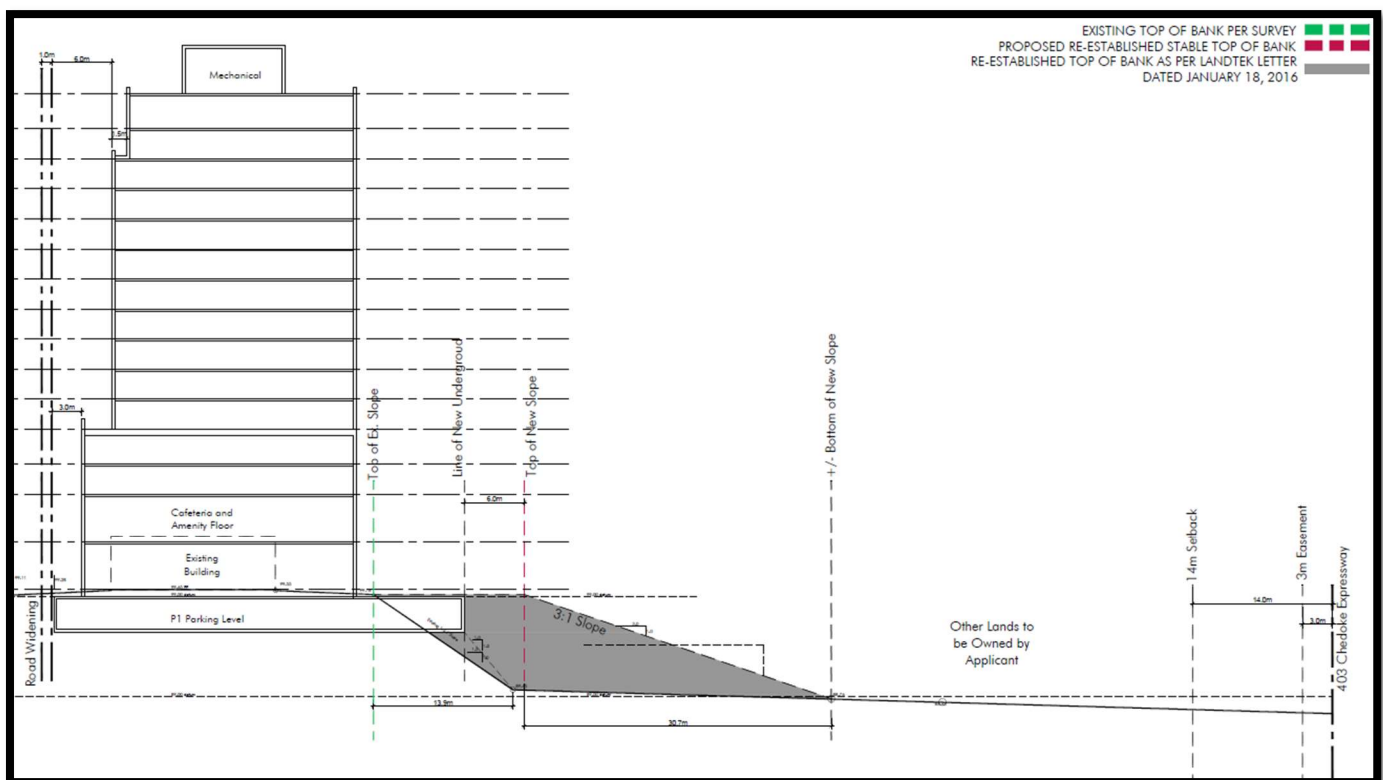


Figure 7 – Proposed Recreated Slope

3.3 Hydraulic Assessment

Amec Foster Wheeler was retained to provide technical support specific to defining the floodplain and potential associated hazard on the subject site. Their report notes that the development is located north of the main branch of the Chedoke Creek. The creek has been channelized in this area and crosses under the Highway 403 right-of-way, eventually discharging to Cootes Paradise. The hydraulic model incorporates estimated peak flows for Hurricane Hazel. Using these flows the

floodlines for the Regional Storm remain within the existing concrete channel, both upstream and downstream of Culvert #13. Though this report Amec Foster Wheeler is able to confirm that the proposed development is not expected to be impacted by flooding hazard during the Regional Storm.

3.4 Natural Heritage Constraints

Dougan and Associates prepared a Potential Natural Heritage Constraints Report for the subject site. Their findings indicate that there are no major natural heritage constraints on the subject site. Butternut trees were not found on site and all of the vegetation communities documented on site are of poor to moderately poor quality based on their size, degree of fragmentation and species composition.

3.5 Parking Analysis/Study

BA Group was retained to complete a Parking Study for the subject site. Their report detailed the various existing and future transit facilities that will allow the building to function with a reduced parking requirement and also undertook a review of the parking demands at comparable residences already operated by CIC.

Vehicles will enter the site from the west side and travel along the rear of the building to the underground parking facility or out through the mid-block exit. In total the site will have 107 parking spaces below grade, including 2 barrier free spaces and will have 3 loading spaces at grade. This parking supply provides approximately 14% parking for the number of beds provided and includes parking for commercial, retail and maintenance purposes, which meets the recommended baseline provision of 4.5% noted in the report. BA Group

A SoBi bike share station will be provided at grade. Additionally, 50 secure bicycle parking spaces will also be provided within the building for exclusive use by the students and staff of Columbia International College.

3.6 Environmental Noise Assessment

Novus Environmental completed an Environmental Noise Assessment for the subject site in April, 2016. Overall Novus found that the impact of the surrounding area is anticipated to be negligible. Their recommendations include glazing, as per MOE guidelines, the inclusion of central air conditions for residential units and warning clauses for the residential suites. Additional details can be found in the attached Noise Assessment.

3.7 Wind Study

A Pedestrian Wind Assessment was completed by Novus Environmental in April, 2016. The report notes that wind conditions throughout the site will generally be comfortable for sitting or standing throughout the year. The outdoor amenity area is suggested to have wind control measures to enhance the conditions in the summer season.

3.8 Functional Servicing Report

A Functional Servicing Report was undertaken by S. Llewellyn & Associates Limited, with respect to the subject lands. The report, dated March 2016 concluded that the proposed development can be constructed to meet the requirements of the City of Hamilton. Storm water quantity control will not be required for this development and that erosion and sediment controls will be installed as described in the report to meet City of Hamilton requirements.

3.9 Record of Site Condition (RSC)

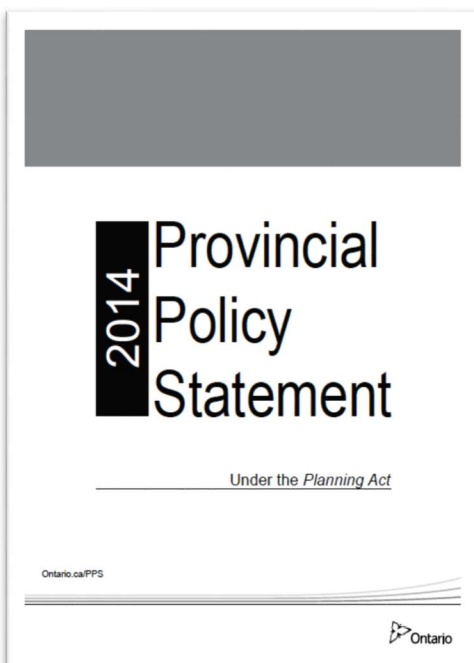
Through discussions with City of Hamilton staff, it has been confirmed that a Record of Site Condition (RSC) will be required as a condition of site plan, prior to building permit or foundation permit issuance.

4. Planning Policy Framework

The following Section is intended to provide a review of the applicable planning policy framework of the subject site. In this proposal, the Provincial Policy Statement, Places to Grow – Growth Plan for the Greater Golden Horseshoe, the Urban Hamilton Official Plan, the Ainslie Wood Westdale Secondary Plan and the Hamilton Zoning By-law are all applicable policies to consider.

4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS), provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land.



The PPS is issued under Section 3 of the *Planning Act*, with the most recent version coming into effect on April 30th, 2014. Currently Section 3 of the *Planning Act* requires that land use planning decisions be consistent with the PPS ensuring the matters of provincial interest identified in Section 2 of the *Planning Act* are addressed.

The Provincial Policy Statement focuses growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

The PPS provides the following direction to approval authorities to manage and direct land use to achieve efficient and resilient development and land use patterns:

- 1.1.1 Healthy livable and safe communities are sustained by:
 - b) Accommodating the appropriate range and mix of *residential* (including second units, affordable housing and housing for older person), *employment* (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and *open space*, and other uses to meet long-term needs.
- 1.1.3.1 Settlement area shall be the focus of growth and *development*, and their vitality and *regeneration* shall be promoted.
- 1.1.3.2 Land use patterns within settlements are shall be based on:
 - a) Densities and a *mix of land uses* which:
 - 1. *Efficiently* use land and resources
 - 4. Support *active transportation*
 - 5. Are *transit-supportive*, where transit if planned, exists or may be developed.
 - b) A range of uses and opportunities for intensification and *redevelopment*.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, *mix of uses* and densities that allow for the efficient use of land, *infrastructure* and public service facilities.

The proposed mixed use development will provide an appropriate range of residential uses as well as employment uses provided by the ground level commercial component. It will also provide an outdoor amenity space which will be accessible to the student residents and the general public. This parcel of land is current being underutilized, as it remains vacant. This proposal will help to create density within an existing settlement area which will support transit and encourage active transportation. It will also utilize of the surrounding existing infrastructure.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in area where it exists or is to be developed.

1.5.1 Healthy, active communities should be promoted by:

a)...facilitate active transportation and community connectivity;

b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

As Columbia International College continues to attract students to its Main Street West location, it will require additional space to house this population influx. As the subject site is steps away from the school, this development is a logical addition to the neighbourhood that will promote active transportation and encourage the growth of the *Education District Node*.

In this regard, the development is consistent with the PPS. The mixed use development is an efficient use of serviced land and represents an appropriate form of intensification that has regard for the existing character of the neighbourhood and promotes active transportation opportunities. The development will complement and enhance the surrounding area while contributing to the long-term prosperity of the local neighbourhood.

4.2 Places to Grow – Growth Plan for the Greater Golden Horseshoe, 2006

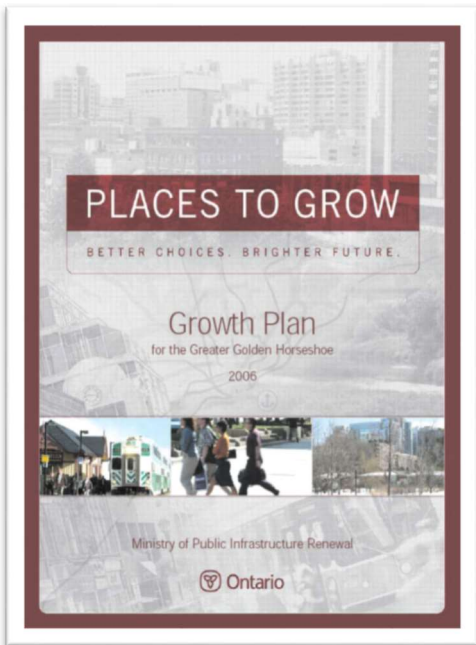
The Greater Golden Horseshoe (GGH) is one of the fastest growing Region's in North America and in order to accommodate such growth, the Province of Ontario adopted the Growth Plan for the Greater Golden Horseshoe. The Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides the framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region to 2041. This plan carries forward many of the principles and policies of the PPS, relating to land use, as discussed below.

The Growth Plan provides policy direction as to where and how municipalities should grow, and specifically, how to manage the growth. These policies promote transit-supportive densities and a healthy mix of residential and employment land uses. Along with directing growth to built-up areas and planning for community infrastructure to support this growth, the Growth Plan acknowledges the need to recognize diversity within communities through:

2.2.2.1 Population and employment growth will be accommodated by –

- a) Directing a significant portion of new growth to the built-up areas of the community through *intensification*;
- d) Reducing dependence on the automobile through the development of mixed-use, *transit-supportive*, pedestrian-friendly urban environments;
- h) Encouraging cities and towns to develop as complete communities with a diverse *mix of land uses*, a range and mix of employment and house types, high quality public open spaces and easy access to local stores and services.

Allowing mixed use on the subject lands will help the City to intensify, provide economic development, and efficiently use existing infrastructure and support active transportation. The proposed mixed use development satisfies the Growth Plan by focusing development within an existing settlement area that has access to transit. 925 Main Street West will be consistent with the applicable provisions of the Provincial Policy Statement and the Growth Plan.



4.3 Urban Hamilton Official Plan

The City of Hamilton's Urban Hamilton Official Plan (UHOP) was adopted by Council and received final approval from the Ontario Municipal Board on August 16th, 2013.

Schedule E – Urban Structure applies a *Primary Corridor* designation for the subject lands, shown in Figure 8. Urban Corridors shall serve the function of a higher density land use, including mixed uses, as outlined in Section 2.4 of the UHOP. They shall be a focus for intensification through the neighborhoods which they traverse. The intent of this land use designation will be upheld with the proposal which entails establishing a mixed use development along this corridor.

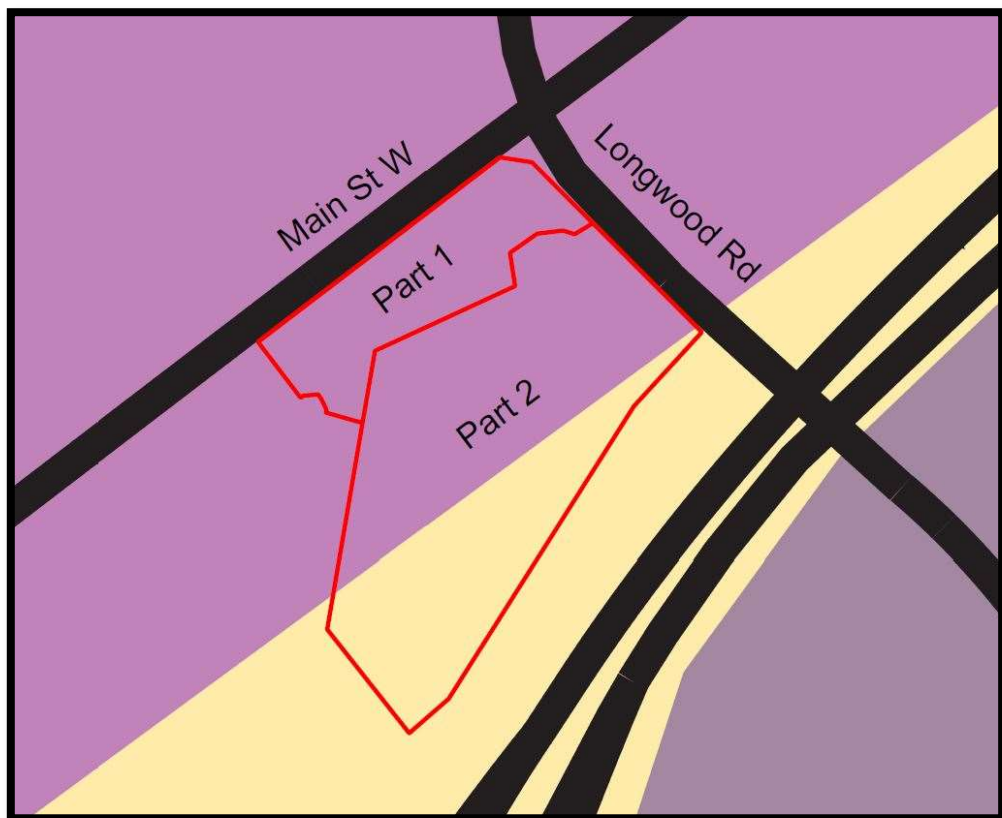


Figure 8 – Urban Structure – Schedule E

Schedule E.1 – Urban Land Use Designation applies the *Neighbourhoods* and *Open Space* designations for the subject lands, as illustrated in Figure 9. These areas are a key component of the urban structure and fabric of an area.

Neighbourhoods are characterized by a mix of low, medium and high rise residential areas, all types of roads, parks, open spaces, and commercial areas. Section 2.6.4 notes that all types of housing forms are accepted in

neighbourhood designations. Providing a residence building will add to the diversity of the neighbourhood, while maintaining its intended function. Neighbourhood areas primarily consist of residential uses, but have many complementary facilities intended to serve the surrounding residents, as per Section 2.6.5.

Open Space designations are areas where the predominant use or function of the land is for recreational activities and other open space uses. Chapter C, Section 3.3 notes that open spaces are an essential part of the City's fabric and help to complement and enhance the built environment. Allowing Columbia International College students access to this parkland will provide them with an area that can be used for both passive and active outdoor recreational activities. This intended use for parklands can be found in Chapter B, Section 3.5.3.1

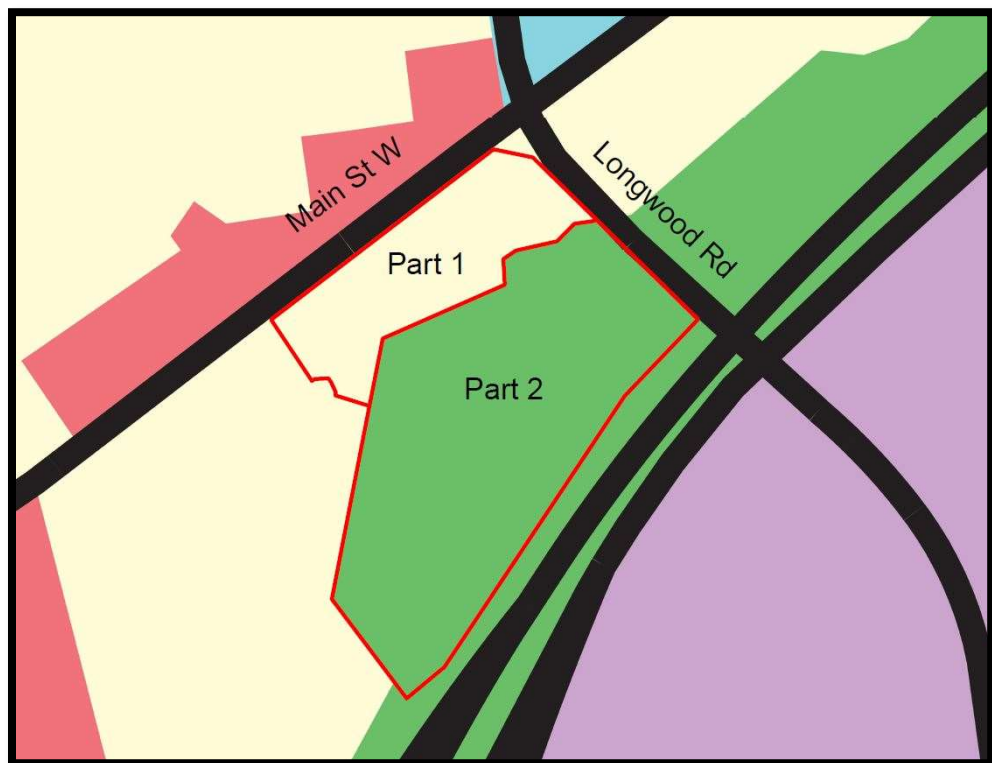


Figure 9 – Urban Land Use Designations – Schedule E-1

4.4 Ainslie Wood Westdale Secondary Plan

The City of Hamilton's Urban Official Plan adopted the Ainslie Wood Westdale Secondary Plan, known as Amendment No. 201, Schedule "1", on July 13, 2005. Map B.6.2-1 of the UHOP, Ainslie Wood Westdale

Secondary Plan Land Use Map, designates the subject site as Local Commercial and General Open Space, shown in Figure 10.

The objectives of Local Commercial within the Ainslie Wood Westdale area are to serve the needs of local residents and visitors. These uses are anticipated to be located along major roads, namely Main Street. Frontage and access shall be limited to major streets.

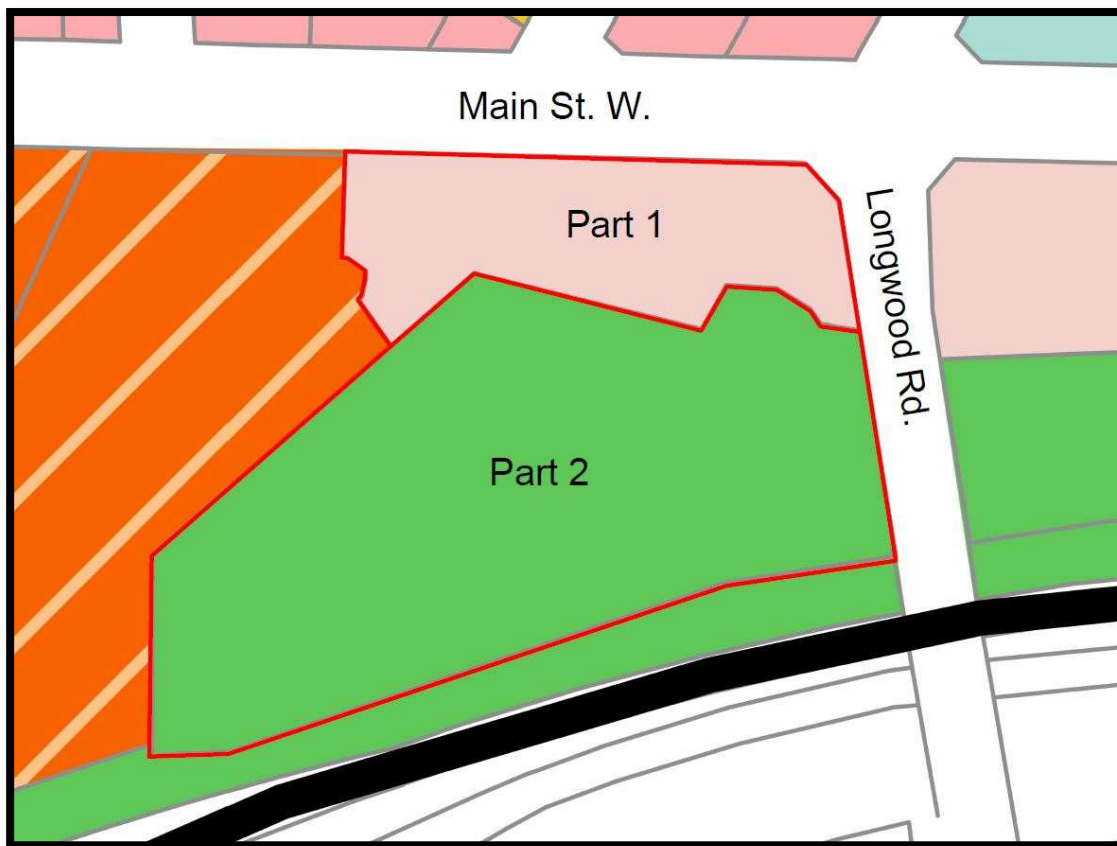


Figure 10 – Ainslie Wood Westdale Secondary Plan – Map B.6.4-1

Section 6.2.6.2.d notes that residential uses shall be permitted in conjunction with commercial uses, with commercial being maintained on the ground floor level.

4.5 City of Hamilton Zoning By-Law No. 6593

The City of Hamilton Zoning By-Law No. 6593 is the applicable zoning by-law for the subject site. The subject lands contain a Special Requirement and are zoned “H/S-1361”, “H/S-1331”, and “C/S-1361” as indicated in Figure 11.

A zoning by-law amendment is required to re-zone the lands to a site specific “H” Zone, allowing a mixed use building of 15-storeys. The new site specific by-law will also allow for a decrease in required on-site parking spaces. A draft Zoning By-Law is contained in Appendix C.

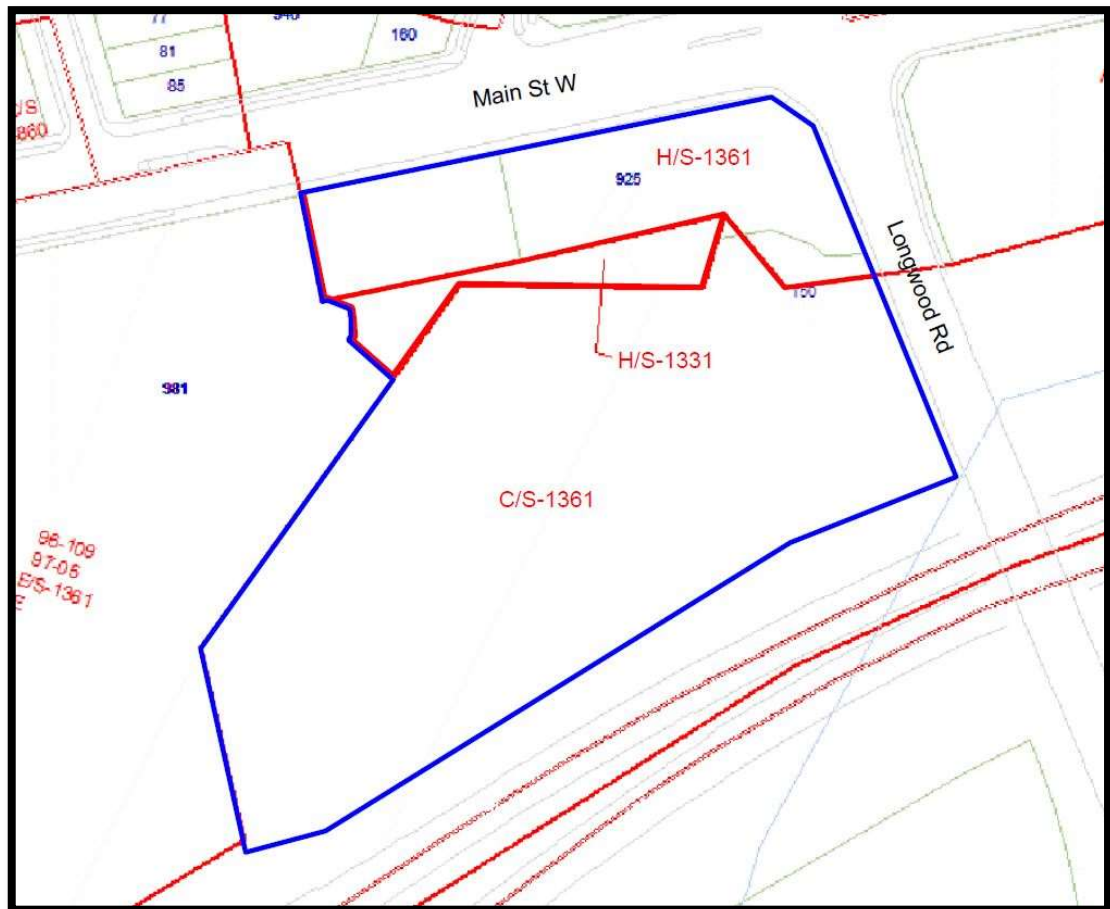


Figure 11 – Hamilton iMapper - Zoning By-Law No. 6593

5. Analysis

When evaluating the merits of the proposed use, it is appropriate to review the proposal against the upper tier policy documents. In this instance, the upper tier documents include the Provincial Policy Statement and the Growth Plan. The proposal exemplifies a development that contributes to creating vibrant communities, represents a compatible form of intensification and efficient use of land and services, which are themes echoed throughout these policies. By being consistent with the PPS and conforming to the Growth Plan, the

proposal address the matters of provincial interest identified in the *Planning Act*.

The Urban Hamilton Official Plan provides direction and guidance on the management of communities, land use change and physical development over the next 30 years. As an amendment to the Official Plan and Zoning By-law are required to accommodate the proposal, the UHOP provides the framework for evaluating these amendments.

By improving the underutilized parcel, the development represents an appropriate form of intensification. As such, the proposal implements the Residential Intensification policies of the UHOP as the Plan recognizes it as a key components to the City's growth strategy as outlined in Chapter B, Section 2.4. The proposal implements the UHOP as it is a form of intensification on a primary corridor in keeping with Chapter B, Section 2.4.1.3(b). The conclusions and findings of all supporting documentation demonstrate the proposed development satisfies the Residential Intensification evaluation criteria contained in Chapter B, Section 2.4.1.4 and 2.4.2.2.

The Hamilton Official Plan policies provide direction on the urban design and scale of neighbourhoods, specifically from Chapter E, Section 2.4 Urban Corridors, and the following Sections from 3.0 Neighbourhoods, Section 3.2.4 and 3.2.7 Scale and Design, Section 3.6.6 Scale and Section 3.6.7 Design. These policies are discussed in MSAi's Urban Design Report and provide direction on how the proposal integrates these guiding principles.

The MSAi Urban Design Report also confirms the development conforms to the Culture Heritage policies contained in Section 3.4.1 as it has appropriate regard for the Westdale Secondary School.

By its very nature, the proposal contributes to and implements the Urban Housing Goals contained in Chapter B, Section 3.2.1 by providing a range of housing types, forms and densities to meet the needs of the City's residents.

Appropriate controls are in place to ensure conformity with Chapter B, Section 3.6.1.4 with regards to site remediation.

Located on the Hamilton Street Rail and future LRT Line "B-Line", the student residence, having 50 designated bicycle parking spaces and SoBi facilities, implements the Transportation Demand Management policies contained in Chapter C, Section 4.2.4. This is further supported by the BA Group Parking Study.

The MSAi Urban Design Report also highlights how the proposal implements the active transportation network policies contained in Chapter C, Section 4.3.1 by accommodating sufficient space at street

level and facilities on-site to encourage and enhance the pedestrian and cycling realm.

The Novus Environmental Wind Study also demonstrates conformity with the UHOP as it confirms the proposal does not create adverse impacts for area residents or users of the facility.

The Noise Study completed by Novus Environmental demonstrates conformity with Chapter B, Section 3.6.3.7 ensuring compliance with MOE guidelines.

The proposed setbacks for the development will include a 3.0m setback along Main St W and a 0.2m setback along Longwood Road S. These setbacks can be found on the site plan as well as the proposed Zoning By-law Amendment, attached as appendix C.

The proposed commercial component will meet the requirements of the Urban Hamilton Official Plan, as retailers will be small scale and will cater to the surrounding area. The commercial Gross Floor Area is not expected to exceed 1,380m².

The parking stall sizes for the proposed development will match the standard found in Zoning By-Law 05-200.

The subject proposal is a form of development that advances many of the important themes of the applicable policy documents.

As the proposal maintains this commercial component on the ground level, the new use at 925 Main St W will be in compliance with the Ainslie Wood Westdale Secondary Plan. Appropriate amenities, such as on-site parking, adequate access, and streetscaping measures will be used at 925 Main St W, in form with Section 6.2.6.2.e.

The adjustment between the Open Space designation, the Neighbourhood designation and the Local Commercial designation is supported by the Potential Natural Heritage Constraints Report by Dougan & Associates as well as the Landtek Slope Reconstruction & Geotechnical Investigation. The open space being revitalized through this proposal will help to enhance the enjoyment of users of the building. 150 Longwood Road South has been deemed surplus by the City of Hamilton. A private open space will be created through this proposal allowing students an area to passively or actively use the open space provided. The area will be enhanced by revitalizing the existing recreational field and providing accessible access to the field. As noted in the Landtek report, the recreated lower lands will be stable and provide a preferred slope, as per Chapter B, Section 3.5.3.1.

The supporting documentation also demonstrates conformity to the Ainslie Wood Westdale Secondary Plan. Section 6.2.6.2 of the Secondary Plan permits limited residential uses and institutional uses in conjunction

with commercial uses in the form of mixed use buildings. The requirement for ground floor commercial spaces is fulfilled by the proposal. An exception is required to accommodate the 15 storey proposed building height. This increase in height is considered appropriate for the reasons outlined above.

The proposed zoning by-law contain a number of site specific regulations. The regulations regarding the built form are appropriate for the reasons outlined above. The regulations with regard to parking and loading are supported by the BA Group Parking Study.

As discussed, the proposed development and implementing Official Plan Amendment and Zoning By-Law Amendment conform to the general intent of the Urban Hamilton Official Plan.

6. Conclusion

Plaza Imports Limited is the owner of lands municipally known as 925 Main Street West in Hamilton, Ontario. The lands are located in an area containing a number of synergies between institutions, hospitals, universities that form an *Education District Node*.

The proposed Hamilton LRT Line will pass directly in front of 925 Main St W, with a stop planned at the intersection of Main St W and Longwood Rd S. Line-B provides direct access to McMaster University as well as the downtown core of Hamilton. The availability of public transportation serving the subject site reduces the need for on-site parking.

The intersection of Main St W. and Longwood Rd S. is a prominent gateway to McMaster University and the Ainslie Wood/Westdale neighbourhood. The intersection also encompasses the iconic Westdale Secondary School, and a commercial plaza which hosts well-known local radio stations. The proposed mixed use building will complement these surrounding uses and will enhance the gateway features of this area

It is the intent of Plaza Imports Limited to obtain the lower lands, 150 Longwood Road South, which were deemed surplus through report PED15104 brought forward at the July 6, 2015 General Issues Committee Meeting. This will improve the functionality of the open space feature while stabilizing the existing slope.

UrbanSolutions was approached by the owner and applicant wherein the intent of the CIC was outlined to pursue the subject property for the purpose of providing a new residence for the school. Through the analysis of the subject lands, a review of the applicable land use policy framework and the findings of the supporting studies, it was determined to be suitable for the development of the site with two 15-storey

buildings to accommodate residence facilities for students attending Columbia International College.

The proposal has been reviewed against the applicable Provincial and Municipal policies, as well as the existing surrounding land use context. To allow this development, which upholds the intent of upper-tier policies, an Official Plan Amendment and Zoning By-Law Amendment are required.

The purpose of the Official Plan Amendment application is to change the designation from Open Space to Neighbourhood on Schedule E-1 and from General Open Space to Local Commercial on Map B.6.2. A copy of the draft Official Plan Amendment is contained in Appendix B.

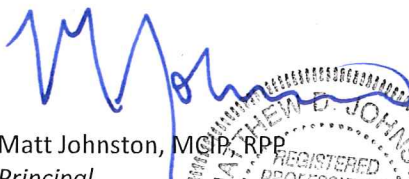
The purpose of the Zoning By-law Amendment application is to change the zoning from the existing C/S-1361, H/S-1361 and H/S-1331 zones to a site specific “H” Zone. A copy of the draft Zoning By-law is contained in Appendix C.


The proposed planning applications seek permission to introduce a new building in an existing developed area. The customized response to this unique and irregular site will create a memorable and supportive project, which will strongly establish the intersection of Main St West and Longwood Rd South future establishing the area as an *Education District Node*. This mixed use proposal represents good planning and warrants the support of staff and Council.



Respectfully submitted this 15 day of April, 2016.

Regards,
UrbanSolutions Planning & Land Development Consultants Inc.


Matt Johnston, MCIP, RPP
Principal




Katie Rainho
Planner

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

This report has been prepared based on a review of the subject application and cannot be used for any other purpose.

105 Main Street East
Hamilton, ON L8N 1G6

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Appendix A

Concept Plan

105 Main Street East
Hamilton, ON L8N 1G6

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Appendix B

Draft Official Plan Amendment

105 Main Street East
Hamilton, ON L8N 1G6

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Amendment No. __ to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

Purpose and Effect:

The purpose of the Official Plan Amendment (OPA) is to change the land use designation from Open Space to Neighbourhood, while introducing a site specific policy to permit a mixed use building, allowing ground floor commercial with student residences for Columbia International College above.

Location:

The lands affected by this Amendment are Part of Lot 6, Plan 62R-17849, municipally known as 925 Main Street West and 150 Longwood Road South.

Bases:

The basis for permitting this amendment is follows; the Amendment:

- Is consistent with the Provincial Policy Statement.
- Conforms to the Places to Grow – Growth Plan.
- Provides for a range of commercial uses that are in demand to server the area residents while not have a negative impact on the existing or planned commercial areas of the City.

Actual Changes

Schedule Changes

Schedule E-1 – Urban Land Use Designation is amended by re-designating a portion of the lands from Open Space to Neighbourhoods, as shown on Appendix “B-1”, attached.

Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan is amended by re-designating a portion of the lands from General Open Space to Local Commercial, as shown on Appendix “B-2”, attached.

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Text Changes

Chapter 2: Volume B.6.2.16 – Site Specific Policies is amended by introducing the following:

Site Specific Policy – Area E

6.2.16.6 Notwithstanding Section 6.2.6.2 (local commercial designation) for lands known municipally as 925 Main Street West, at the south west corner of Main St West and Longwood Road South, a 15-storey mixed use building, is permitted.

Implementation

An implementing Zoning By-Law and Site Plan Agreement will give effect to this Amendment.

This is Schedule 1 to By-Law No. 16-__, passed on the __ day of ____, 2016.

Mayor

Clerk

Appendix B1
Ammendment No. _____
to the Urban Hamilton Official Plan



Change in designation from "Open Space" to
"Neighbourhoods".

Date:
March 2016

Revised By:
UrbanSolutions

Reference File No.:
OPA-_____

APPEALS

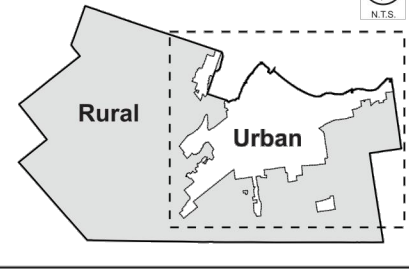
■■■■■ The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.



Lands Under Appeal

- 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Ofield Road and 20 Rifle Range Road (AWW Lands)

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Business Park
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations



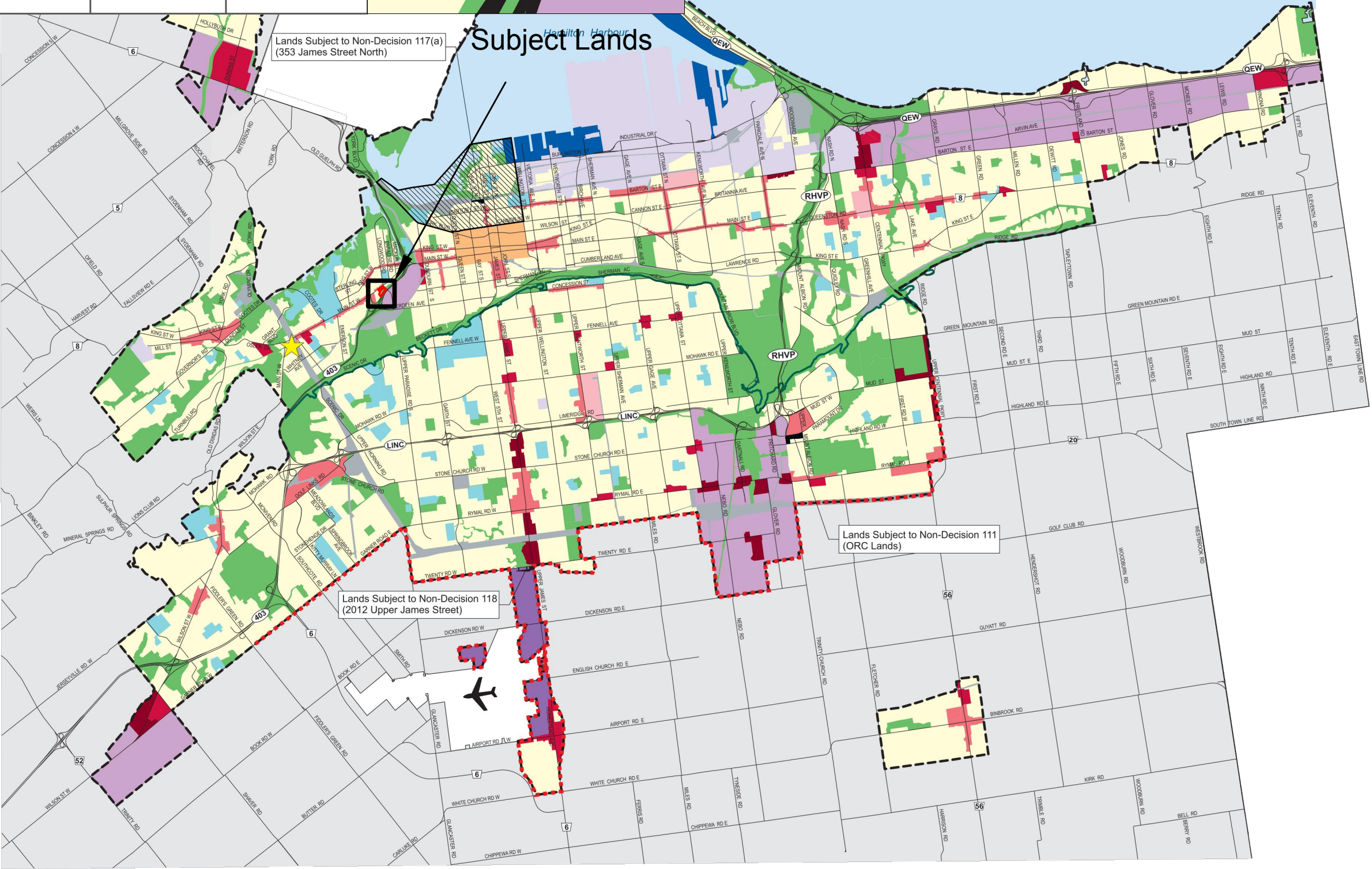
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Date: Dec. 3, 2014




PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B2
Ammendment No. _____
to the Ainslie Wood Westdale Secondary Plan



Change in designation from "General Open Space" to "Local Commercial".

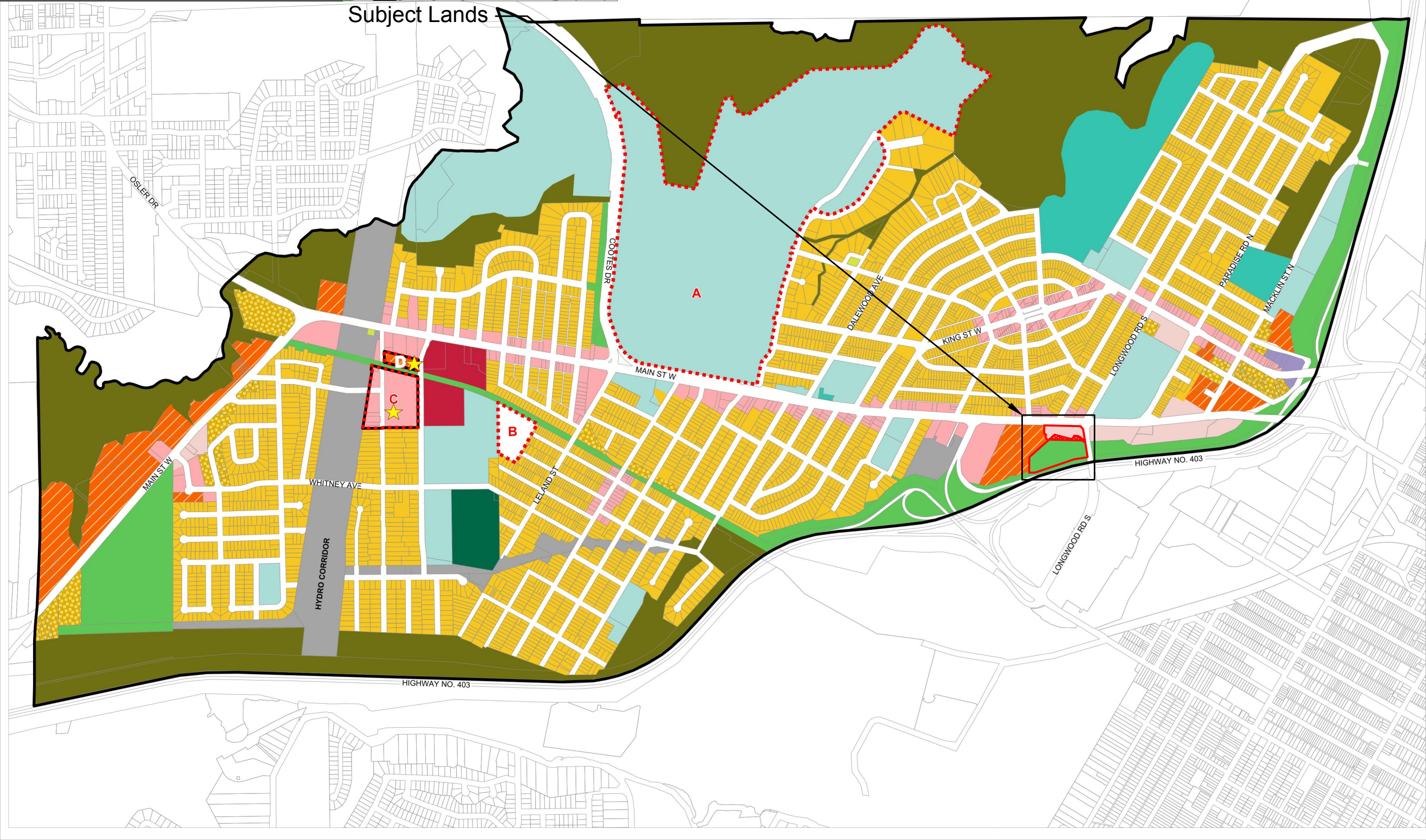
Date:
March 2016

Revised By:
UrbanSolutions

Reference File No:
OPA- _____


 Lands Under Appeal

- Specific Policy Areas C & D




Legend


Residential Designations



Low Density Residential 2




Low Density Residential 3C




High Density Residential 1


Commercial and Mixed Use Designations




Local Commercial



Mixed Use - Medium Density




Mixed Use - Medium Density - Pedestrian Predominant




District Commercial


Parks and Open Space Designations




Parkette




Neighbourhood Park



Community Park




General Open Space




Natural Open Space


Other Designations



Institutional




Employment Area - Industrial Lands




Utility

Other Features



Area or Site Specific Policy



Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Ainslie Wood Westdale
Secondary Plan
Land Use Plan
Map B.6.2-1


Not To Scale
Date: Aug. 16, 2013



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Appendix C

Draft Zoning By-Law

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To Amend Zoning By-Law No. ____, Respecting Lands Located at 925 Main Street West

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap 14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipalities known as “The Corporation of the City of Hamilton” and is the successor of the former Regional Municipality, namely “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-Law and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-Law No. 6593 (Hamilton) was passed on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File. No. P.F. C. 3821);

AND WHEREAS the Council of the city of Hamilton , in adopting Item __ of Report 16-__ of the Planning Committee, at its meeting held on the __ day of ____, 2016, recommended that the Zoning By-law No. __ be Amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. __, proposed by the City of Hamilton

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map __ to Schedule __ of Zoning By-law 6593, as amended, is hereby further amended by:

- a. Changing from the Urban Protected Residential, Etc. "C/S-1361" Zone to the "H/S-____" Zone, the lands of which are comprised in Block 1.
- b. Changing from the Community Shopping and Commercial, Etc. "H/S-1331" Zone to the "H/S-____" Zone, the lands of which are comprised in Block 2.
- c. Changing from the Community Shopping and Commercial, Etc. "H/S-1361" Zone to the "H/S-____" Zone, the lands of which are comprised in Block 3.

The extent and boundaries of which are shown on a plan hereto annexed as Schedule ____.

2. That the "H" regulations, as contained in Section 14 of Zoning By-law No. 6593, as amended, be modified to include the following special requirements:
 - a. That notwithstanding Section 14 of Zoning By-law No. 6593, a student residence for not more than 910 students attending Columbia International College shall be permitted;
 - b. For the purpose of this By-law, a "Student Residence" means a building used for the purposes of accommodating students in dwelling units or other separate quarters provided that such building may include common areas such as class rooms, dining facilities and exercise facilities and administration offices;
 - c. That notwithstanding Section 14.(1)(iiia) of Zoning By-law No. 6593, there shall be 1,380m² of ground floor commercial;
 - d. That notwithstanding Section 5.6c of Zoning By-law No. 05-200, not less than 107 parking spaces shall be provided and maintained;
 - e. That notwithstanding Section 18A(7) of Zoning By-law No. 6593, parking stalls will typically maintain the standards found in Zoning By-Law 05-200;



- f. To provide and maintain a front yard of a depth of at least 3.0 metres;
- g. That notwithstanding Section 14(3)(ii)(a) of Zoning By-law No. 6593, a side yard along a side lot line shall have a width of 0.2 metres;
- h. That notwithstanding Section 14(2)(i) of Zoning By-law No. 6593, the height of the building or structure erected shall not exceed 15 storeys and 50 metres;
- i. By-law No. 6593 is amended by adding this by-law to Section ___ as Schedule ___;
- j. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

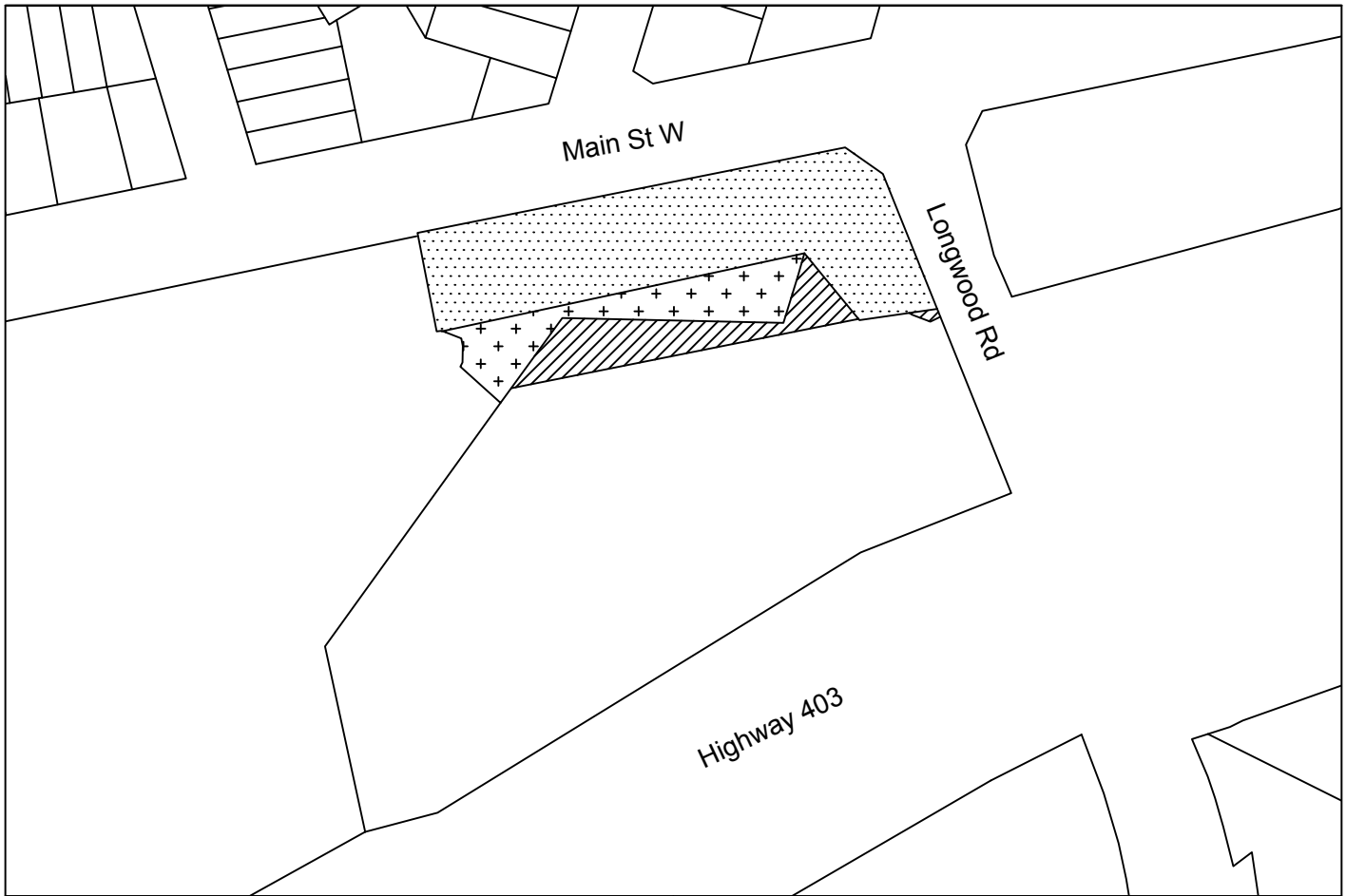
PASSED AND ENACTED this ____ day of _____, 2016.

Mayor

Clerk

ZAR-16-_____

Appendix C1



This is Schedule "A" to By-Law No.
16-_____

Passed the _____ day of _____, 2016

Clerk

Mayor

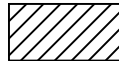
DRAFT Schedule "A"

Map Forming part of
By-Law No.16-_____

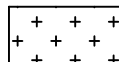
to Amend By-Law No. 6593

Subject Property

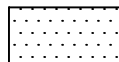
925 Main Street West



Block 1 - change in zoning from
"C/S-1361" to "H/S-_____".



Block 2 change in zoning from
"H/S-1331" to "H/S-_____".



Block 3 change in zoning from
"H/S-1361" to "H/S-_____".

Scale:
N.T.S.

File Name/Number:

Date:

Planner/Technician:

PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT