



IBI GROUP
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April 12th, 2022

Dear Resident:

NEIGHBOURHOOD OPEN HOUSE TO PRESENT THE PROPOSAL FOR A PRIVATE SECONDARY SCHOOL CAMPUS WITH AN ACCESSORY GYMNASIUM ADDITION AT 574 NORTHCLIFFE AVE, DUNDAS

In February 2020, on behalf of Columbia International College, IBI Group had submitted a Formal Planning Application to the Niagara Escarpment Commission for the property known as 574 Northcliffe Avenue in Dundas. Initial comments were received by technical agencies and the public in the Fall of 2020. A second submission to the Niagara Escarpment Commission and an Official Plan Amendment Application to the City of Hamilton was submitted in September 2021.

The application is to allow the existing former Sisters of St. Joseph Motherhouse to operate as a day-use private school and permit a gymnasium addition, attached to the building. The proposed total capacity is for a maximum of 1,000 students and approximately 80 support staff.

To discuss the proposal with the public and fulfill the components of the public consultation strategy, IBI Group is holding an independent Neighbourhood Open House. On the reverse, please find a Notice of the Neighbourhood Open House for **April 27th, 2022**. The Neighbourhood Open House will start at **6:30pm** and a formal presentation will be made promptly, followed by a question and answer session. This meeting will be held at 574 Northcliffe Avenue, Dundas. At this meeting, a description of the proposed Niagara Escarpment Amendment, Development Permit and Official Plan Applications will be presented. From previous neighbourhood meetings, resident concerns and City of Hamilton commentary, traffic and septic capacity concerns were raised, and therefore, the findings of those supporting studies will also be discussed.

This notice is being sent out to all property owners within 120 metres of the subject lands as per the Ontario Planning Act and any other residents who requested to be notified. The Ward Councillor, Senior Project Manager and Senior Planner of the City of Hamilton and Senior Strategic Advisor of the Niagara Escarpment Commission have also been invited.

For further information concerning this development project, please do not hesitate to contact the undersigned.

Yours truly,

IBI Group – Hamilton

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cc: Arlene VanderBeek | Ward 13 Councillor
Charlie Toman | Senior Project Manager, Rural Team, City of Hamilton
Rino Dal Bello | Senior Planner, Rural Team, City of Hamilton
Nancy Mott | Senior Strategic Advisor, Niagara Escarpment Commission
Clement Chan | Columbia International College

NEIGHBOURHOOD OPEN HOUSE NOTICE



NIAGARA ESCARPMENT PLAN AMENDMENT, DEVELOPMENT PERMIT & OFFICIAL PLAN AMENDMENT APPLICATION

WHY: TO PRESENT A PROPOSED PRIVATE
SECONDARY SCHOOL CAMPUS WITH AN
ACCESSORY GYMNASIUM ADDITION

WHERE: 574 NORTHCLIFFE AVENUE
DUNDAS, ON L9H 7A9

WHEN: WEDNESDAY, APRIL 27, 2022 AT 6:30 PM