

Niagara Escarpment Commission

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Niagara Escarpment Commission

An agency of the Government of Ontario

November 18, 2021

STAFF REPORT

Re: NIAGARA ESCARPMENT PLAN AMENDMENT PW 218 20

Columbia International College
Part of Lots 28 & 29, Concession 2, Geographic Twp. of West Flamborough
154 and 574 Northcliffe Avenue, City of Hamilton

SUMMARY

RECOMMENDATION:

That the Niagara Escarpment Commission (NEC) receive this report for information.

BACKGROUND:

On May 21, 2020, staff of the NEC presented an Initial Staff report regarding an application by Columbia International College (CIC) to amend the Niagara Escarpment Plan to change a site-specific policy in order to permit the use of an existing convent as a private secondary school. The NEC endorsed the staff recommendation to circulate the application and supporting information to agencies.

Notice of the application was posted on the subject lands, was listed on the NEC website and was posted on the Environmental Registry. Notice was also provided in English and French local newspapers.

In addition to receiving comments from the City and other agencies, numerous comments were receiving from the public and public interest groups.

On September 9, 2021 the Pleasant View Survey was incorporated into the NEC Area of Development Control through an amendment to Regulation 826. New development within Pleasant View now requires a Development Permit, unless otherwise exempt

under Regulation 828/90. The City of Hamilton zoning by-law is no longer applicable. The City has also repealed the Interim Control By-law for Pleasant View.

PROPOSED AMENDMENT:

CIC is proposing to amend the site-specific policies in the Niagara Escarpment Plan (NEP) that apply to 154 and 574 Northcliffe Avenue (Part 2.2.21 e) and f) to permit:

- The use of the existing convent (formerly Sisters of St. Joseph) as a private, day use secondary school with 85 staff and 1000 students;
- A proposed gymnasium addition to the former convent of 1716 square metres;
- An upgrade to the existing septic system (295 square metres of additional storage);
- Continued use of the second convent (Sisters of the Precious Blood) for its existing use.

PROPOSED DEVELOPMENT:

As noted above, the Development Permit application proposes the above-noted development and in addition, 11 new parking spaces. See Appendix 1, site plan.

DISCUSSION:

New information

On September 19, 2021, NEC staff received a new submission from the planning consultants to CIC containing additional information in support of the proposed Plan Amendment. Staff received:

- A response to comments received to date
- Hydrogeological Report
- Transportation Demand Management Report
- Transportation Impact Study
- Archaeology Report
- Slope Stability Assessment
- Environmental Impact Study Addendum
- Functional Servicing Report
- Tertiary Treatment System Design Report
- Planning Justification Addendum
- Tree Protection Plan
- Topographical Survey Sheet
- Site Plan
- Revised Plan Amendment.

Notification

NEC staff will circulate the new information to our standard list of agencies and municipalities to seek new comments. The posting on the Environmental Registry will be updated as will the NEC website. Notice will again be provided in local newspapers. In addition, an email notice will be provided to everyone who commented in the first round of consultation to give them an opportunity to review the new information and to provide additional comments.

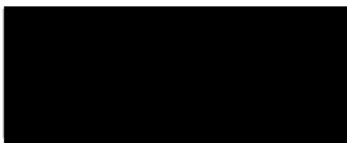
PLEASANT VIEW SURVEY OFFICIAL PLAN POLICY:

City of Hamilton staff have been reviewing the Rural Official Plan (ROP) and zoning by-law that applies to the Pleasant View Survey and are proposing an amendment to the ROP to bring it into conformity with current NEP policy. This work is being undertaken as part of a conformity exercise to bring the policies in line with the NEP 2017. City staff are also proposing to adopt a new zoning by-law for the area, even though it will not be in effect in the Area of Development Control. These matters are proposed to be considered by the City's Planning Committee on November 16, 2021.

CONCLUSION:

NEC staff will re-circulate the new information regarding the proposed Plan Amendment and Development Permit applications to our standard list of agencies and will keep the NEC informed regarding any changes to the status of the application, including a future public meeting.

Prepared by:



Nancy Mott, MCIP, RPP
Senior Strategic Advisor

Approved by:



Debbie Ramsay, MCIP, RPP
Director

APPENDIX 1

SITE PLAN

TOP OF BANK

TOP OF BANK BUFFER (15m)

WOODLAND BUFFER (15m)

WOODLAND BUFFER (30m)

SISTERS OF THE PRECIOUS BLOOD

DETAIL A

PROPOSED GYMNASIUM

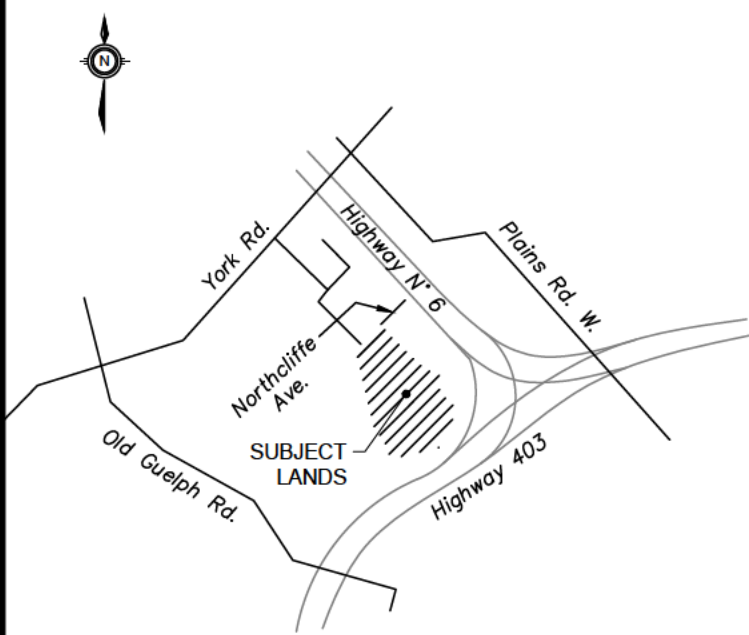
TOP OF BANK

TOP OF BANK BUFFER (15m)

WOODLAND BUFFER (30m)

[illegible]

DEVELOPMENT DETAILS				
CURRENT ZONING	PUBLIC AND PRIVATE SERVICE ZONE (PPS-56) (BYLAW NO. 3581-86)			
PROVISIONS		REQD REQ	PROPOSED	MODIFIED
8.3.1 PERMITTED USES		EDUCATIONAL ESTABLISHMENT		X
8.3.2.2 (a) MIN. SIDE & REAR YARD		6.0 m	98.24 m	X
8.3.2.2 (b) MAX. BUILDING HEIGHT		18.0 m	TBD	X
8.3.2.2 (c) LOCATION OF MULTIPLE DWELLING AND LODGING HOUSE		PERMITTED ON THE SAME LOT AS AN EDUCATIONAL ESTABLISHMENT	N/A	X
5.0 PARKING				
5.1 (i)(iv)(a) PARKING AREA FROM A STREET LINE		M.N. 3.0 m	PROVIDED	
5.1 (i)(iv)(b) PLANTING STRIP TO BE MAINTAINED BETWEEN THE STREET LINE AND PARKING OR AISLE		M.N. 3.0 m	PROVIDED	
5.2 (iv)(i) M.N. PARKING STALL SIZE		3.0 m x 5.8 m	3.0m x 6.0m	
5.2 (i) MIN. PARKING AISLE WIDTH		6.0 m	6.0 m	
5.5 BARRIER FREE PARKING			TBD	
5.6 (c) iii. (b) EDUCATIONAL ESTABLISHMENT		3 FOR EACH CLASSROOM PLUS 1 FOR EACH 7 SEAT CAPACITY IN AN AUDITORIUM, THEATRE OR STADIUM	TBD	X
4.8 ACCESSORY BUILDING				
4.8.1 (i) (a) NO ACCESSORY BUILDING SHALL BE LOCATED WITH A FRONT YARD			PROVIDED	
4.8.1 (g) ACCESSORY BUILDINGS GREATER THAN 18.0 m ² OF GROSS FLOOR AREA SHALL CONFORM TO THE REGULATIONS OF THE PRINCIPLE USE			PROVIDED	
4.9 MECHANICAL AND UTILITY EQUIPMENT	(a) WITHIN REQUIRED FRONT YARD	MIN. 3.0 m SETBACK FROM STREET LINE MIN. 0.6 m FROM A SIDE LOT LINE & SCREENED FROM STREET	PROVIDED	
	(b) WITHIN A REAR SIDE YARD OR REAR YARD	MIN. 0.6 m SETBACK FROM THE SIDE LOT LINE OR REAR LOT LINE	PROVIDED	



KEY MAP - N.T.S.


LEGEND

NOT FOR CONSTRUCTION

SOURCE:
SURVEY PROVIDED BY CUNNINGHAM McCONNELL LIMITED ONTARIO
LAND SURVEYORS, DATED DECEMBER 18, 2018.

BENCHMARK
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE
DERIVED FROM THE GPS OBSERVATION BEING NEAR KITCHENER
GEIOD MODEL CGVD - 1928, 1978 ADJUSTMENT.

SCALE



5 0 5 10 20

1 500 (m)

DESIGN BY: L NDTACK	CHECKED BY: J AR ENS
DRAWN BY: S.CHALMERS	DATE: 2019 04 08

1	2019/10/15	SC	FIRST SUBMISSION TO THE NEC
0	2019/10/03	SC	FIRST ENGINEERING SUBMISSION
#	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

APPROVALS



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CITY OF
HAMILTON

PRIVATE HIGH SCHOOL
574 NORTHCLIFFE AVENUE,
HAMILTON, ON

SITE PLAN

FILE NUMBER:	115266	SHEET NUMBER:	SP1
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