



**IBI**  
GROUP



urban land



building facilities



transportation networks



systems technology

# **397 KING STREET WEST**

**FORMER DUNDAS DISTRICT  
PUBLIC SCHOOL**

**OPA-08-018 & ZAC-08-076 (PED10142)**



**IBI**  
GROUP

**SERGIO MANCHIA**  
MCIP, RPP

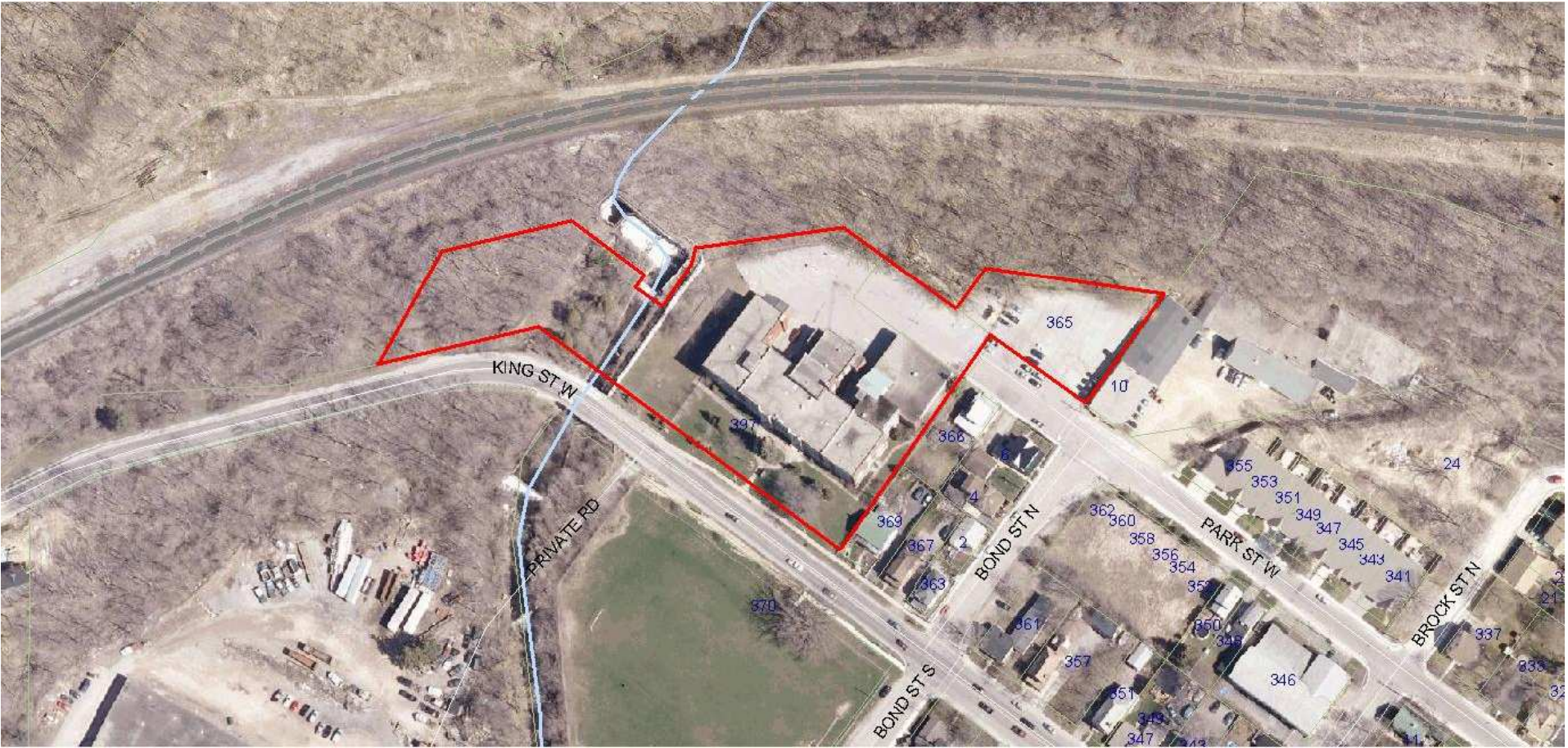
**1502465 ONTARIO INC.**  
c/o VALVASORI DEVELOPMENTS

# Timeline of Events

- In November 2007, the Hamilton Wentworth District School Board closes the Dundas District Public School. In 2008 an agreement for Purchase and Sale with the current Owners and the School Board is negotiated.
- On December 23<sup>rd</sup>, 2008 an application for an Official Plan and Zoning By-law Amendment is submitted to the City of Hamilton. On January 5<sup>th</sup>, 2009 the application is deemed complete by the City.
- On November 18<sup>th</sup>, 2009 the Owners and Sergio Manchia from IBI Group attend the Dundas Community Council to give a presentation on the proposed conversion of Dundas District Public School and relevant applications.
- During the interim months the Owners and IBI Group continue to work with the City of Hamilton, Hamilton Conservation Authority, Niagara Escarpment Commission and C.N. Rail to address any concerns or questions.
- On April 13<sup>th</sup> 2010, a Preliminary Site and Grading Plan is submitted to the City of Hamilton. A revised Zoning By-law Modification list is also provided which would allow for the proposed Site Plan to proceed.
- July 5<sup>th</sup>; Public Information meeting at the Economic Development and Planning Committee for OPA-08-018 and ZAC—08-078.



# Aerial of Subject Lands



# SITE PLAN

## Development Stats

### Proposed Residential Zoning;

Medium to High Density Multiple Dwelling "RM3/S-120" Zone.

Holding "H" provision is being provided until the completion/clearance of a RSC and Natural Heritage Assessment (Spring Study).

Portions not to be developed will be placed in a **Conservation/Hazard Land "P5" Zone** approximately 0.3ha in area.

### Proposed Legal Frontage onto King Street West;

Lot Frontage = ±131.9m

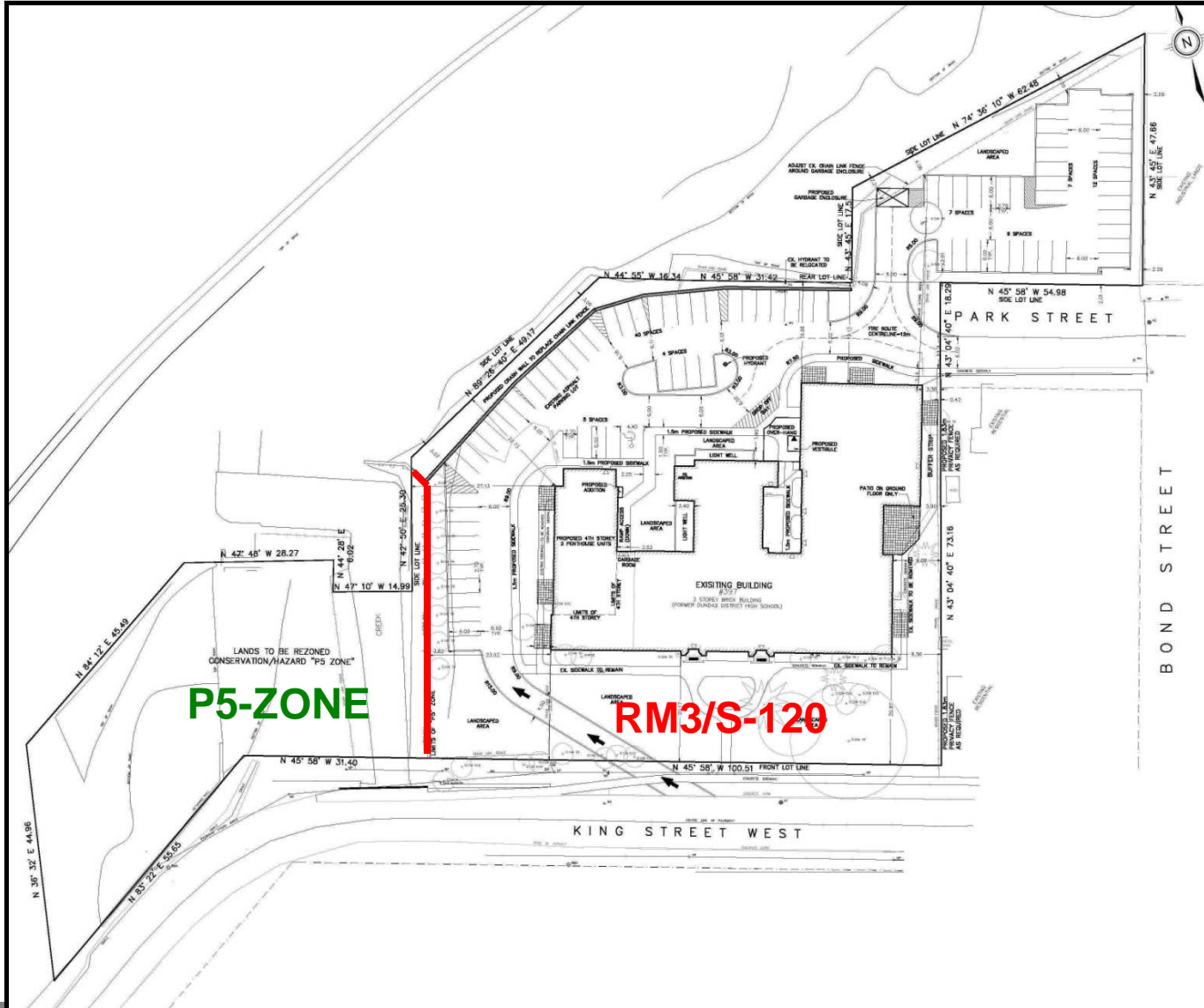
Lot Area = ±1.03ha (for only the lands zoned RM3)

### Proposed Residential Units;

A maximum of 45 Units are to be provided within the existing building.

### Parking and Loading

- 84 Visitor Parking spaces are being provided on site.
- No designated Loading Space to be provided.







urban land



building facilities

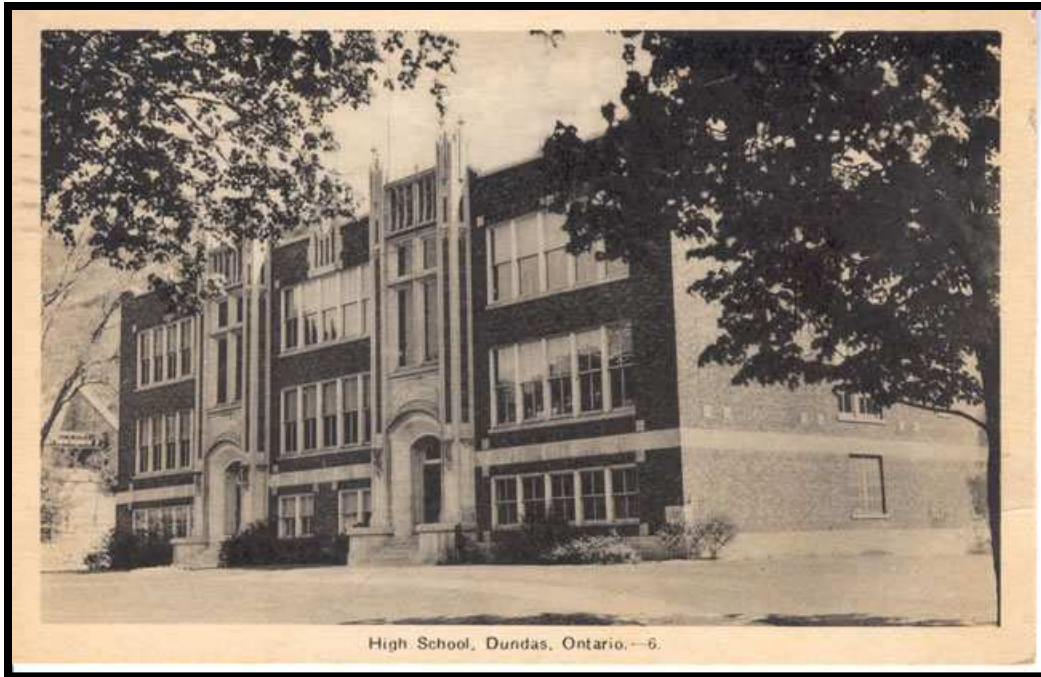


transportation networks

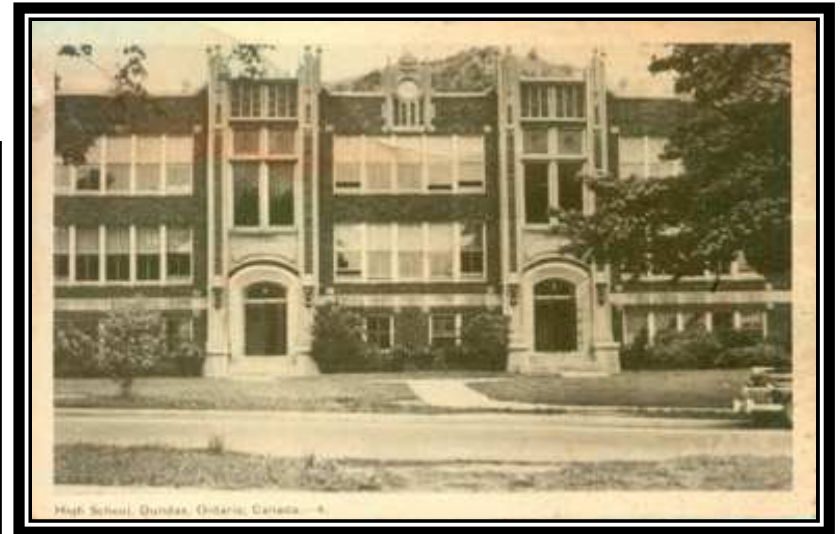


systems technology

## Pictures of History



## DUNDAS DISTRICT HIGH SCHOOL





urban land

building facilities

transportation networks

systems technology

## Photos of the Existing Building



**EXISTING FRONT FACADE**



**FORMER MAIN ENTRANCES**



**FUTURE PARKING LOT AND  
PROPOSED LOCATION OF C.N. CRASH WALL**



**OLD CLOCK ABOVE  
MAIN ENTRANCES**



**EXISTING WALL ABUTTING  
WATER FALLS**

