

(a) That approval be given to the **Red Lined Revised Draft Plan of Subdivision Application 25T-201605 (the "Draft Plan"), by Waterfront Development Office, City of Hamilton (Owner)**, to establish a Plan of Subdivision on lands municipally known as Pier 8, 65 Guise Street East (Hamilton), as shown on Appendix "A" to Report PED17074, subject to the following conditions:

- (i) That this approval apply to "Waterfront Pier 8", 25T-201605, prepared by S. Llewellyn & Associates Limited, and certified by Dasha Page O.L.S., dated June 16, 2016 showing eight (8) development blocks intended for residential and mixed-use development (Blocks 1 to 8); two (2) open space blocks (Blocks 10 and 11); three (3) Utility/SWM blocks (Blocks 12 to 14) one (1) open space / institutional block (Block 15); two (2) blocks for institutional uses (Blocks 16 and 17); and Streets "A" to "D", as attached in Appendix "D" to Report PED17074. If the lands are sold, the subsequent owner shall enter into a Standard Form Subdivision Agreement which shall include the Special Conditions attached as Appendix "C" to Report PED17074 and any further special conditions Council requires prior to final approval of the Draft Plan;
- (ii) Acknowledgement by the City of Hamilton that the sanitary pumping station is identified in the 2014 Development Charges Background study as project CW-20-14. Cost sharing for the pumping station will be in accordance with the City Financial policies;
- (iii) That payment of Cash-in-Lieu or dedication of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the day of issuance of each building permit, as follows:

With regard to Blocks 1, 2 and 8, a parkland dedication, at a ratio of 0.5 ha per 500 dwelling units will be required for the proposed multiple dwelling units.

With regard to Blocks 3, 4, 5, 6 and 7 proposed for development for mixed commercial and residential uses, parkland dedication will be required at 2% for the commercial uses, and at a ratio of 0.5 ha per 500 dwelling units will be required for the proposed multiple dwelling units.

Furthermore, with regard to Blocks 16, 17 and portions of Block 15 proposed for development for Institutional uses, a parkland dedication rate of 5% will be required, unless the proposed use is specifically exempt as per Section 11 (6) of the City's Parkland Dedication By-law.

All in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

