



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

May 16, 2017

Presented by: Edward John

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PED17074 – (ZAC-16-034)

Applications to Amend City of Hamilton

Zoning By-law No. 05-200, Approval of a

Draft Plan of Subdivision and Temporary Use By-law for lands
located at Pier 8, 65 Guise Street East, Hamilton.

Presented by: Edward John



PED17074
Photo 1



Entrance into Pier 8

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Photo 2



Properties along Guise Street

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Photo 3



View East along Guise Street

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Photo 4



View East towards Breweries

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Photo 5



View East towards Pier 10

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Photo 6



View East

PED17074
Photo 7



View North Across Pier 7 & 8

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Photo 8



View Pier 8 Waterfront

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Photo 9



View of Gateway Park

PED17074
Photo 10



View South Across Pier 8

PED17074
Photo 11

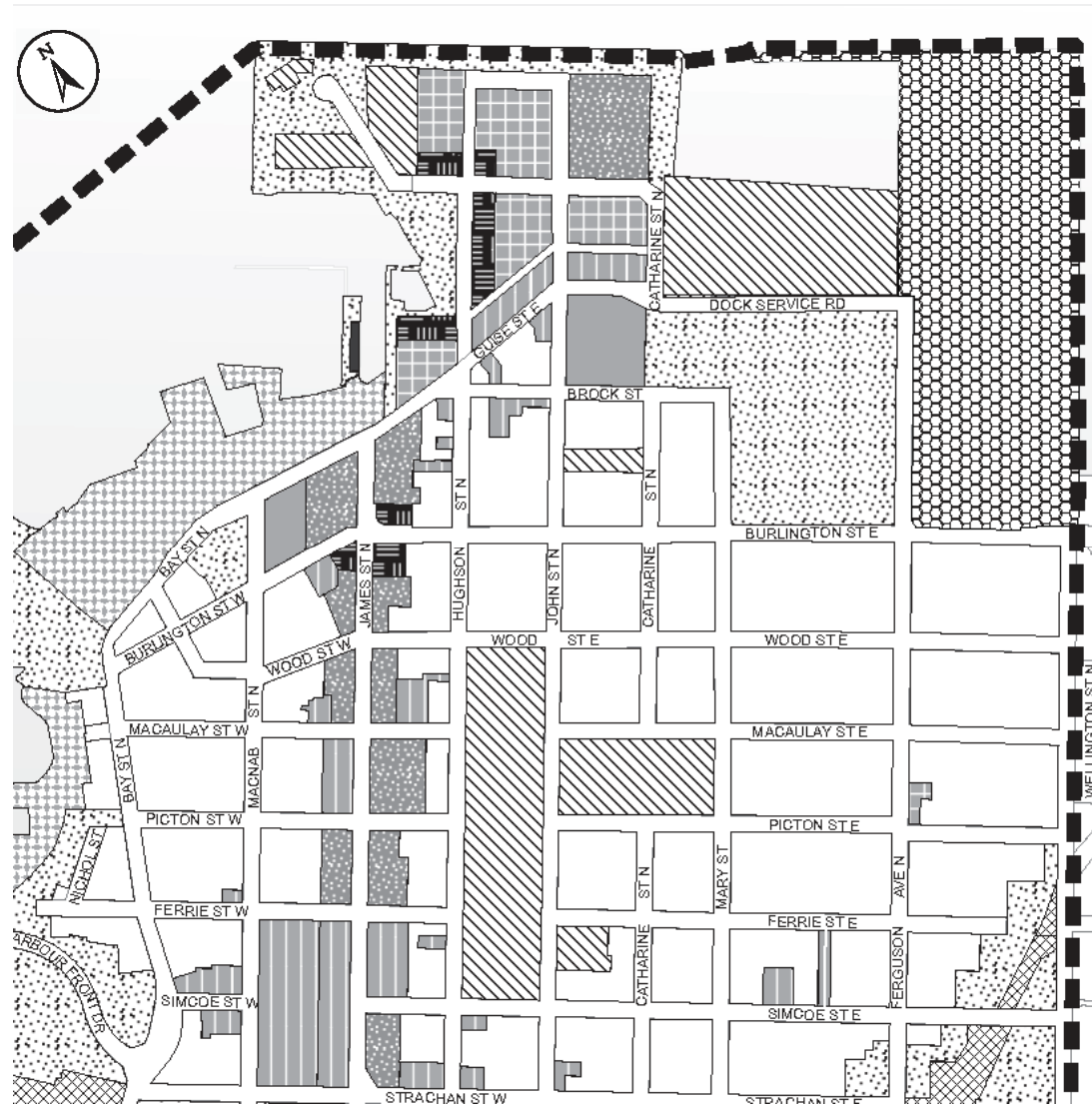


View South towards Guise Street

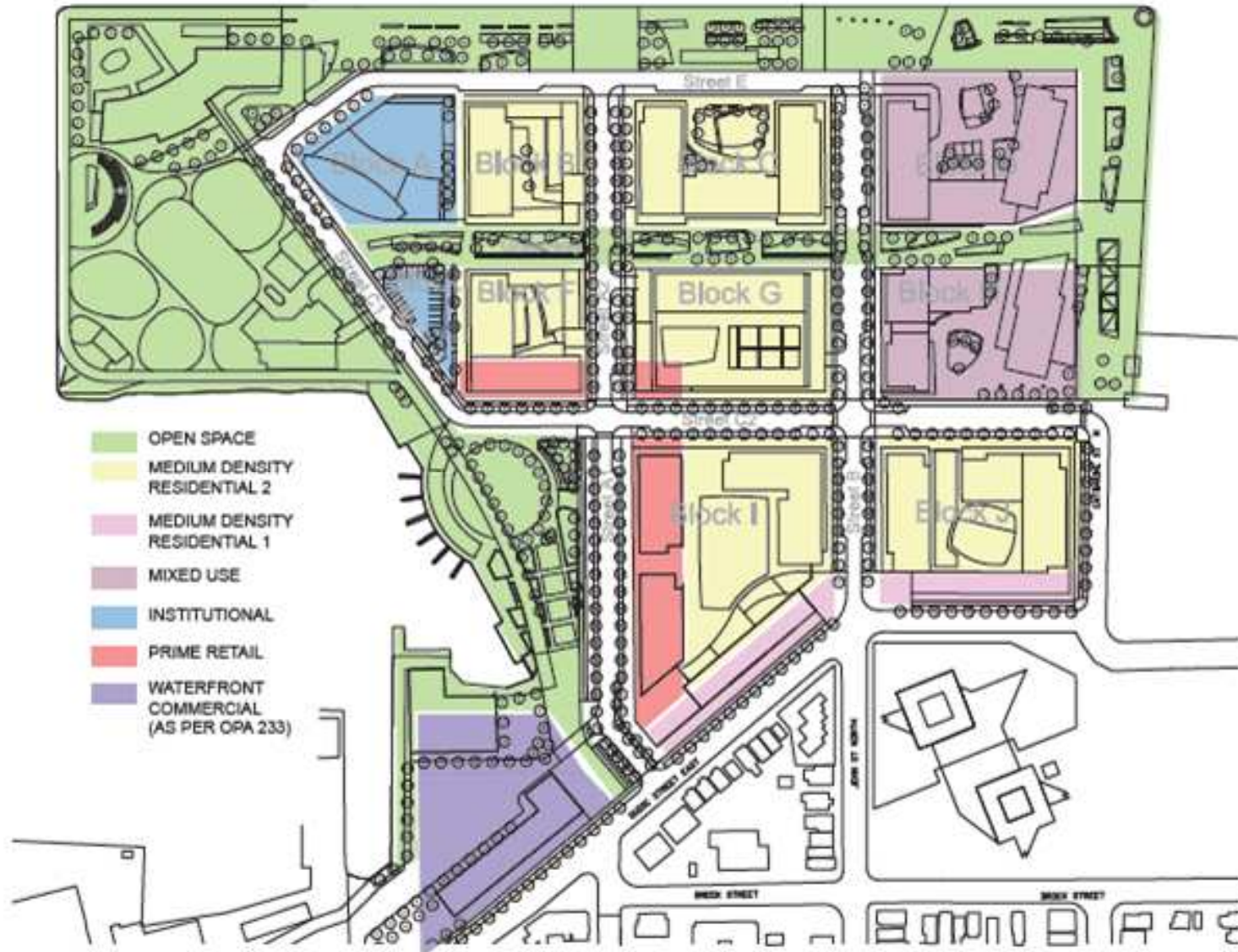
PED17074
Photo 12



View West across Pier 8



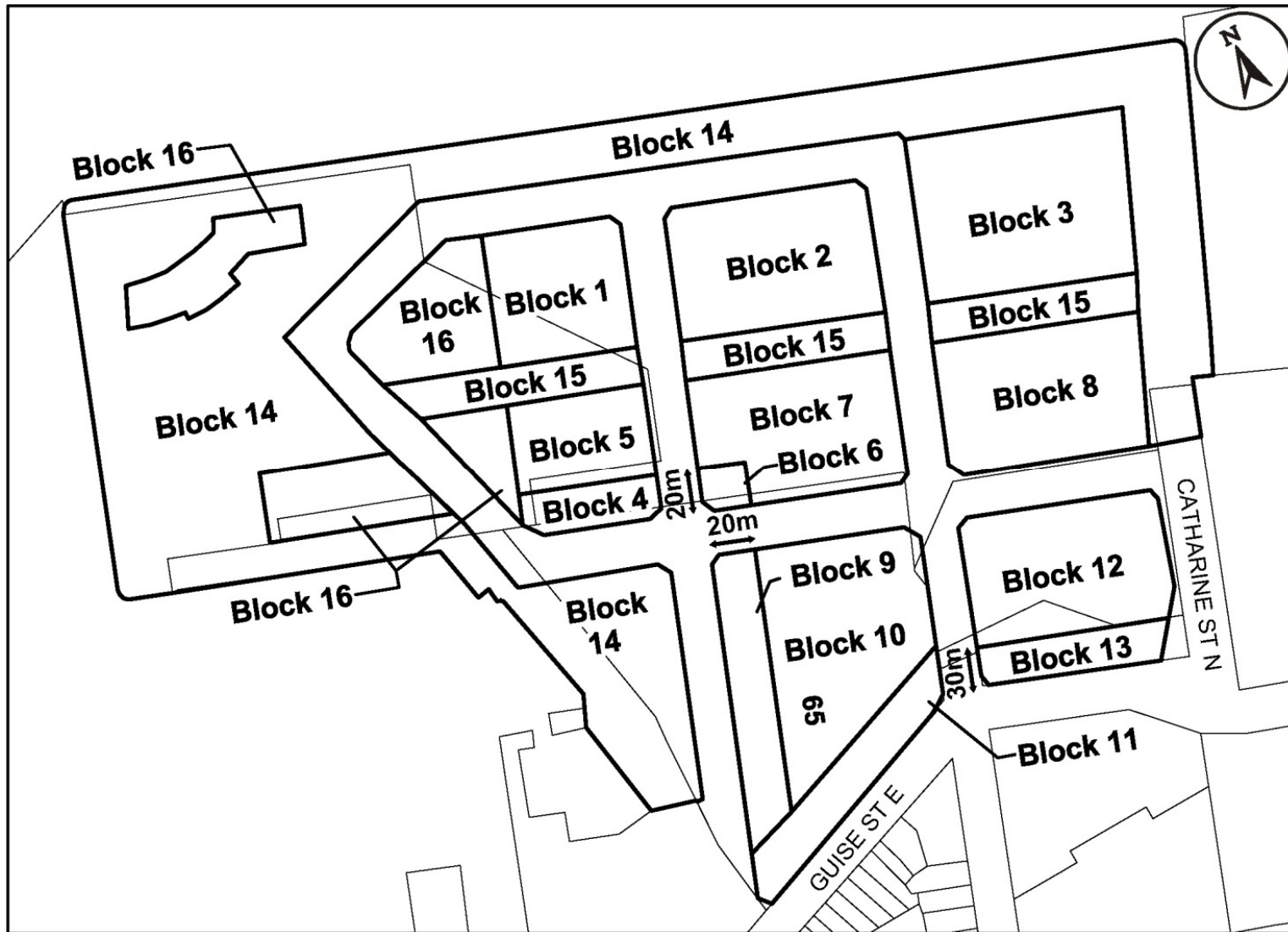
Schedule M-2



SUPPORTING STUDIES

Included but not limited to:

- Traffic Study
- Parking Study
- Planning Justification Report
- Noise, Dust and Odour Study
- Design Brief
- Functional Servicing Study
- Environmental Impact Study
- Heritage Impact Study



Setbacks

Table WF.1		a)	b)	c)	d)	e)
		Northerly Lot Line	Easterly Lot Line	Westerly Lot Line	Southerly Lot Line	Additional Setback requirements
1)	Block 1	3.0 metres	3.0 metres	None	None	An additional 2.0 metre setback is required above the 5th storey on all elevations.

Height

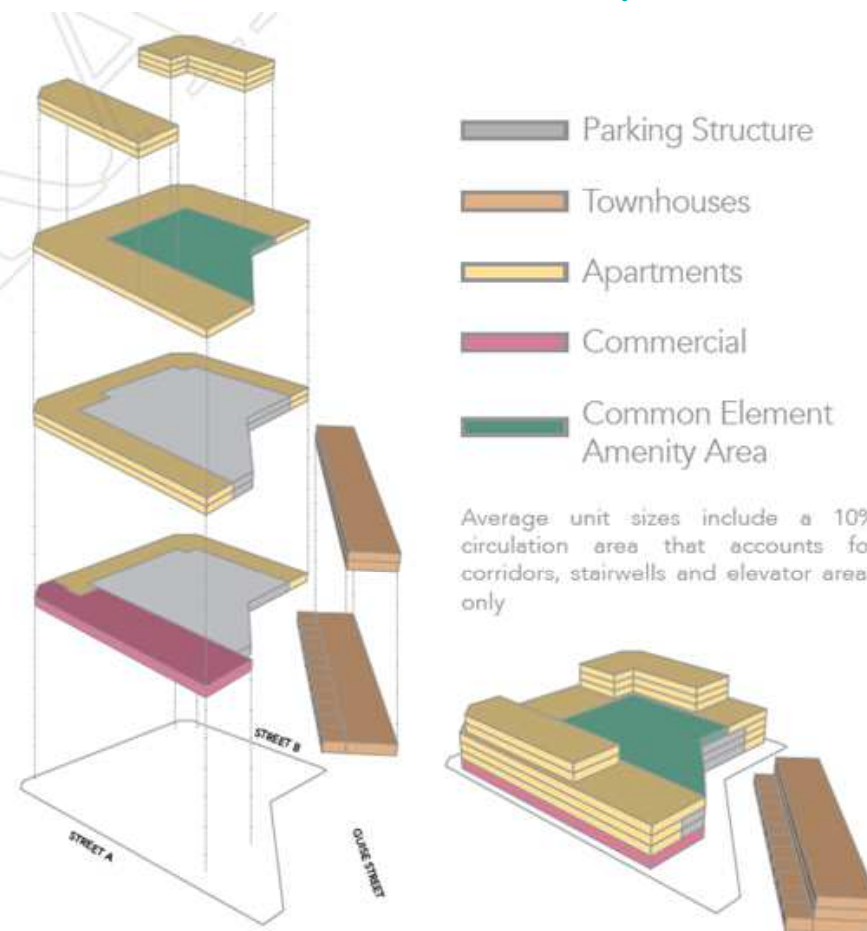
Table WF.2		a)	b)	c)
		Minimum Building Height	Maximum Building Height	Minimum Ground Floor Façade Height
1)	Block 1	9.0 metres	8 storeys and 30.0 metres	4.5 metres for the first storey of any portion of a building along a street line

Facade

Table WF.3		a)	b)	c)	d)
		Minimum Easterly Ground Floor Façade	Minimum Northerly Ground Floor Façade	Minimum Westerly Ground Floor Façade	Minimum Southerly Ground Floor Façade
1)	Block 1	75%	50%	None	None

REGULATIONS

MAX BUILDING SETBACK		
a	North	3 metres ¹
b	South	3 metres ¹
c	East	3 metres ¹
d	West	3 metres ¹
e	After 5 th Storey	2 metres
BUILDING HEIGHT		
f	Min Ground Floor	3.6 metres
g	Min Building Height	3 storeys ²
h	Max Building Height	5 storeys ³
MIN. WIDTH OF GROUND FLOOR FAÇADE		
i	Abutting Street "A"	75%
j	Abutting Street "B"	50%
k	Abutting Street "C"	50%
l	Abutting Guise Street	75%
BUILDING DENSITY		
	Min Dwelling Units	179
	Max Dwelling Units	247
	Max Res. Floor Area	18,000 sq. metres
	Max Comm. Floor Area	4,800 sq. metres



Grey Parking Structure

Brown Townhouses

Yellow Apartments

Pink Commercial

Green Common Element Amenity Area

Average unit sizes include a 10% circulation area that accounts for corridors, stairwells and elevator areas only

¹ except where a visibility triangle is required, a max setback of 6 metres shall apply for that portion of a building providing access driveway to a garage

² within 30 m of Guise St

³ greater than 30 m from Guise Street, may be increased to 8 storeys provided elevation incorporates a 2.0 metre setback above the 5th storey

PED17074
Potential Perspective



DESIGNATION OF CLASS 4

- NPC 300
- Existing residential unaffected
- Allows use of acoustical mitigation
- Higher threshold 60 dBA
- Warning Clauses
- Noise easement
- Holding Provision

TEMPORARY USE BY-LAW

- Separate By-law attached to report
- Carries forward previous Council decision

SAMPLE OF SOME OF THE PUBLIC COMMENTS

- Maintain Openness and Access;
- Strict adherence to height;
- Protect and enhance the family friendly character of the neighbourhood;
- Traffic and Status of the NETMP;
- Public process in the development of the park;
- Affordable and Accessible Housing;
- Limit Creativity;
- Over intensification;
- Need for complete, liveable streets;
- Parking and staging of development; and,
- Possible limitations for adjacent industrial uses.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

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