

Amendment No. “X” to the City of Hamilton Official Plan

The following text, together with:

Appendix “A”	Schedule M-2: General Land Use
Appendix “B”	Schedule M-4: Building Height

attached hereto, constitutes Official Plan Amendment No. “X” to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Harbour (Setting Sail) Secondary Plan by changing the designation of the subject lands from “Institutional” to “Mixed Use” and establishing a Special Policy Area to permit a mixed use building with a maximum building height of 45 storeys.

2.0 Location:

The lands affected by this Amendment are located at 65 Guise Street East (Pier 8, Block 16) in the City of Hamilton.

3.0 Basis:

The basis for permitting the Amendment is as follows:

- The proposed development addresses innovation in the areas of sustainability, quality of life and design excellence and creates a landmark and visual anchor at Pier 8 that is emblematic of the Harbour’s renewal.
- The proposal results in additional family sized units contributing to a broader range of housing types within the West Harbour Secondary Plan area.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Changes:

4.1 Text Changes:

4.1.1 That Section A.6.3.5.1.11 be amended by adding Policy No. A.6.3.5.1.11.X as follows:

“A.6.3.5.1.11.X The following policies shall apply to lands known municipally as 65 Guise Street East (Pier 8, Block 16), designated Mixed Use and identified as Special Policy Area XX on Schedule M-2: General Land Use Plan of the West Harbour Secondary Plan:

Vision

- i) Pier 8, Block 16 is considered a prominent site of strategic importance within the overall Pier 8 development. Future development of the site shall reflect the positive attributes of the unique waterfront context and create a regional level landmark and visual anchor at Pier 8 that is emblematic of the Harbour’s renewal;
- ii) A tall building on Pier 8, Block 16 shall be a singular exception to the mid-rise built form character of Pier 8 intended to create variety and interest in the urban fabric;
- iii) The design of development on Pier 8, Block 16 shall achieve placemaking that is built on quality of life, sustainability, and design excellence and include publicly accessible open spaces;
- iv) Development shall support families through the provision of family sized and affordable housing units;
- v) Promote development that will achieve a high standard of design as it relates to energy efficiency, water conservation and

air quality through certifications such as LEED, WELL, and EnergyStar;

Implementation

- vi) In addition to Policies A.6.3.5.1.11 i) and ii), commercial, community and live / work uses shall be permitted on the ground and second floor of a multiple dwelling;
- vii) Policies A.6.3.5.1.11 iv) and v) shall not apply;
- viii) The maximum building height shall be 45 storeys and no building, including mechanical penthouse, shall exceed a geodetic elevation of 224.0 metres;
- ix) Residential development shall include family sized units as required in the implementing Zoning By-law. Family sized units shall mean dwelling units with two or more bedrooms;
- x) No less than five percent of residential units on the entire Pier 8 lands shall meet the definition of Affordable Housing as defined by the City of Hamilton Municipal Housing Facilities By-law No. 16-233 and as required by the applicable development agreement between the City and the developer. The inclusion of Affordable Housing in the Block 16 development shall be encouraged;
- xi) The maximum number of dwelling units permitted on the entire Pier 8 lands, inclusive of Block 16, shall be in accordance with the Zoning By-law;
- xii) Development shall achieve the environmental sustainability targets set out in the Pier 8 – Block 16 Sustainability Report submitted by the developer in consultation with the City. The intent of the sustainability

measures is to set a high standard for environmental sustainability and raise expectations for future development; and,

- xiii) Development shall be consistent with the Pier 8 Block 16 Urban Design Guidelines.

4.2 Map / Schedule Changes:

4.2.1 That Schedule M-2: General Land Use, of the West Harbour (Setting Sail) Secondary Plan is amended by:

- a) redesignating the subject lands from “Institutional” to “Mixed Use”; and,
- b) identifying the subject lands as “Special Policy Area XX”,

as shown on Appendix “A” to this Amendment.

4.2.2 That Schedule M-4: Building Heights, of the West Harbour (Setting Sail) Secondary Plan is amended by changing the building height category for the subject lands from “2-4 storeys” to “Height is governed by the Secondary Plan Policies”, as shown on Appendix “B” to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan Control application will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the day of _____, 2023.

The City of Hamilton

A. Horwath
MAYOR

J. Pilon
ACTING CITY CLERK



