



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

August 10, 2021

# PED21018

Pier 8 Block 16 Urban Design Guidelines and Implementation Strategy

Presented by: Jennifer Roth and Alissa Mahood

# LOCATION

PED21018

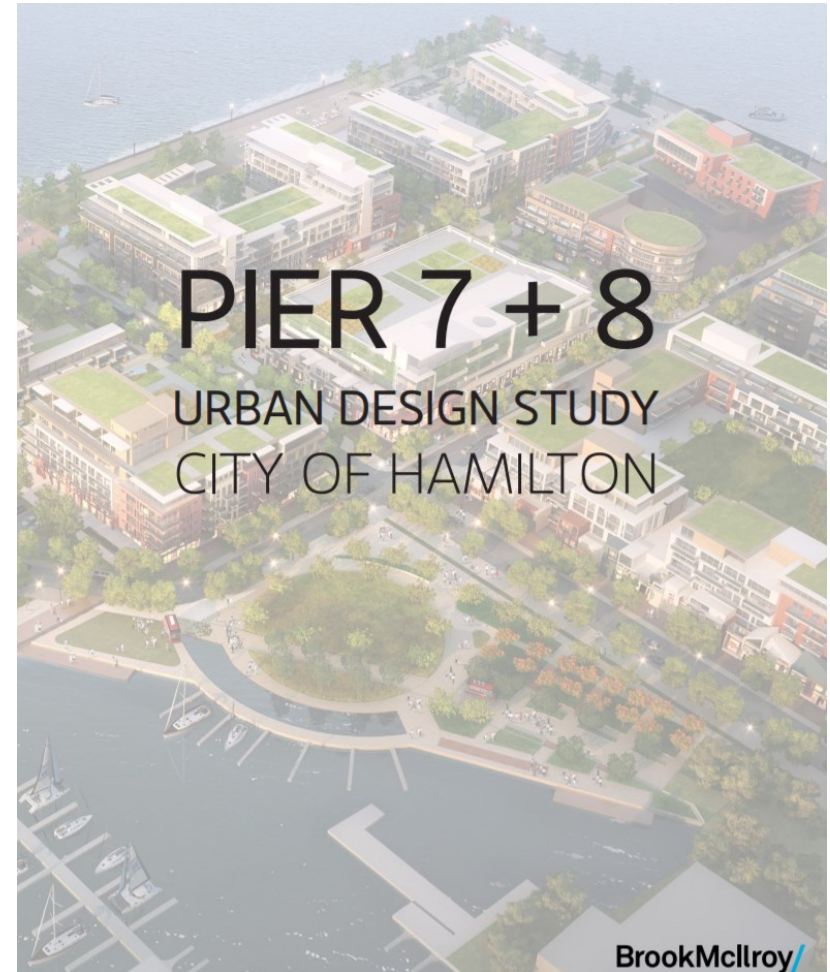


# BACKGROUND – Pier 7 & 8 Urban Design Study

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**April 2016**

- Council approved the Pier 7 + 8 Urban Design Study for the City owned lands located on Pier 8 within the West Harbour
- The Urban Design study contains recommendations for the design of the public areas and proposed buildings as well as other initiatives related to the future development of the area including recommendations for updating the zoning by-law regulations for the area





# BACKGROUND – Pier 7 & 8 Planning Applications

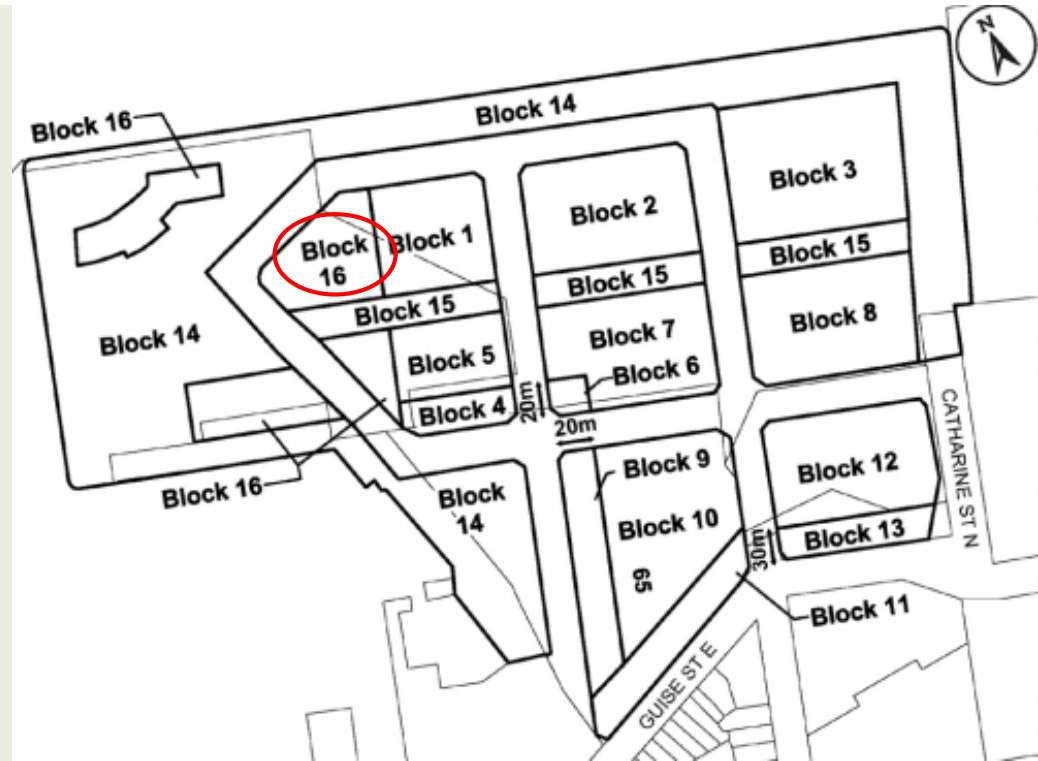
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**May 25, 2017**

- The Zoning By-law amendment (No.17-095) and Draft Plan of Subdivision was approved by Council for Pier 8
- The Zoning By-law amendment was appealed to the Local Planning Area Tribunal (LPAT), (Case No. PL170742)

**September 16, 2019**

- Through mediation, Minutes of Settlement were approved by the LPAT for the appeal to the zoning by-law amendment



- City Staff to bring forward for Council's consideration an Official Plan Amendment and Zoning By-law Amendment for Block 16 (Pier 8) to permit either residential or mixed-use in a mid-rise or high-rise form.
- Regardless of any additional height that may be approved on Block 16, there will be no change to the maximum number of residential units permitted on Pier 8 (1,645 units total)
- At least 15% of all units built as part of the Pier 8 development will be family units\* (= 246 family units)
- Additional family unit requirements relative to building height increases on Block 16:

Change in Height (additional storeys)	Additional Family Units
No change in height	0
+ 4 storeys	25
+ 5 to 11 storeys	50
+12 to 19 storeys	75
+20 to 30 storeys	100
31+ storeys	150

*\* Family units defined to mean residential units comprised of two or more bedrooms.*

# BACKGROUND- Setting Sail Secondary Plan Context

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## **Policy A.6.3.8.9.4**

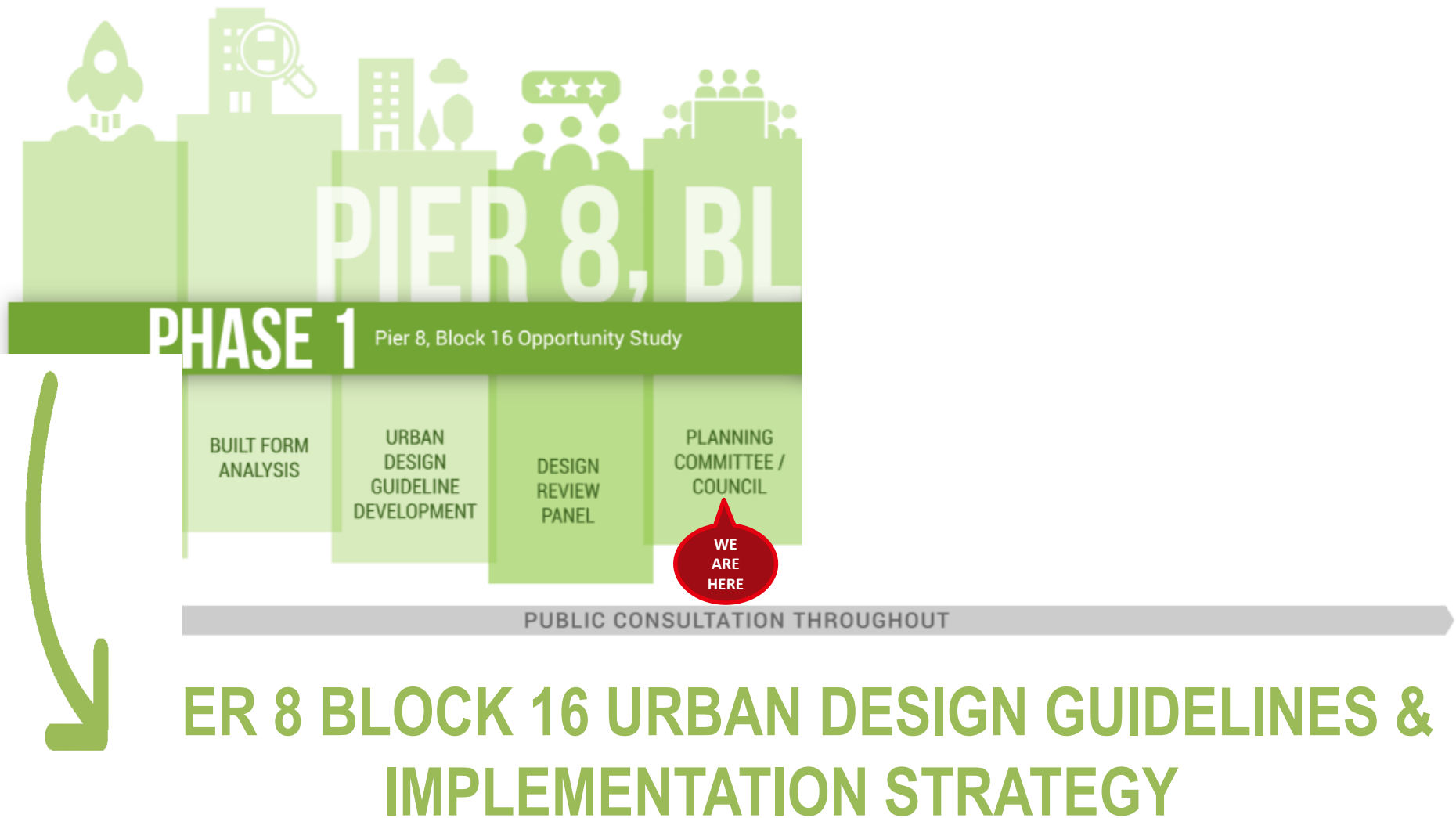
*“The City shall initiate and complete an urban design study of Piers 7-8 to determine the appropriate height, massing and character of new buildings and the appropriate physical relationship between buildings and public open spaces...prior to the adoption of new development and Zoning By-law Amendments for Piers 7-8.”*

## *Setting Sail* Secondary Plan for West Harbour



# PROCESS – Phase 1

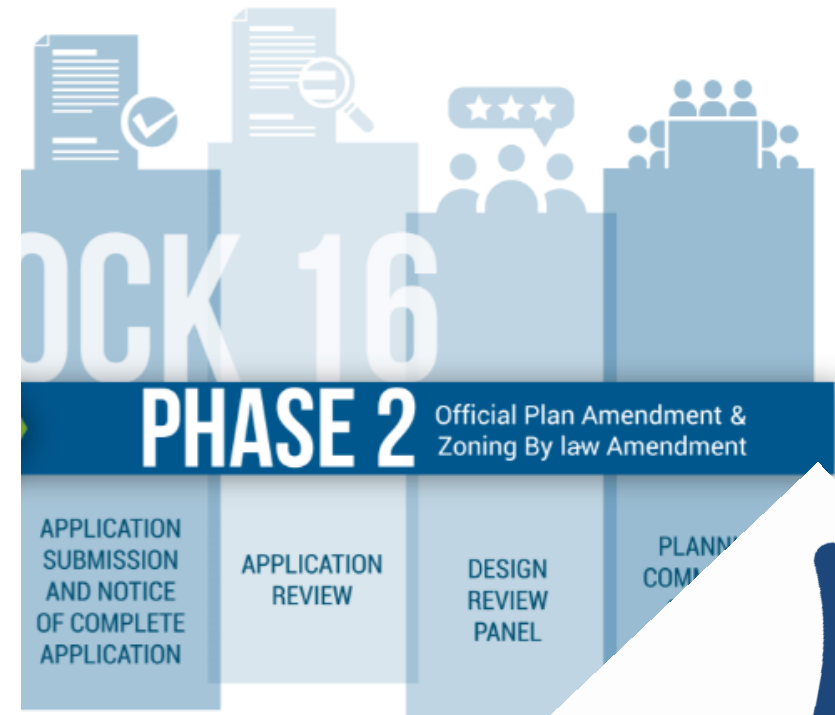
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# PROCESS – Phase 2

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PUBLIC CONSULTATION THROUGHOUT

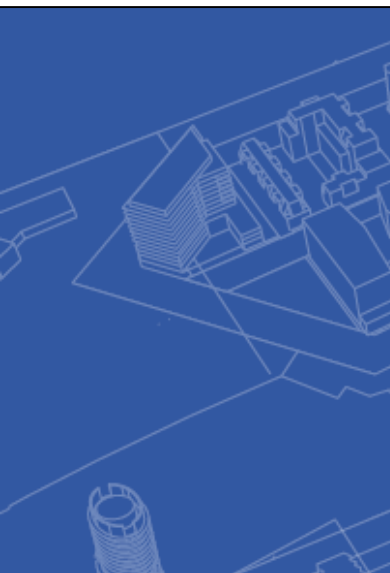
## OFFICIAL PLAN / ZONING BY-LAW AMENDMENT

# PHASE 1

Pier 8, Block 16 Opportunity Study

# PIER 8 BLOCK 16

URBAN DESIGN GUIDELINES  
CITY OF HAMILTON



# PIER 8 BLOCK 16

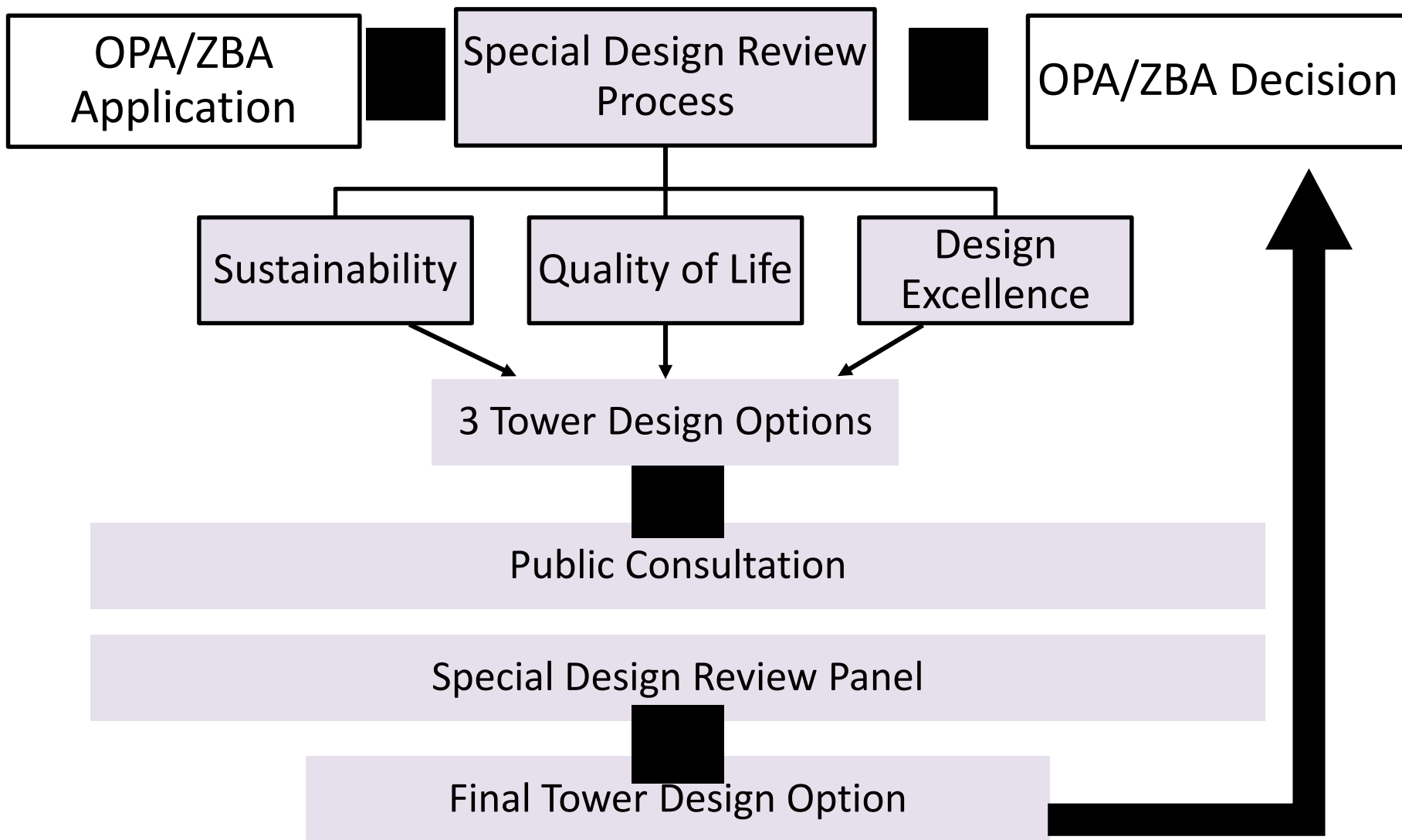
URBAN DESIGN GUIDELINES  
CITY OF HAMILTON

Mid-Rise Guidelines  
(5 to 12 storeys)

Tall Building Guidelines  
(+12 storeys)

Successful  
Implementation

# SUCCESSFUL IMPLEMENTATION – Tall Building Scenario



# SUCCESSFUL IMPLEMENTATION – Tall Building Scenario

## HOLDING PROVISION REMOVAL

- Demonstrate the recommended tower design option has been implemented through the site plan application process

## SPECIAL CONDITIONS OF SITE PLAN APPROVAL

- Control Architect and Sustainability Consultant Review
- Periodic reviews of certified drawings to ensure compliance with Block 16 Urban Design Guidelines
- Design Review Panel
- Site Plan Agreements

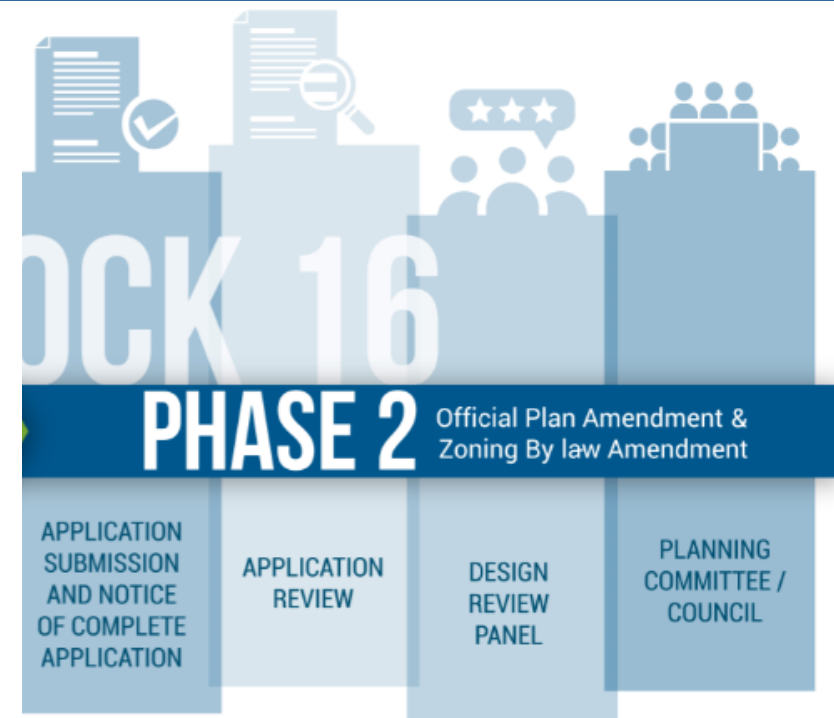
## URBAN DESIGN CHECKLIST

- To evaluate the design and its conformity to the recommendations in the Urban Design Guidelines



## PHASE 2 – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

- Submission of OPA/ZBA
- Special Design Review Process
- Public Consultation
- Council Decision





# THANK YOU FOR ATTENDING

THE CITY OF PLANNING COMMITTEE