

Authority: Item 8, Planning Committee Report 23-019 (PED22031(a))
CM: November 22, 2023 Ward: 2
Written approval for this by-law was given by Mayoral Decision MDE-2023 10
dated November 22, 2023

Bill No. 228

CITY OF HAMILTON

BY-LAW NO. 23-228

To Adopt:

**Official Plan Amendment No. 251 to the
City of Hamilton Official Plan**

Respecting:

**65 Guise Street East (Pier 8, Block 16)
(Hamilton)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 251 to the City of Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of November, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Amendment No. 251
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. 251 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.6.3.5.1.11.1 as follows:

"A.6.3.5.1.11.1 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 16 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 16”,

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. 23-228 passed on the 22nd day of November, 2023.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk

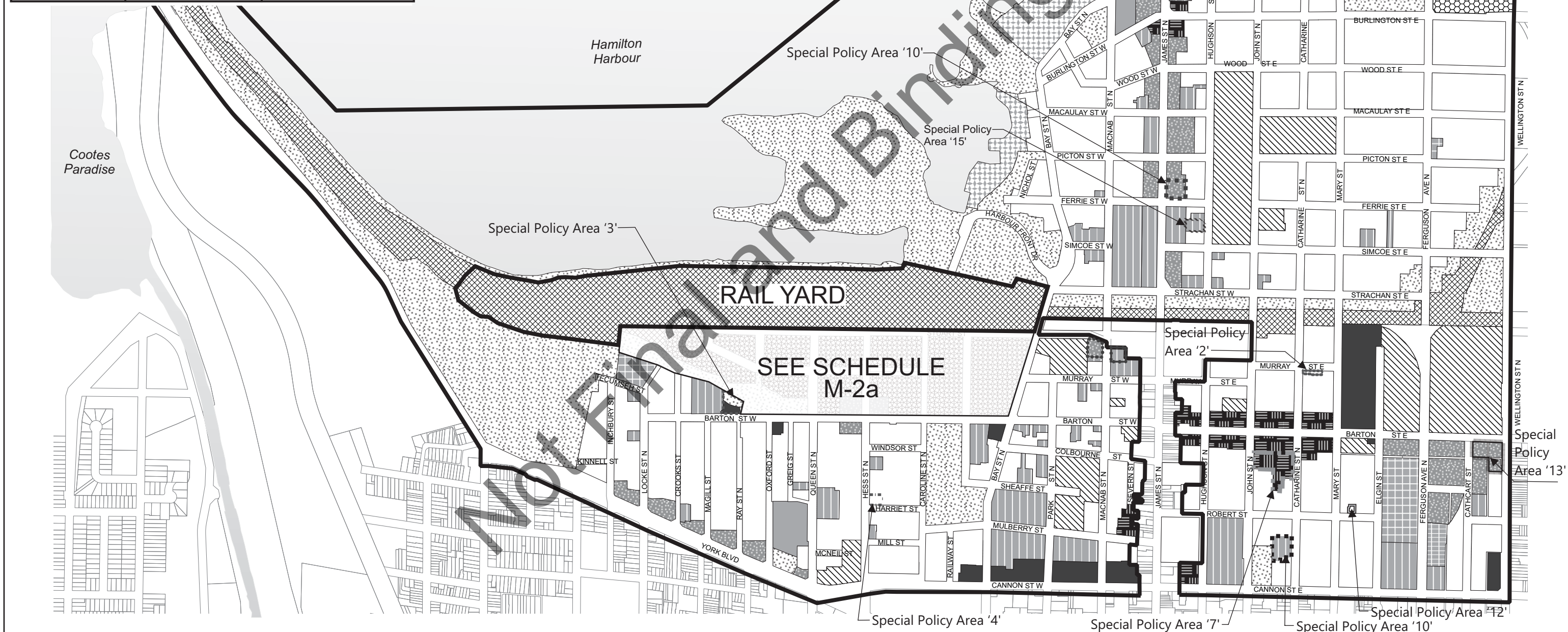
Appendix A
Approved Amendment No.251
to the City of Hamilton Official Plan

- Lands to be redesignated from "Institutional" to "Mixed Use"
- Lands to be identified as Special Policy Area "16"
(65 Guise Street North, Hamilton)

Date:
Sept. 21, 2023


Revised By:
MK/NB

Reference File No.:
OPA-251-(H)



Legend	<ul style="list-style-type: none"> Low Density Residential High Density Residential Institutional Marine Recreational Utilities and Transportation Medium Density Residential 1 Mixed Use Prime Retail Waterfront Commercial Special Policy Area Medium Density Residential 2 Local Commercial Open Space Shipping & Navigation Study Area Boundary 	<ul style="list-style-type: none"> Special Policy Area '1' Special Policy Area '2' Special Policy Area '3' Special Policy Area '4' Special Policy Area '7' Special Policy Area '8' Special Policy Area '9' Special Policy Area '10' Special Policy Area '12' Special Policy Area '13' Special Policy Area '15' 	<p>Hamilton West Harbour Planning Area Study</p> <p>Schedule M-2: General Land Use West Harbour Secondary Plan</p>
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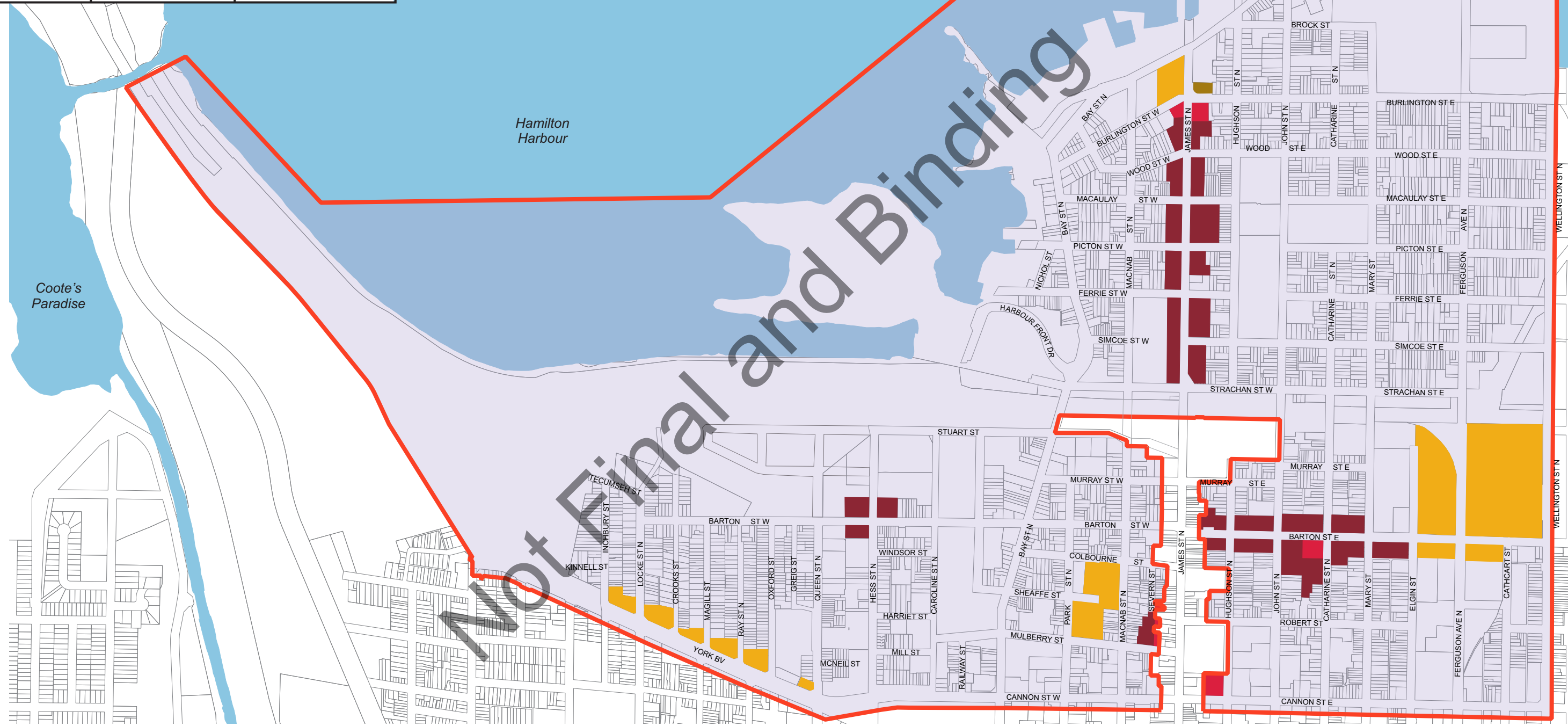
Appendix B
Approved Amendment No.251
to the City of Hamilton Official Plan







 Lands to be changed from "2 - 4 Storeys" to "Height is governed by the Secondary Plan Policies"
 (65 Guise Street North, Hamilton)

Date:
Sept. 21, 2023

Revised By:
MK/NB

Reference File No.:
OPA-251-(H)



Legend			
	2-4 Storeys		Height is governed by the Secondary Plan Policies
	3-5 Storeys		Study Area
	4-6 Storeys		
	7-9 Storeys		



Hamilton West Harbour
Planning Area Study



Schedule M-4: Building Heights
West Harbour Secondary Plan

Waterfront
August 2021