

COMMUNITY MEETING (WEBINAR)

PIER 8, BLOCK 16:

RESIDENTIAL TOWER DESIGN OPTIONS

March 8, 2022

Hosted By:

Municipal Land Development Office, City of Hamilton

Waterfront Shores Partners



THE WATERFRONT SHORES
PARTNERS



Hamilton



• WEST HARBOUR •
HAMILTON

LAND ACKNOWLEDGMENT

“The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.”



PIER 8
BLOCK 16

WELCOME AND INTRODUCTIONS

Thank you for attending this virtual community meeting

Independent Facilitator: Sue Cumming, Cumming+Company

Presenters:

Jennifer Roth, Planner I, Planning & Economic Development Department, City of Hamilton

Chris Phillips, Municipal Land Development Office, City of Hamilton

Bruce Kuwabara, KPMG Architects

Luka Matutinovic, Purpose Building

Observers:

Members of the Design Review Panel

Mark Kehler, Senior Development Review Planner, Planning & Economic Development

Department, City of Hamilton



**PIER 8
BLOCK 16**

PURPOSE OF THIS COMMUNITY MEETING

The City of Hamilton has initiated Official Plan and Zoning By-Law Amendments on lands identified as Pier 8, Block 16 located at 65 Guise Street (Files: UHOPA-22-001 / ZAC-22-003). The applications propose a 45-storey residential building consisting of approximately 429 units.

The purpose of this virtual community meeting is to:

- Overview the design review process
- Present three tower design options that address innovation in three areas: sustainability, quality of life and design excellence.
- Receive your feedback on the tower design options and answer questions

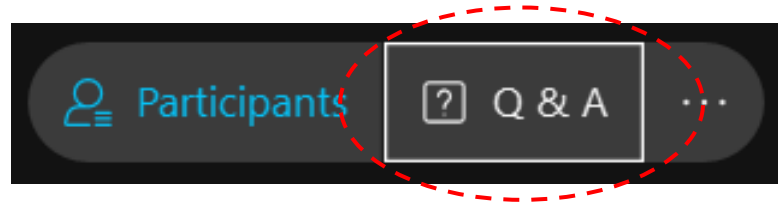
Feedback from the meeting will be provided to Waterfront Shores Partners as part of the process of refining the final proposed design and will be provided to City Council for their consideration of these development applications.



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FORMAT FOR THE MEETING

- A live presentation will be given followed by Q and A
- You can ask questions or provide comments by typing these into the "Q & A"
- The Facilitator will read out the questions for the City and Waterfront Shores to respond to.
- Your name will not be read aloud when questions are asked



The recording of the meeting presentation and slides will be available after March 10, 2022 at www.hamilton.ca/pier8block16



QUESTIONS TO CONSIDER

The tower design options presented tonight will address innovation in sustainability, quality of life, and design excellence.

- Are there features that resonate with you?
- Which tower elements do you like that represent quality of life, sustainability and design excellence?
- What other suggestions do you have?



PIER 8
BLOCK 16

PRESENTATION OUTLINE

- Location
- Background – How did we get here?
- Application Process and Enhanced Design Review Process
- 3 Tower Options



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BLOCK 16

LOCATION and DEVELOPMENT STATUS



LOCATION and DEVELOPMENT STATUS

HAMILTON HARBOUR



PIER 6, 7 & 8 PROPOSED DRAFT PLAN OF SUBDIVISION

JUNE 27, 2016

LEGEND

- BIKE LANE
- GREENWAY
- OPEN SPACE
- MEDIUM DENSITY RESIDENTIAL
- PRIME RETAIL
- UTILITY (PUMPING STATION)
- MIXED USE
- INSTITUTIONAL
- WATERFRONT COMMERCIAL



WEBB
PLANNING CONSULTANTS

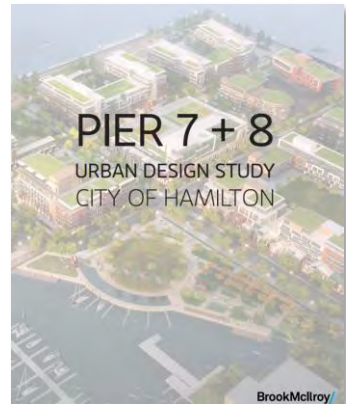
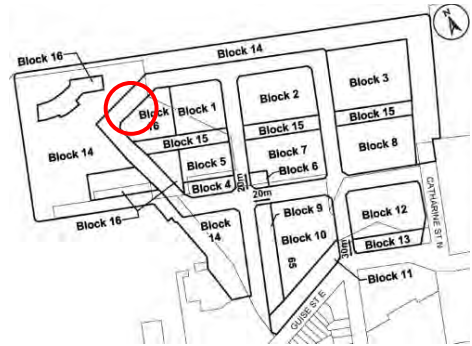
SGL
Planning & Design Inc.

LOCATION



BACKGROUND – Pier 7 & 8 Urban Design Study

2017 – ZBA (No.17-095) and Draft Plan of Subdivision approved by Council for Pier 8



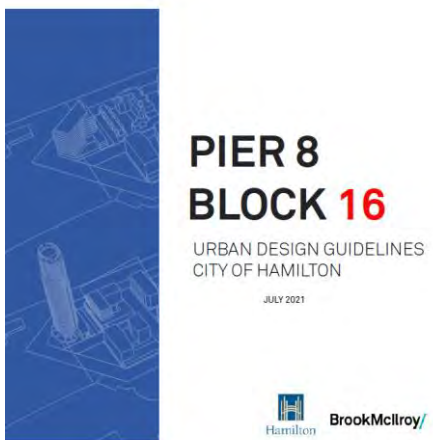
2016

2017 – ZBA appealed LPAT, (Case No. PL170742)

2019 - Minutes of Settlement were approved by the LPAT for the ZBA appeal

2021

2022 – Official Plan And Zoning By-law Amendment application received for a change in land use and height for Block 16.



[Planning Committee - August 10, 2021 \(escribemeetings.com\)](#)

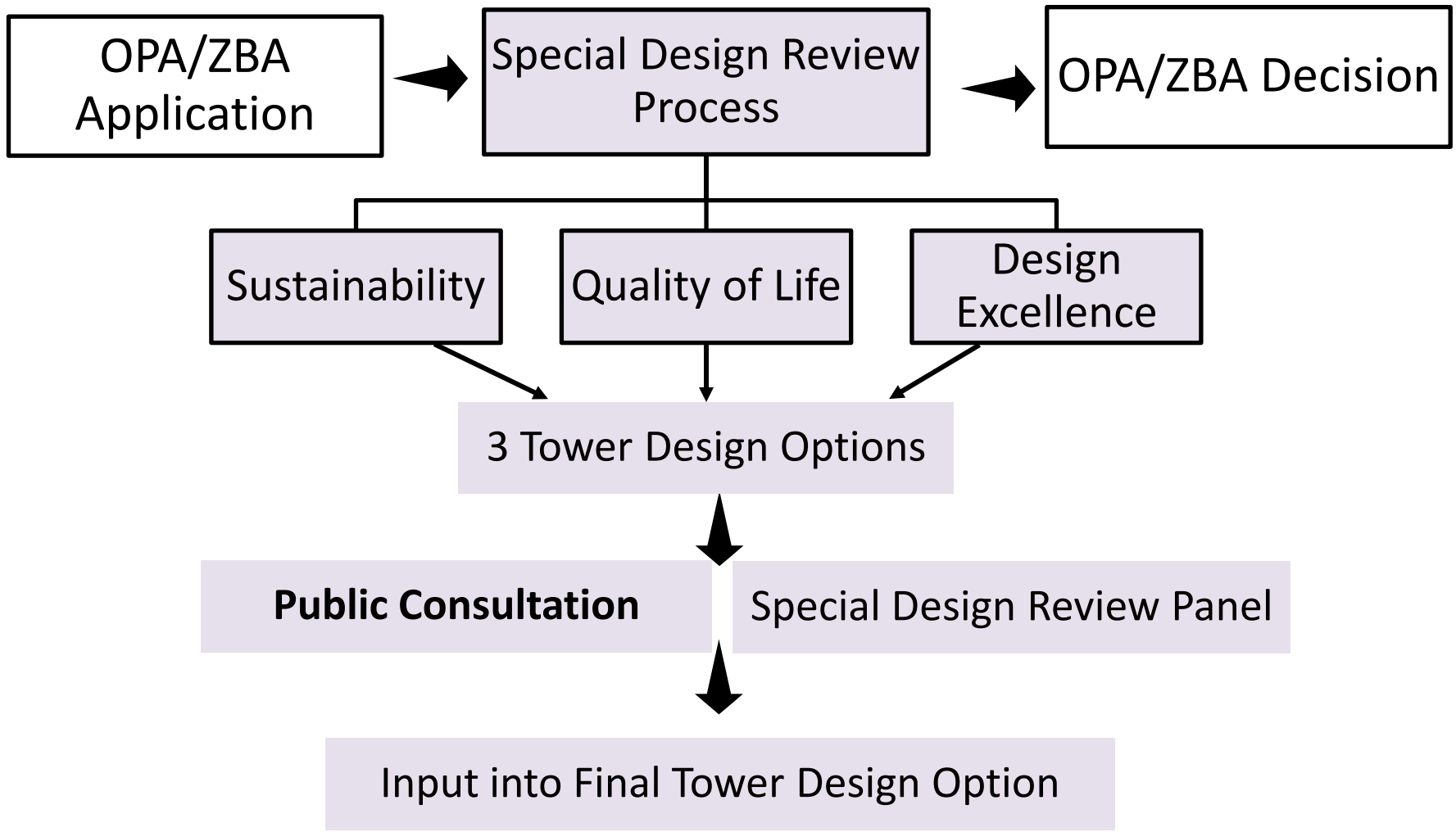
BACKGROUND – Minutes of Settlement

- 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.*

Process – Tall Building Scenario



Design Review Panel

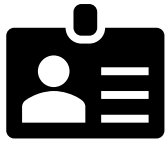
Who	10 Panel Members consisting of designers, architects, planners and sustainability experts
What / Purpose	Review 3 tower designs put forward from Waterfront Shores Partners
Where	Virtual WebEx meetings. Register to observe the meetings here: www.hamilton.ca/pier8block16
When	March 10 at 6:30 pm April 27 at 6:30pm
Why	Implementation process of the Pier 8 Block 16 Guidelines required an enhanced design and engagement process should a tall building be applied for



WAYS TO STAY INVOLVED



Further comments received following this Community Meeting and by March 24, 2022 will be included in the Community Meeting Feedback Report. email City of Hamilton, Municipal Land Development Office, westharbour@hamilton.ca.



Contact the Development Planner reviewing the file, Mark Kehler by email Mark.Kehler@Hamilton.ca or by phone at 905-546-2424, ext. 4148.



Observe Design Review Panel #1 on **March 10, 2022 at 6:30pm** and Design Review Panel #2 on **April 27, 2022 at 6:30pm**. Register by visiting www.hamilton.ca/pier8block16



Statutory Public Meeting #2 – Target of **September 2022**
Note: Statutory Public Meeting #1 occurred February 15, 2021

www.hamilton.ca/pier8block16

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PIER 8
BLOCK 16



SUBJECT PROPERTY



65 Guise Street East, Hamilton

