

An architectural rendering of a city skyline at sunset. The sky is a mix of soft orange, yellow, and light blue. In the foreground, a body of water reflects the sky. Two sailboats are visible on the water. The middle ground features several modern buildings, including a prominent, tall, cylindrical skyscraper with a grid-like facade. The background shows a dense urban landscape with various buildings and greenery.

COMMUNITY BENEFITS SUMMARY
PIER 8 - BLOCK 16
HAMILTON, ON

Prepared For:
Waterfront Shores Corporation
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18.509.04

WND ASSOCIATES LIMITED
planning & urban design

90 Eglinton Avenue East
Suite 970
Toronto, Ontario
M4P 2Y3

www.wndplan.com | +1.416.968.3511





Introduction & Executive Summary

WND Associates Limited has been retained by Waterfront Shores Corporation to assist in the development approvals process for a development project known as Block 16 within the overall Pier 8 lands in the City of Hamilton (the “Subject Site”). Pier 8 is located along the Hamilton waterfront, just north of the Burlington Street East and James Street North intersection and between the North End West and North End East neighbourhoods of the City of Hamilton.

The Proposed Development, as revised is the result of a substantive public process, which has included community meetings (virtual and in-person) as well as meetings of a specially-convened Design Review Panel to provide comments and suggestions on the proposed design. This unique process has been designed to measure and evaluate the proposal against the criteria of design excellence, sustainability, and quality of life. The feedback received through this process has resulted in iterative and collaborative revisions to the proposal, to include public access and other benefits to the broader Pier 8 neighbourhood, as described further within this Report.

Purpose

This Document has been prepared to provide a summary of the community benefits and public realm improvements associated with the proposed redevelopment of the Block 16 lands within the broader Pier 8 neighbourhood in the City of Hamilton (the “Subject Site”). The Proposed Development generally involves the establishment of a new 45-storey residential building on the Subject Site, along with planned public realm improvements and public spaces that will reinforce Pier 8 as a walkable and active community and destination within the broader City of Hamilton, and serve as a City-wide demonstration of a ‘triple-certified’ building, achieving LEED, Energy Star and WELL certifications.

The Subject Site

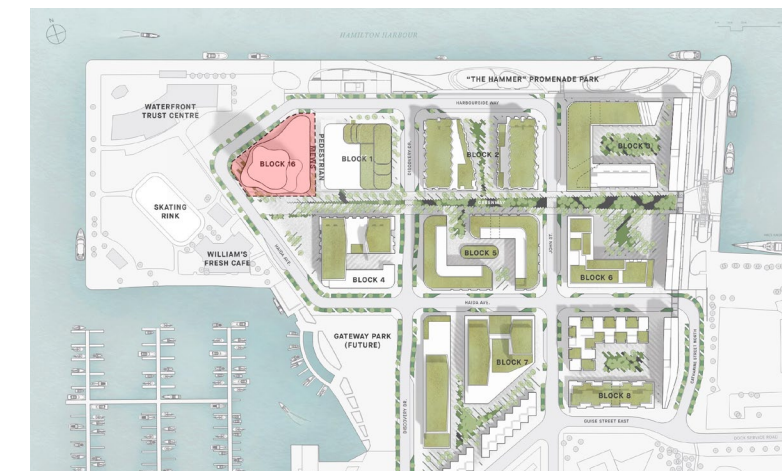
The Subject Site is generally located within the northwestern quadrant of the Pier 8 land along the Lake Ontario waterfront, as illustrated on Figure 1 below. In the context of the development plans for the overall Pier 8 revitalization, Block 16 is the only development block where a tall building is considered, consistent with the direction of the Council-adopted Urban Design Guidelines and LPAT Settlement. The remainder of the Pier 8 area is proposed to be developed with low to midrise buildings, as well as substantial public space and infrastructure.

Block 16 is irregularly shaped and will be framed with publicly-accessible space on all frontages, with a mews proposed along the eastern boundary, and “The Greenway” proposed along the southern. The proposed form of the base building and tower element creates a varying pedestrian experience along the different frontages, while creating space at the ground plane for pedestrian activity and casual social interaction.

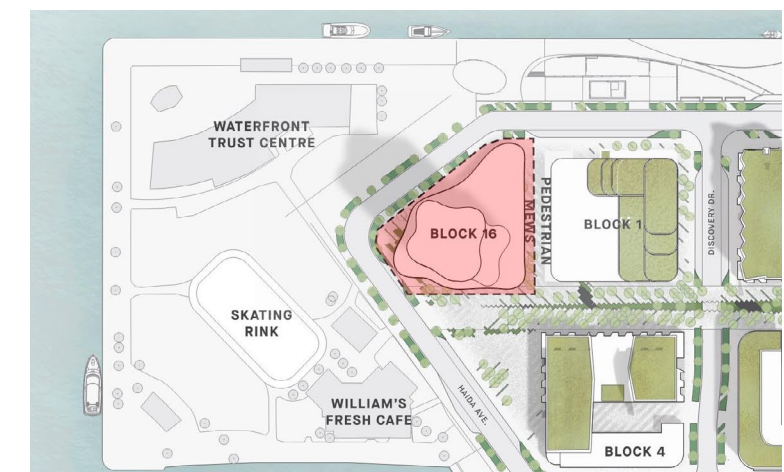
In terms of built form, the Subject Site’s prominent location along the Lake Ontario waterfront creates an impetus for a beacon-like tall building, that solidifies Pier 8’s presence on the lakefront and Hamilton’s commitment to excellent design.

A well-designed tall building in a prominent location such as the Subject Site will also serve as a wayfinding element for the broader

area, drawing residents and visitors alike to the rejuvenated waterfront. Through the review of the Proposed Development, opportunities have been identified for the building and development to provide additional benefits to the broader community, and City of Hamilton as a whole. This Report provides a summary of these benefits, as well as an analysis of such in the context of the City of Hamilton : Urban Hamilton Official Plan.



Block 16 within the broader Pier 8 context (KPMB Architects)



Detail view of Block 16 in the Pier 8 context (KPMB Architects)



Additional Family Sized Dwelling Units

The 45-storey tower will result in more family-sized dwelling units through the Pier 8 lands

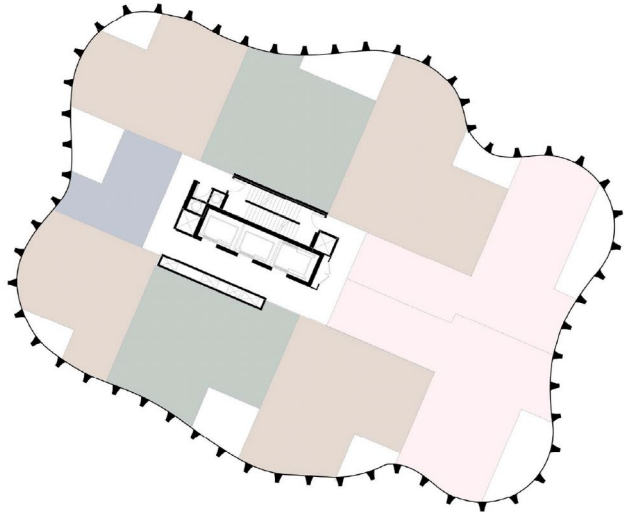
As a result of the previous Ontario Land Tribunal Settlement, and further to comments received from members of the public, a framework was established wherein the potential height of a building on Block 16 (in storeys) was related to a formulaic increase in the number of family-sized dwelling units within the Pier 8 neighbourhood.

As per the Minutes of Settlement, where 31 or more storeys are approved on Block 16, the overall Pier 8 development must increase the share of family sized units by 150 dwelling units. For the purposes of this consideration, a family sized dwelling unit is defined as have two or more bedrooms.

It should be noted that these 150 additional family sized dwelling units are in addition to the 15% already required within the Pier 8 Zoning By-law for the overall Pier 8 project.

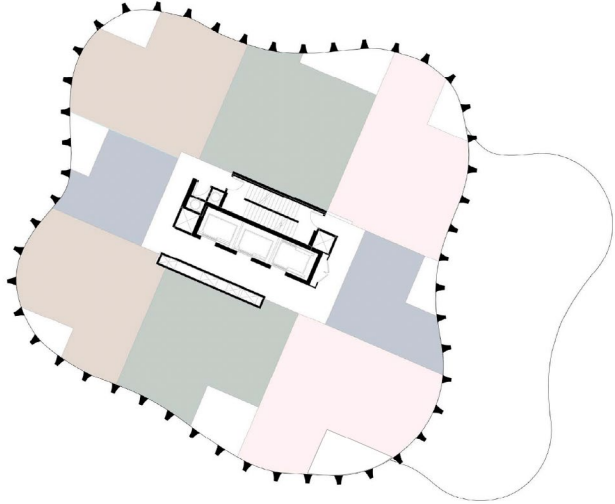
The larger family sized units will also be located closer to grade, where convenient access to the outdoors is provided for children. Block 16 is well sited with respect to playground infrastructure as well, with the recently completed Waterfront Promenade located nearby, facilitating safe and convenient access from the building.

These larger units will provide more opportunities for families and those with children to call Pier 8 home, and contribute to activating the substantial public space areas along the Waterfront.



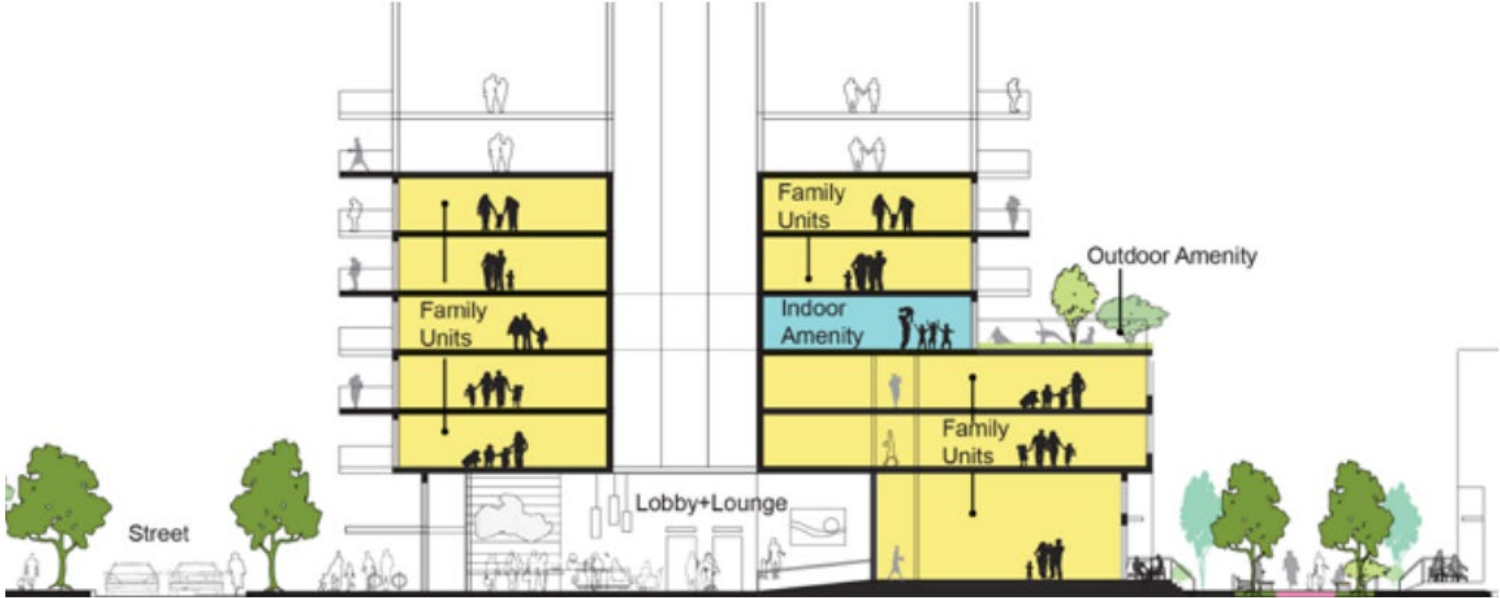
Floors 4-30
850 sq. meters

- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 3 Bedroom



Floors 31-45
650 sq. meters

Typical Tower Floorplans (KPMB Architects)



Conceptual family-sized unit distribution within the Block 16 Urban Design Guidelines (City of Hamilton)



Redistribution of Residential Density Away from Existing Neighbourhoods

Locating a tower on Block 16 will 'pull' density away from existing neighbourhoods

As per the overall Zoning By-law for Pier 8, resulting from the OLT Settlement, the overall quantum of dwelling units permitted within the Pier 8 neighbourhood is 1,645.

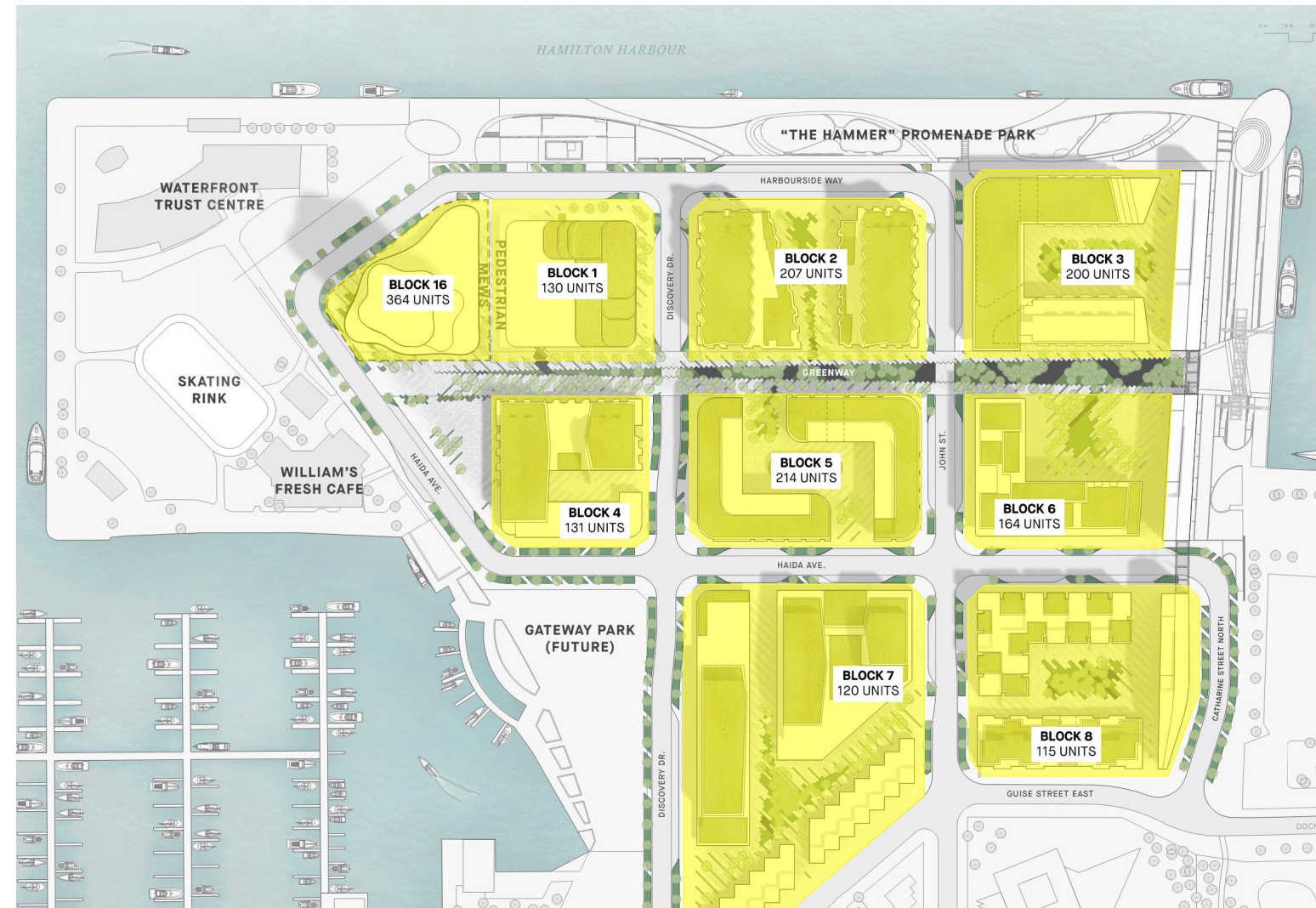
As a result of the fixed number of permitted dwelling units on the Pier 8 lands, accommodating a tall building on the Block 16 lands will necessitate a lowering of building heights elsewhere within the community. The logical location for these lower building heights is along Guide Street, where the Pier 8 neighbourhood interfaces with existing residential buildings on the south side of Guide Street.

Accordingly, the 45-storey building will "pull" density farther away from the existing residential areas, and result in a more gradual transition between existing and new communities.

This will result in a lower built form along Guide Street, which will contribute to a lower street-wall along the south side of Guide Street, that reinforces the existing scale along the south side of Guide Street. It will also provide greater sky-view for existing residents, which was a consideration raised by residents through the consultation process including through the Setting Sail Secondary Plan process.



View facing north from Guide Street, across Block 7 (foreground) (KPMB Architects)



Approximate overall dwelling unit distribution within the Pier 8 lands (KPMB Architects)

Diagrammatic representation of the effect on other building heights by locating the proposed 45-storey building on the Block 16 lands



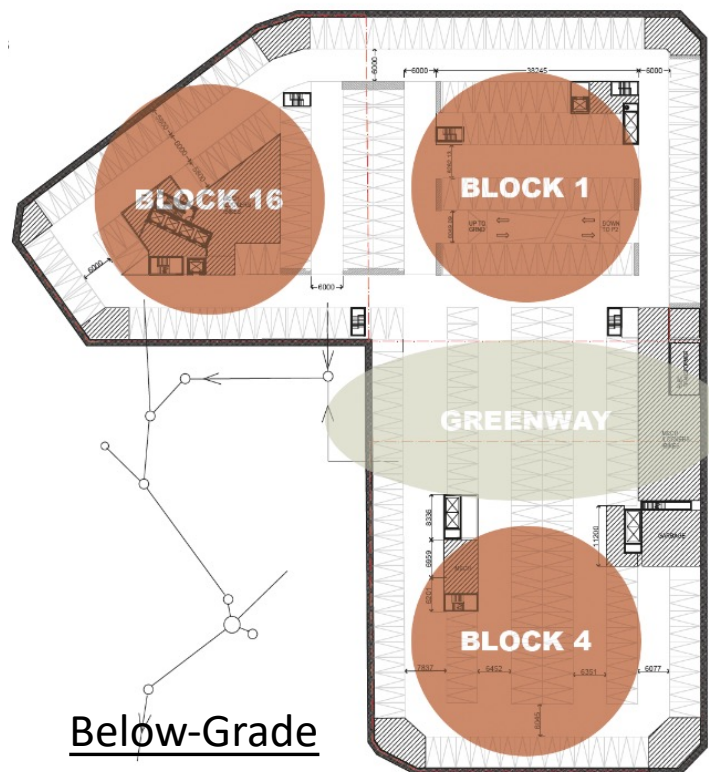
Consolidated Below-Grade Vehicular Access & Public Parking

Moving vehicle circulation below ground to improve traffic flow and safety

As part of the Proposed Development, below-grade parking access to Blocks 1, 4 and 16 will be consolidated, reducing the number of below-grade access locations from three to one. This below grade consolidation and circulation is achievable through the use of the below-grade portions of the Greenway, which will shift vehicular circulation from the public realm to the below-grade garage areas.

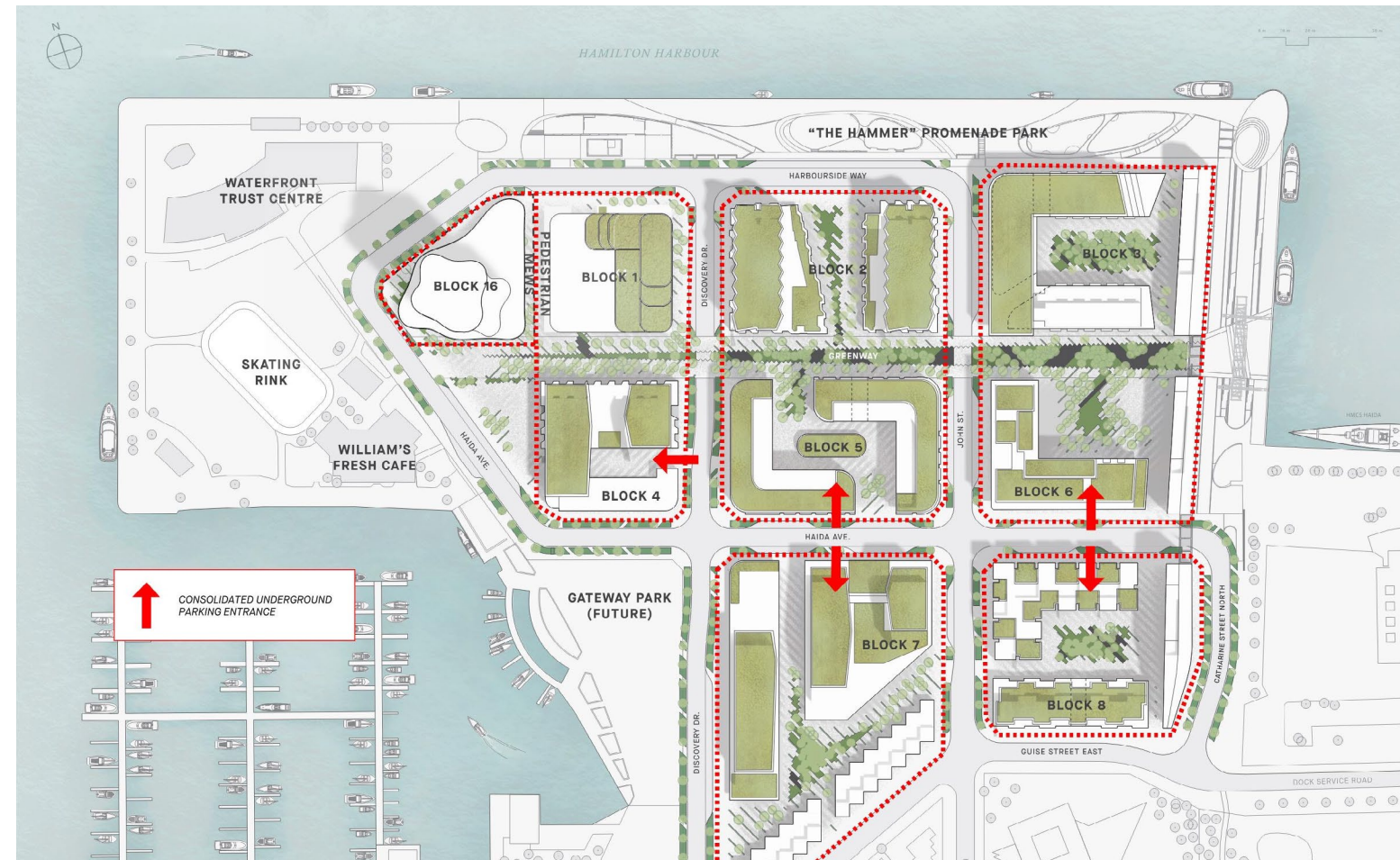
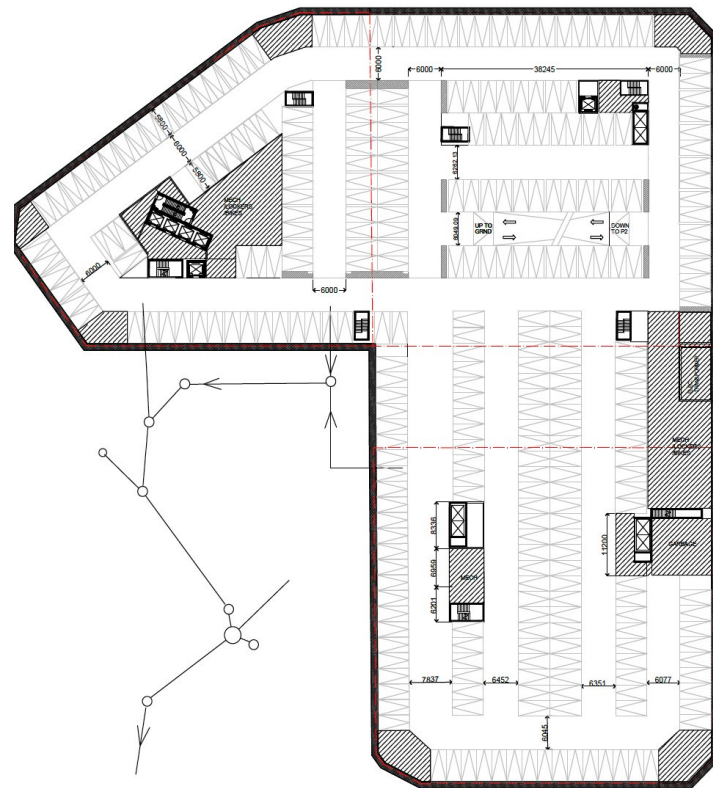
This move will help reduce potential vehicle and pedestrian conflicts within the neighbourhood, and allow for the co-location of garage entrance ramps to direct traffic away from pedestrian areas. This will enhance pedestrian safety within the broader Pier 8 neighbourhood, as well as remove traffic along the promenade park area, where concerns were raised by both City Staff and members of the public regarding pedestrian safety, particularly for children. The proposed solution of below-grade circulation is directly responsive to these considerations.

Consolidated parking also provides an opportunity for approximately 300 public parking spaces to be accommodated, should the City of Hamilton wish to pursue such.

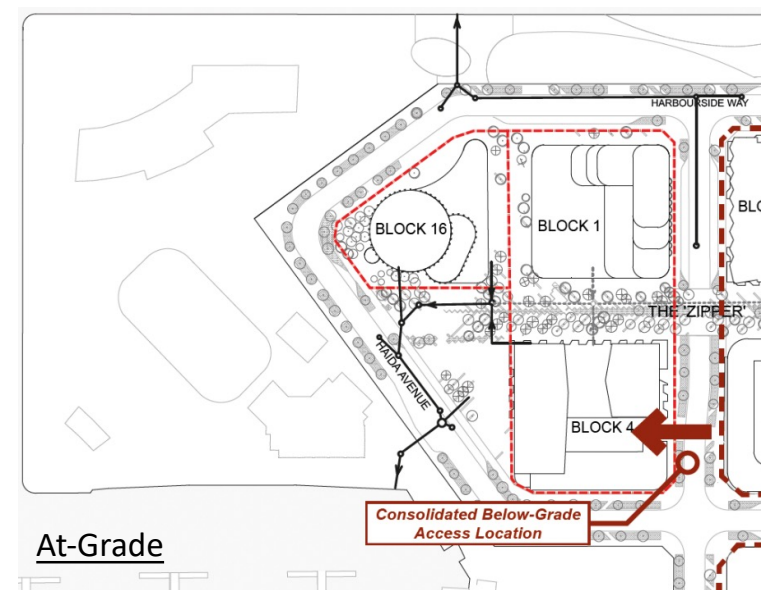


Below-Grade

Consolidated below-grade parking area beneath Blocks 1, 4 and 16 as well as the Greenway (KPMB Architects/WND Associates)



Proposed consolidated below-grade access locations for the broader Pier 8 lands (KPMB Architects)



At-Grade

Blocks 1, 4 and 16 showing the location of the proposed below-grade parking entrance (KPMB Architects/WND Associates)



Haida Avenue Shared Pedestrian Street

Putting pedestrians first along Haida Avenue to enhance safety and community

Also known as a “woonerf”, shared-streets put pedestrians and active-transportation methods first, creating a safe and programmable space for residents and visitors to Pier 8 and the Discovery Centre.

The reduction or elimination in vehicle access needs to the Block presents an opportunity to reimagine the public realm adjacent to Block 16 and in front of the Discovery Centre building as a new ‘shared street’, where the primary focus is on pedestrian activity and active transportation, as opposed to vehicle traffic.

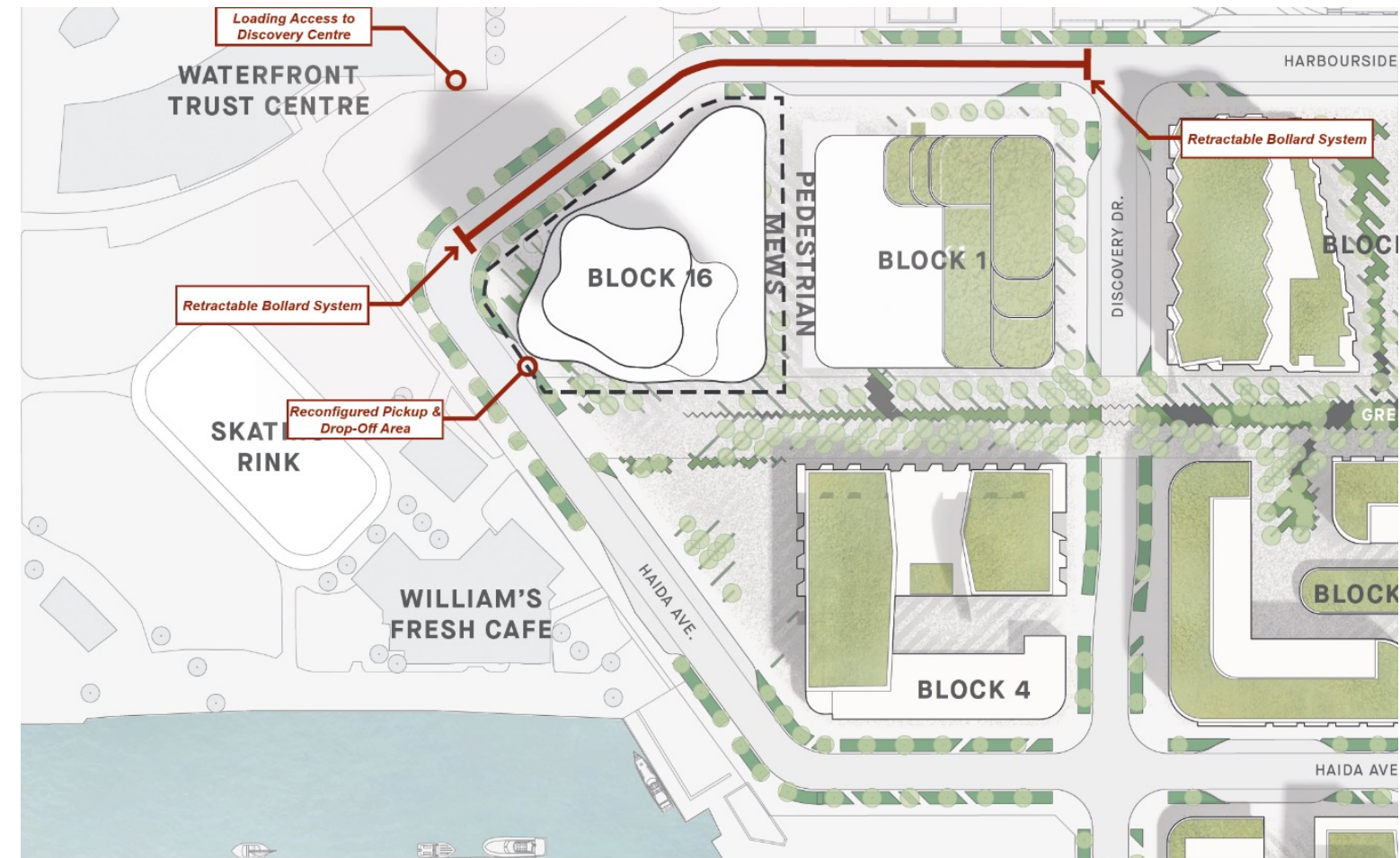
The ‘reimagining’ of this portion of Haida Avenue will serve as a city-wide demonstrative example of putting pedestrians and the public realm first, and provide a space that can be actively programmed or used for passive recreation.

In order to facilitate emergency or incidental access to Block 16, a retractable bollard system is proposed which can be controlled remotely to raise or lower. Specifics as to the operation of the bollard system will be further developed and secured through the Site Plan Review process and in consultation with City Staff.

With respect to transit accessibility, the development team has worked with City Staff and HSR to ensure appropriate service levels and accessibility is maintained for Pier 8. The proposed shared street can be accommodated, and comfortable pedestrian access can be maintained by revising the transit route alignment along Discovery Drive in consultation with City and Agency staff.



Example of a ‘woonerf’ or shared-street in the Netherlands, with spaces for active transportation and pedestrians, as well as limited vehicle access



Proposed Haida Avenue shared-street extending from Discovery Drive to the Waterfront Trust Centre (KPMB Architects)

The City of Hamilton Open Streets program can be leveraged to provide programming opportunities for the new shared-street (City of Hamilton)



Community Space & Activation

Expanded opportunities for public art and programming

The Proposed Development will provide expanded opportunities for public art in conjunction with the broader Pier 8 lands. It will serve as beacon and destination point to draw residents and visitors from across the City, with public design elements creating intrigue and leading you through the site.

At the ground plane, the unique shape of the tower base element undulates along each frontage, creating areas for activation through interactive sculpture or native landscape designs.

Along the shared-street and Greenway, non-residential spaces have been included which will provide opportunities for activating uses which may include cafe's, patios and restaurant spaces.

As part of the overall Pier 8 development and in consultation with City and Agency Staff, Waterfront Shores has initiated discussions with the Hamilton Public Library to provide approximately 1,200 square feet of area within its leased

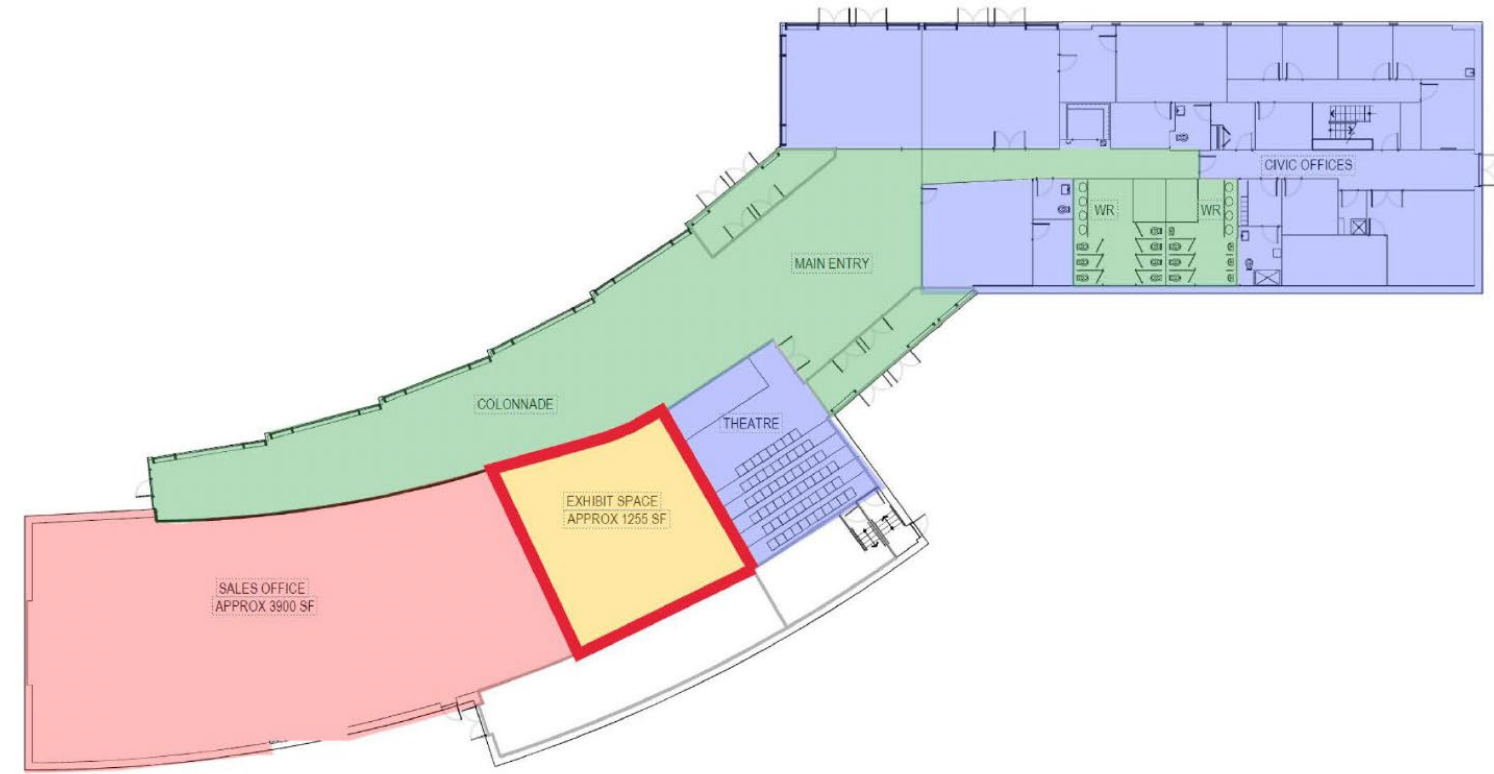
space of the Discovery Centre to provide an area for programming and exhibitions.



Tugboat park showcasing design elements rooted in the history of the waterfront (City of Hamilton)



Copps Pier Park along the Pier 8 Waterfront Promenade (WND Associates)



Proposed area of the Discovery Centre for use by the Hamilton Public Library (Waterfront Shores)



Public Lookout Terrace & Pedestrian Activation

A new perspective on the Hamilton Waterfront

The proposed 45-storey tower on Block 16 will build upon and enhance the substantial public realm of Pier 8 and the broader waterfront area, providing a new way to experience the Hamilton Waterfront. The publicly-accessible lookout terrace is proposed to have an area of 219 square metres or approximately 2,360 square feet, providing ample space for groups or individuals.

Inclusion of the lookout terrace element directly responds to feedback the project team has received throughout the Block 16 Official Plan and Zoning By-law Amendment process. During public meetings, residents and commentators expressed support for a publicly-accessible component of the proposed building, particularly from an elevated position so as to provide an equitable viewing experience for the general public. This consideration was echoed by the Hamilton Design Review Panel, who encouraged the design team to incorporate a publicly-accessible area. Residents also requested the inclusion of non-residential areas, to active and support the Greenway.

A feature staircase will lead residents and visitors alike from the Haida Avenue shared-street plaza to an elevated terrace area atop the podium element of the proposed building. The staircase access will be buttressed with a dedicated elevator from the Haida Avenue shared-street plaza.

Sitting atop the podium element, the terrace will provide a unique and interesting perspective of the waterfront area, as well as serve as a meeting and wayfinding place for those enjoying the Pier 8 promenade.

The lookout terrace will be separated from the private amenity portions of the podium room by way of a landscape screen, creating a soft transition between, and defining the public and private spaces.

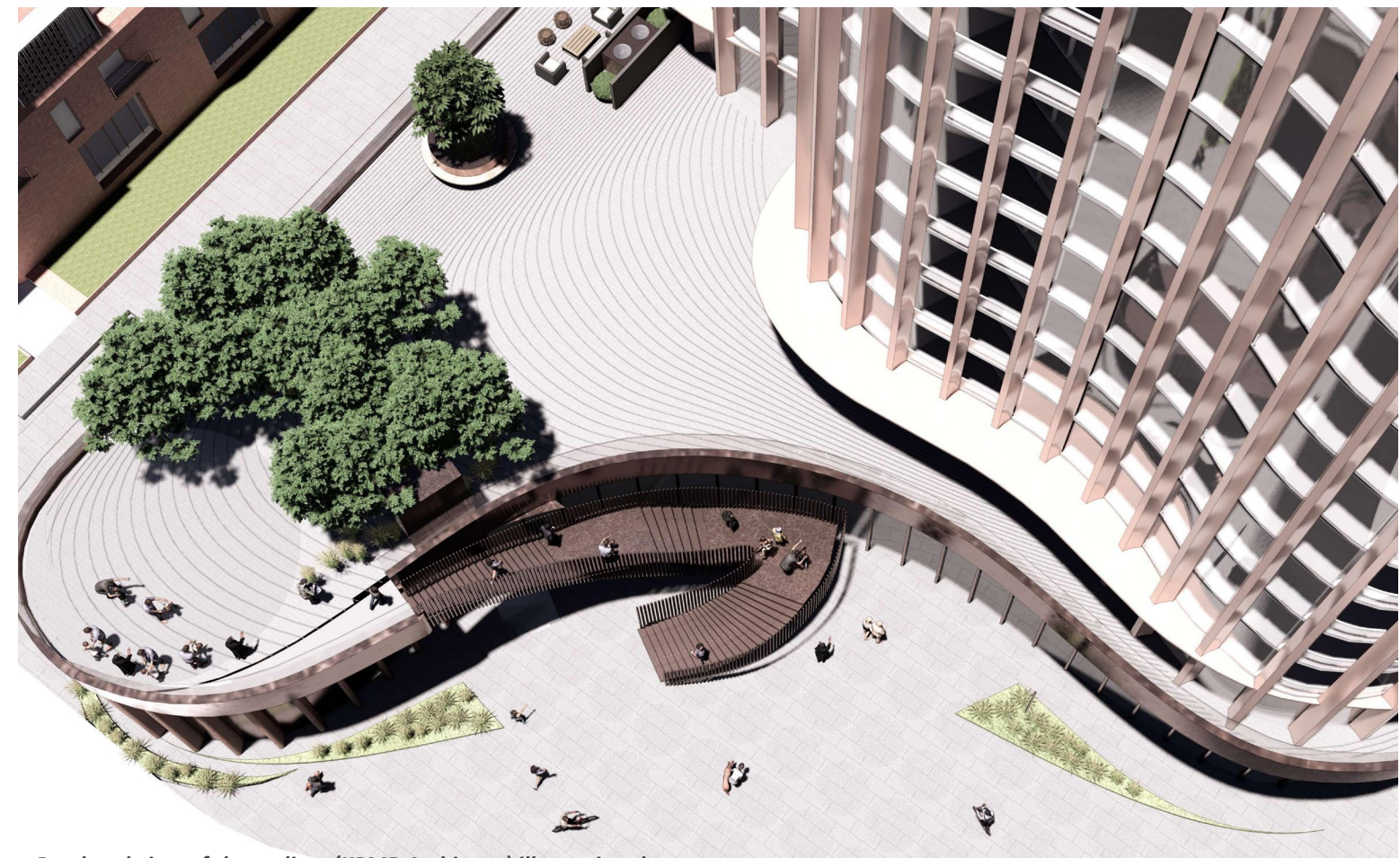
Two grade-related non-residential spaces are proposed, which will activate the Greenway and shared-street areas. These spaces are proposed to accommodate uses such as cafes and restaurants which will support activity and passive surveillance along the public realm.



Ground Floor Plan (KPMB Architects) illustrating the interface between the feature staircase and non-residential spaces at-grade



Podium Roof Plan (KPMB Architects) illustrating the location of the lookout terrace and landscape buffer



Rendered view of the podium (KPMB Architects) illustrating the location of the lookout terrace and landscape buffer

View facing south towards the proposed building and lookout terrace access staircase (KPMB Architects)



Building Sustainability & Quality of Life for Residents & Visitors

Setting a new bar for sustainability and quality of life in the City of Hamilton

The proposed building on Block 16 will serve as a demonstrative example of the City of Hamilton's commitment to sustainability and quality of life for its residents and visitors. It will provide a region-wide example of a "triple-certified" building, achieving LEED Certification, Energy Star Certification, and WELL Certification.

Energy Efficiency & Carbon Emissions

The building will achieve a 30-40% reduction in overall energy efficiency when compared to a typical high-rise building, as well as 70% lower greenhouse gas emissions during building operations. With respect to vehicle and active transportation infrastructure, the proposed building will provide for electric vehicle infrastructure, with electric bike parking provided as well.

Air Quality & Thermal Comfort

All dwelling units will have access to operable windows, and be served with a hybrid geothermal heating and cooling system. The building will provide a moderate glazing ratio of approximately 60%, which will help to minimize heat loss and improve energy efficiency. Considerations such as weather protection along the public realm (wind and rain) as well as shade protection for the building will help create a comfortable microclimate for residents and visitors alike.

Water Quality & Efficiency

The building has been designed to provide for a 40% reduction in water use, as well as utilizing rainwater collection for on-site irrigation of landscaping. The provided HVAC system will also be designed to be mold resistant, and all suites will be designed with moisture resistant finished.

Resilience, Heath & Wellbeing

Residents will have access to a communal garden facility, which will encourage interest in local food production and methods, particularly for children. Within the building, all fixtures will be designed for hands-free operation in shared spaces, with dimmable and automated lighting to reduce energy usage. With respect to building amenities, there

will be a focus on restorative spaces, where residents can connect with nature and have access to natural light.

Overall, the building has been designed to meet the expected climate challenges of 2050 and will include backup power facilities for key building systems and refuge areas. It will provide residents with an enhanced quality of life, and reinforce a commitment to sustainable building design for the City of Hamilton as a whole.



Energy Efficiency & Low Carbon

| | | | | |
|-----------------------------------|------------------------------|---------------------------|-----------------------------|-------------------|
| 1 30-40% MORE ENERGY EFFICIENT | 2 70% LESS CARBON EMITTED | 3 LOW CARBON MATERIALS | 4 ENERGY STAR APPLIANCES | 5 LED LIGHTING |
|-----------------------------------|------------------------------|---------------------------|-----------------------------|-------------------|

Air Quality & Thermal Comfort

| | | | | |
|--------------------------|------------------------------|-----------------------------|--------------------------|-------------------------|
| 6 HEALTHIER MATERIALS | 7 ENHANCED AIR FILTRATION | 8 TEMPERATURE MONITORING | 9 MOLD RESISTANT HVAC | 10 STRATEGIC SHADING |
|--------------------------|------------------------------|-----------------------------|--------------------------|-------------------------|

Water Quality & Efficiency

| | | | | |
|------------------------------|----------------------------------|------------------------------------|--------------------------------------|-----------------------------|
| 11 ENHANCED WATER QUALITY | 12 40% REDUCTION IN WATER USE | 13 MOISTURE RESISTANT MATERIALS | 14 100% RAIN-WATER FOR IRRIGATION | 15 48-HOUR BACK-UP POWER |
|------------------------------|----------------------------------|------------------------------------|--------------------------------------|-----------------------------|

Resilience, Health, and Wellness

| | | | | |
|--|----------------------------|---------------------------------|---|--------------------------------|
| 16 DESIGNED TO POTENTIAL 2050 CLIMATE | 17 CONNECTION TO NATURE | 18 DAYLIGHT & DIMMABLE LIGHT | 19 SPACES FOR MOVEMENT & RESOTRATION | 20 COMMUNAL GARDENING SPACE |
|--|----------------------------|---------------------------------|---|--------------------------------|



Conclusion & Summary

The Proposed Development on Block 16 represents an exceptional and demonstrative opportunity for the City of Hamilton and residents

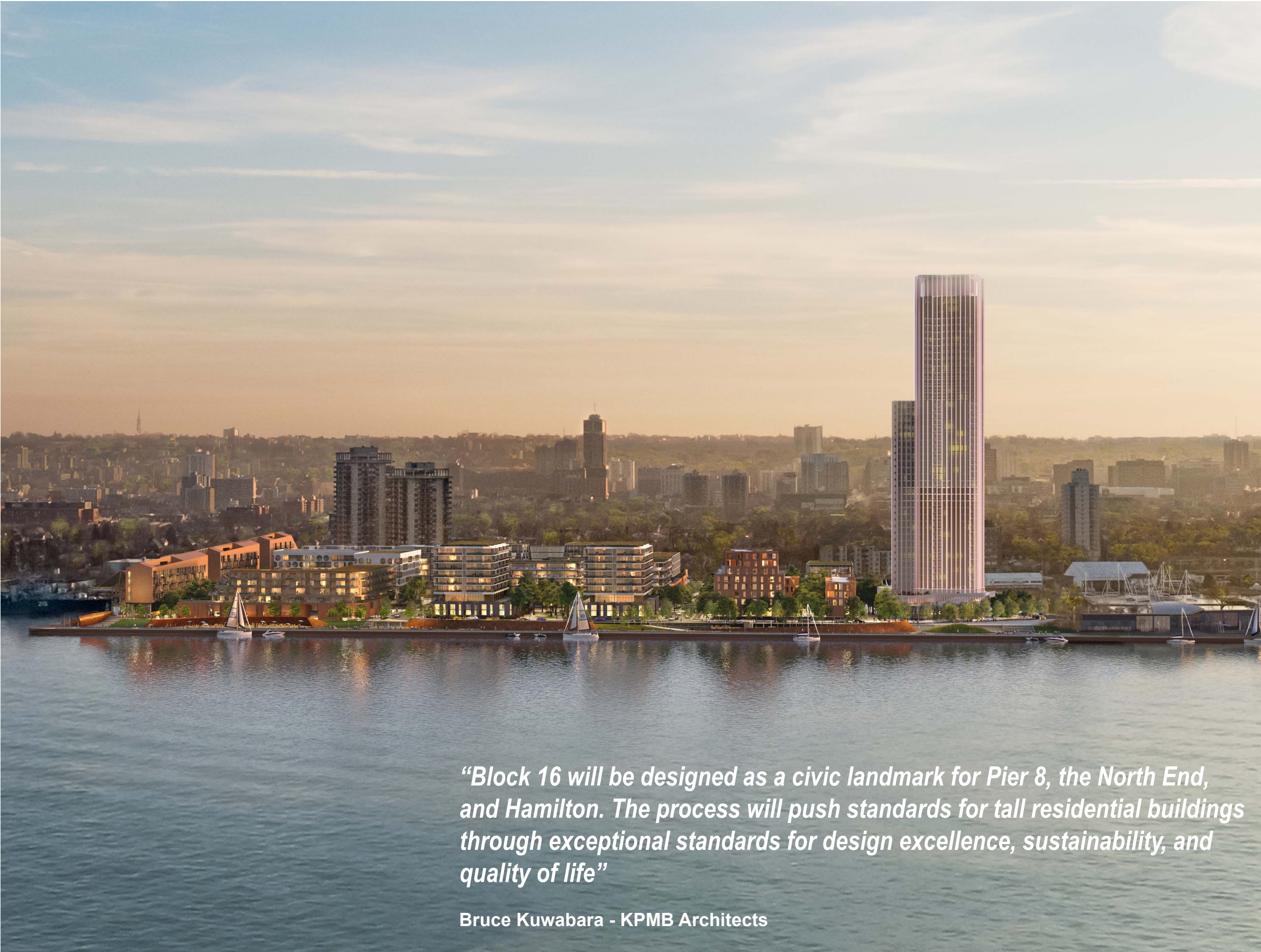
The Proposed Development on Block 16 will contribute to and enhance the broader Pier 8 complete community and the City of Hamilton as a whole. It will serve as a beacon and demonstration project of exceptional design and building sustainability, and provide residents and visitors with benefits beyond a 'typical' scenario and an exceptional quality of life.

Through the consolidation of development Blocks, it will result in reduced vehicle circulation along the new Promenade Park, as well as create a new flexible shared-street pedestrian plaza for events and activities. This space reduces the potential for pedestrian-vehicle conflicts, and introduces a new typology of public space to the City of Hamilton.

It will provide the public with a new perspective on the Hamilton Waterfront, and create an additional attraction to draw visitors from across the City. The new public lookout terrace will provide an accessibility opportunity for everyone to share in the view's offered from a tall building, and is located at the promontory of the podium element. This location provides the best view from the podium terrace to the public, pulling the private amenity space in-behind and separated with lush landscaping.

Locating the taller 45-storey building on Block 16 will also result in a greater proportion of family-sized dwelling units throughout the Pier 8 lands, contributing to neighborhood vibrancy by providing more opportunities for families with children.

Overall, the Proposed Development will contribute to the vibrant urban waterfront neighbourhood, and expand the range of public realm options available to residents and visitors alike, and will serve as a well designed beacon, emblematic of the revitalization and reclamation of Hamilton's waterfront as class-leading public space.



“Block 16 will be designed as a civic landmark for Pier 8, the North End, and Hamilton. The process will push standards for tall residential buildings through exceptional standards for design excellence, sustainability, and quality of life”

Bruce Kuwabara - KPMB Architects

