Hamilton Pier 7&8
Draft Urban Design Plan
Public Open House

October 29, 2015
Urban Design Study Overview

To recommend the preferred community character and structure for the redevelopment of Pier 8 and its relationship with Pier 7

- Phase One - background research and analysis
- Phase Two - urban design guidelines to support a preferred development concept and guide future development
- Phase Three - final report that summarizes the recommendations and implementation plan
Urban Design Study Overview

To recommend the preferred community character and structure for the redevelopment of Pier 8 and its relationship with Pier 7.
Policy Structure Guidance

- **Building Heights**: 3-8 Storeys
- **Open Spaces**: Existing and continuous along the shoreline – approximately 30 metres wide
- **Road and Trails**: Recommends future and existing road and trail connections
- **Setting Sail Guiding Principles**:
  1. Promote a healthy harbour;
  2. Strengthen existing neighbourhoods;
  3. Provide safe, continuous public access along the water’s edge;
  4. Create a diverse, balanced and animated waterfront;
  5. Enhance physical and visual connections;
  6. Promote a balanced transportation network;
  7. Celebrate the City’s heritage; and,
  8. Promote excellence in design.
KEY UDG CONSIDERATIONS FOR PIERS 7 & 8

• The structure of the community and how it relates to the surrounding area
• The character, massing and orientation of new buildings
• The design of future open spaces and streets
• How buildings, streets and open spaces relate to each other
• Design for parking above the high water line to ensure development feasibility
• The presence of the Harbour, the views from the Piers and the character of the shoreline
Key Area Design Principles

The redevelopment of Piers 7&8 should have:

• A mix of uses to support a diverse and vibrant community
• Complete streets designed for walking, running, riding and driving
• A defined public realm framework that allows for development flexibility
• A variety of public spaces for active and passive recreation on the waterfront
• An architectural style that is varied, contemporary and compatible with the existing neighbourhood
• Preserved marine / industrial elements to acknowledge the area’s history
Private Realm: Character
Private Realm: Sustainability
Private Realm: Façade Design
Private Realm: Parking
Private Realm Guidelines: Materials
DESIGN PLAN: Urban Structure

[Diagram showing a plan of a urban area divided into blocks labeled A to K, with streets labeled A1, A2, B, C, D, E, and public spaces highlighted in green, road and circulation networks in blue, and development blocks in yellow.]

- Public Spaces
- Road and Circulation Networks
- Development Blocks (residential, mixed use and institutional)
* Heights are as per the West Harbour Waterfront Recreation Master Plan and the Council approved Official Plan Amendment 233 (Waterfront Commercial land use designation), which is under appeal at the OMB.
DESIGN PLAN: Public Realm Character
PLAN 1: GREENWAY COMMUNITY
PLAN 1: GREENWAY COMMUNITY

Design Plan Statistics:

- Total GFA: 124,000
- Commercial GFA: 6,926
- Institutional GFA: 4,482
- Residential GFA: 112,592
- Total Potential Units (86 sqm to 110 sqm): 1000 - 1200

- Total Parking Spaces: 1656
- On-Street Parking Spaces: 50
- % Private Development: 40.3%
- % Street Network: 20%
- % Open Space: 39.7%
PLAN 1: GREENWAY COMMUNITY
PLAN 1: GREENWAY COMMUNITY

Existing Park and Amenities Retained

Future Institutional with Parking Garage

New Residential Blocks with parking located in Central Parking Garage

Heritage Building adapted for cultural and community uses

Continuous public waterfront edge framed by new development

New residential blocks with integrated parking and central semi-private courtyards

Central Parking Garage wrapped with residential and community uses

Continuous public waterfront edge

Future Park

New Retail facing Street A

Low-rise form facing existing neighbourhood with optional rear lane for access

Reconfigure road access, parking and turnaround
PLAN 1: GREENWAY COMMUNITY

BLOCK AND LAYOUT VARIATIONS

BLOCKS A / B VARIATIONS

Street E is extended to the west connecting to Street C.

This connection frames the Linear Waterfront Park.

Variation also shows residential buildings on Block A in the place of Institutional.

BLOCKS D / H VARIATIONS

This option preserves a larger portion of the existing marine warehouses and creates a surrounding network of open spaces that connects directly to the Linear Waterfront Park.
STREET CHARACTER: A1
STREET CHARACTER: A2, B and C
STREET CHARACTER: D
STREET CHARACTER: E
SUMMARY: GREENWAY COMMUNITY
PLAN 2: RAISED GARDENS

Design Plan Statistics:

Total GFA: 111,726
Commercial GFA: 7,523
Institutional GFA: 4,482
Residential GFA: 99,721
Total Potential Units (86 sqm - 110 sqm): 900-1100

Total Parking Spaces: 1680
On-Street Parking Spaces: 90
% Private Development: 40.6%
% Street Network: 23.6%
% Open Space: 35.8%
PLAN 2: RAISED GARDENS
PLAN 2: RAISED GARDENS

- Continuous public waterfront edge framed by new development
- Existing Park and Amenities Retained
- Future Institutional with Parking Garage
- New Residential Blocks with integrated parking tucked into the artificial change in grade
- New Retail facing new public open space
- Heritage Building adapted for cultural and community uses
- New residential blocks with integrated parking located below the new grade
- Future Park
- Reconfigure road access, parking and turnaround
- Low-rise form facing existing neighbourhood with optional rear lane for access
PLAN 2: RAISED GARDENS

BLOCK AND LAYOUT VARIATIONS

BLOCKS I / J VARIATIONS

A rear-lane behind the residential units facing Guise Street provides rear access for parking and servicing.

BLOCKS D / H VARIATIONS

This option preserves a larger portion of the existing marine warehouses and creates a surrounding network of open spaces that connects directly to the Linear Waterfront Park.
STREET CHARACTER: A1
STREET CHARACTER: A2 and C
STREET CHARACTER: B
STREET CHARACTER: D
STREET CHARACTER: E
SUMMARY: RAISED GARDENS
Feedback

- Review open house material at Stations
- Station #1 - Background and Guiding Principles
- Station #2 - Character
- Station #3 - Options

- Provide feedback on comment sheets available at each stations or directly on the boards with a post-it note
Next Steps

- Finalize UDG Contents and Structure
- Finalize UDG Document
- Present to Council Early 2015