Pier 8, Block 16 Opportunity Study

May 21, 2020
Site Location

PIER 8 BLOCK 16 SITE
Background

• Implementation of an LPAT settlement decision (PL170742):

  • Staff to bring forward for Council’s consideration an amendment to the Setting Sail Secondary Plan (OPA) and an implementing Zoning By-law amendment that will re-designate the institutional block (Block 16) to permit residential or mixed-use in a mid-rise or high-rise form.

  • The City agrees to consider the OPA/ZBA for Block 16 at Planning Committee and Council within 12 months of full execution of the minutes of settlement (timeline may be extended).
Minutes of Settlement Key Considerations

• No change to the maximum number of residential units permitted on Pier 8, being 1,645

• Family unit* requirements / building height
  • Where there is no change, zero additional family units
  • +4 storeys = 25 additional family units
  • +5 – 11 storeys = 50 additional family units
  • +12 – 19 storeys = 75 additional family units
  • +20 – 30 storeys = 100 additional family units
  • 31+ storeys = 150 additional family units

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

PHASE 1
Pier 8, Block 16 Opportunity Study

PROJECT LAUNCH
BUILT FORM ANALYSIS
URBAN DESIGN GUIDELINE DEVELOPMENT
DESIGN REVIEW PANEL
PLANNING COMMITTEE / COUNCIL

PHASE 2
Official Plan Amendment & Zoning Bylaw Amendment

APPLICATION SUBMISSION AND NOTICE OF COMPLETE APPLICATION
APPLICATION REVIEW
DESIGN REVIEW PANEL
PLANNING COMMITTEE / COUNCIL

PUBLIC CONSULTATION THROUGHOUT
Phase 1 - Scope of Work – Pier 8 Block 16 Opportunity Study

The process will test and establish appropriate maximum building heights and develop associated urban design guidelines for Block 16.

- Evaluate Block 16 as an opportunity site for a change in land use designation
- Evaluate Block 16 as an opportunity site for increased height
- Develop urban design guidelines and update the Pier 7 + 8 Urban Design Study (2016) to reflect the outcome of the above evaluations for Council adoption

Community Consultation Throughout
Phase 2 - Pier 8 Block 16 OPA/ZBA

An OPA/ZBA will be brought forward, for Council’s consideration, based on the urban design guidelines and recommendations of the Phase 1 – Pier 8 Block 16 Opportunity Study.
For More Information

Pier 8 Block 16 Opportunity Study
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