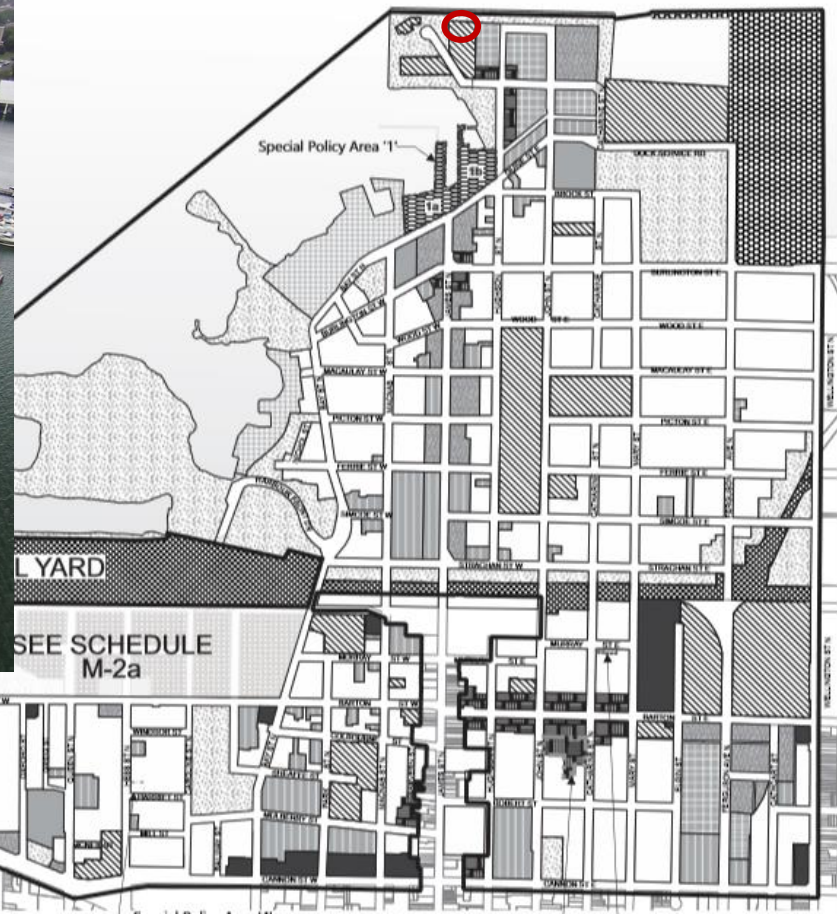




# Pier 8, Block 16 Opportunity Study

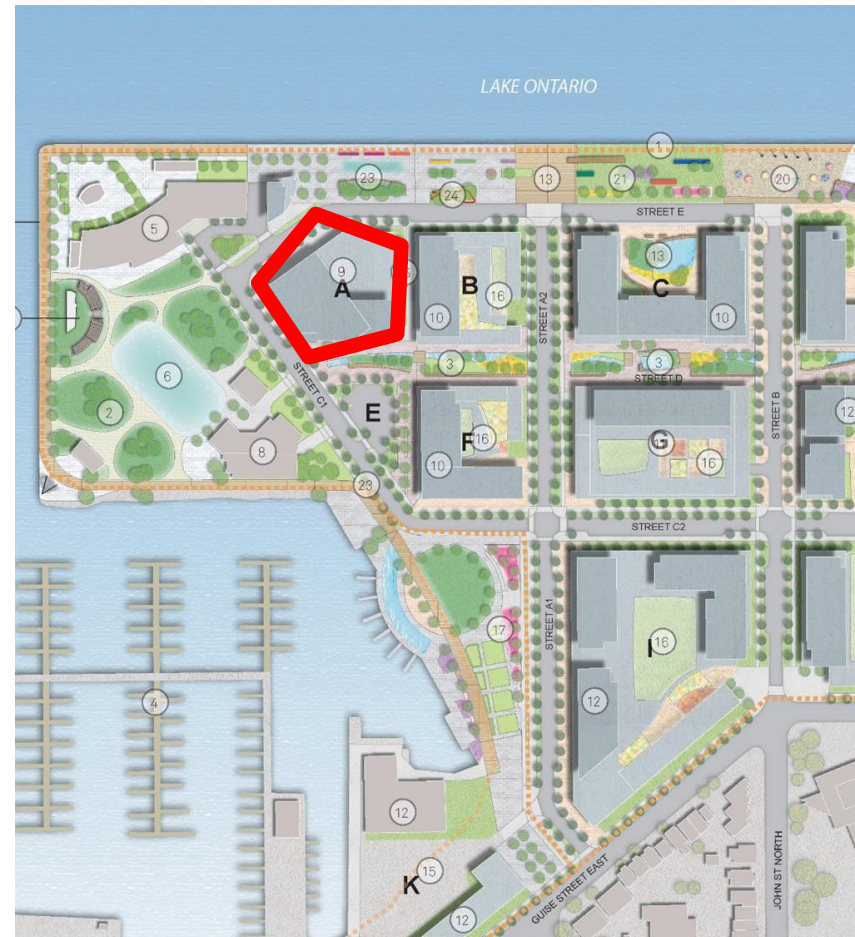
May 21, 2020

# Site Location



# 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).



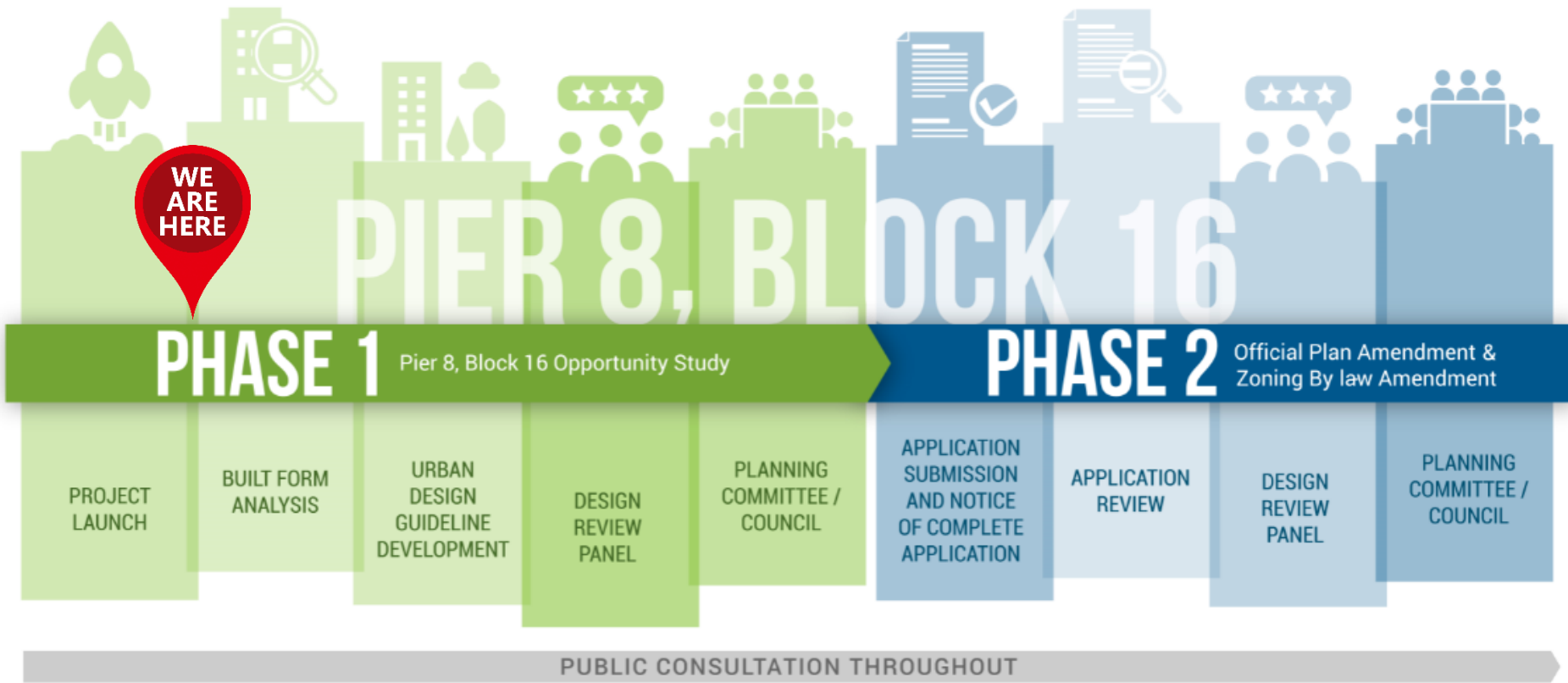
# Minutes of Settlement Key Considerations

- 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

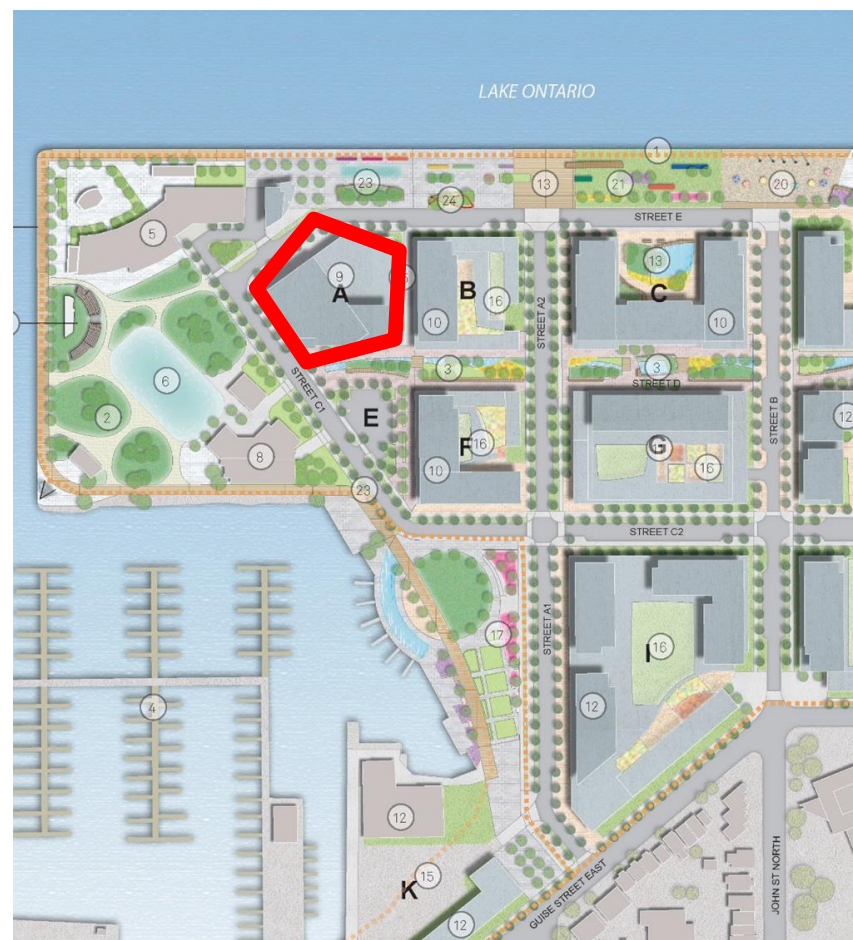


# Phase 1 - Scope of Work – Pier 8 Block 16 Opportunity Study

## Community Consultation Throughout

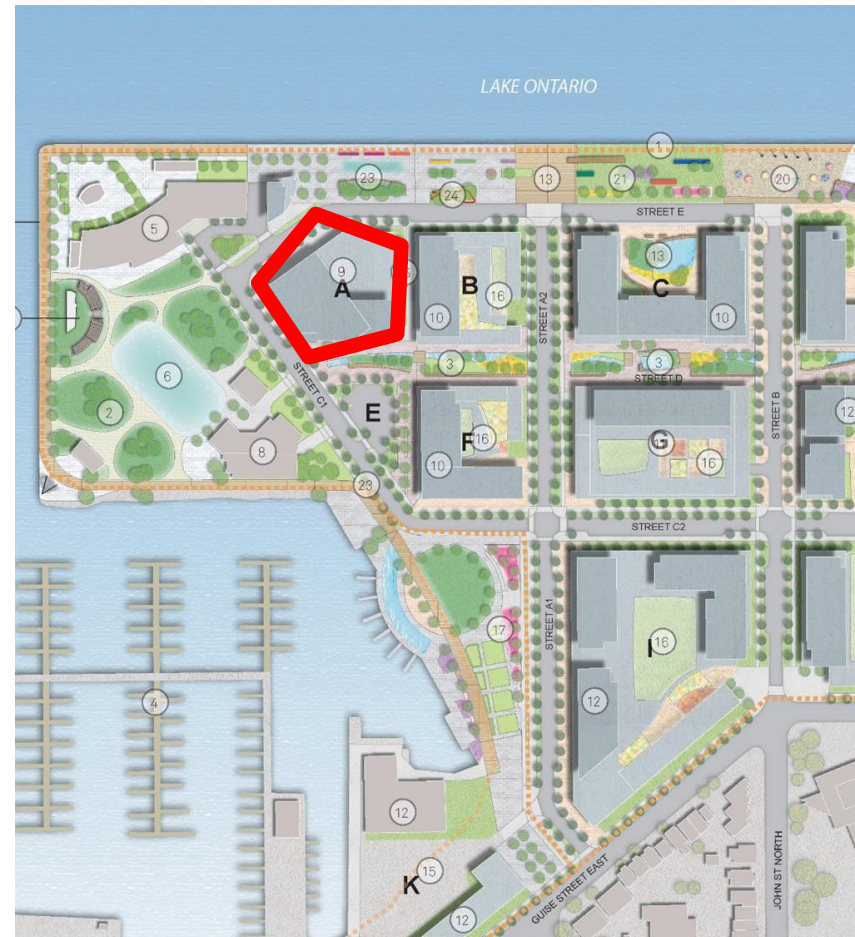
The process will test and establish appropriate maximum building heights and develop associated urban design guidelines for Block 16.

- 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



# 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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## **Waterfront Redevelopment – West Harbour**

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