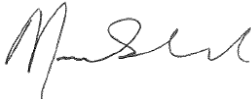




# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	November 30, 2021
<b>SUBJECT:</b>	City-Initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Applications for a 45-storey Tall Building Located on Pier 8 Block 16, West Harbour (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

The purpose of this Communications Update is to inform Council that, in accordance with Report PED21018 entitled “Pier 8 Block 16 Urban Design Guidelines and Implementation Strategy”, City-initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Applications have been initiated for a 45-storey tall building consisting of approximately 429 units on lands within the West Harbour, identified as Pier 8 Block 16 and located at 65 Guise Street East (hereon referred to as “Subject Lands”).

## **Piers 7 and 8 Ontario Land Tribunal Appeal and 2019 Minutes of Settlement**

In 2017, City Council enacted zoning and approved a draft plan of subdivision for Piers 7 and 8, encompassing the Subject Lands. These planning instruments were subsequently appealed to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal). An agreement was reached by way of Minutes of Settlement between the City, Waterfront Shores Corporation (WSC), and the Harbour West Neighbours Inc. (HWN) to resolve the appeal filed by HWN.

The Minutes of Settlement direct the City to bring forward, for Planning Committee and Council’s consideration, an Official Plan Amendment (OPA) to the West Harbour (Setting Sail) Secondary Plan and an implementing Zoning By-law Amendment (ZBA)

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that would redesignate and rezone the existing institutional block (Block 16) on Pier 8 to permit either residential or mixed use development in a mid-rise (later defined as 5-12 storeys) or high-rise (later defined as over 12 storeys) form. The terms of the settlement require that the City bring forward an OPA and ZBA within one year of the date of execution of the Settlement. This timeframe was subsequently extended due to the Covid-19 pandemic.

Provisions within the settlement also encourage additional family units (two bedroom or more) within the development and specify a proportionate increase of family units relative to the proposed height.

**2021 Council Approval of Pier 8 – Block 16 Urban Design Guidelines and Implementation Strategy**

In order to fulfil the settlement commitments and OP policies, a review of the existing Pier 7 and 8 Urban Design Study (2016) was required. This review assessed the opportunity and design parameters required to accommodate a mid-rise or tall building on Block 16. Related to this review, was the requirement to develop urban design guidelines to evaluate any development applications for mid-rise or tall building proposals on the Subject Lands.

In September 2021, Council approved Report PED21018 “Pier 8 Block 16 Urban Design Guidelines and Implementation Strategy”. Neither the approval of the urban design guidelines nor the approval of the implementation process constituted an adoption of a position on a tall building proposal by Council or by Planning staff. The urban design guidelines do not propose a height, rather they establish a framework in which to evaluate development applications.

OPA and ZBA Applications on the Subject Lands must go through the same statutory planning processes as any private development proposal. Planning staff will review and make a recommendation to Planning Committee and Council, and ultimately Council will determine whether or not it supports the proposed tall building.

**Status of Pier 8 Block 16 OPA and ZBA Applications and Next Steps**

As the next step in the Council-approved implementation process for Block 16, the Municipal Land Development Office (MLDO) within the Economic Development Division has submitted the required OPA and ZBA Applications which propose a tower that is 147 metres in height or 45 storeys. The Applications include supporting technical

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material from WSC (e.g. architectural report, urban design brief, noise study and wind study).

The Planning Division has accepted the Development Applications and will be processing the Applications in accordance with the *Planning Act*. Following the City's standard development application review process, the Planning Division is currently completing the 'intake' process of the Applications, including deeming the Applications complete, issuing public notices and commencing the technical circulation for review and comment.

Given the significance of these lands and of the Applications, the Council-approved implementation strategy also includes an enhanced public engagement process and design review process, including a special Design Review Panel, with members selected specifically to review and comment on the subject Development Applications. Notification of these meetings will be communicated to the public and other stakeholders through various channels within the Planning and Economic Development Department, and in accordance with *Planning Act* statutory Public Meeting requirements.

To facilitate community engagement with the application process, this information, along with all the background studies and files, will be prominently displayed on City of Hamilton's West Harbour webpage effective December 1, 2021. This page will be updated as the process progresses, and MLDO staff will also be communicating directly to those members of the public who have joined the West Harbour database. The West Harbour link can be found on the City of Hamilton website at:

<https://www.hamilton.ca/city-initiatives/priority-projects/waterfront-redevelopment-west-harbour>

For more information about Pier 8 Block 16 OPA and ZBA Applications, please contact:

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Email: [chris.phillips@hamilton.ca](mailto:chris.phillips@hamilton.ca)

AND

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For more information regarding the Development Applications (Files: ZAC-22-003/UHOPA-22-001 - 65 Guise St - Pier 8), please contact:

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