



August 21, 2023

City of Hamilton  
Planning & Economic Development Department  
Planning Division  
71 Main Street West  
Hamilton ON L8P 4Y5

Attention: Mr. Mark Kehler, MCIP, RPP  
Senior Planner – Urban Team

Dear Mr. Kehler,

Re: Application for Official Plan and Zoning By-law Amendments  
City File No.'s: UHOPA-22-001 & ZAC-22-003  
Pier 8 - Block 16 (130 Haida Avenue), City of Hamilton

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WEBB Planning Consultants are retained by the Municipal Land Development Office of the City of Hamilton to provide land use planning services in support of the proposed planning amendments for Block 16, located on Pier 8 of the City's waterfront.

As you are aware, Applications to amend the Urban Hamilton Official Plan and the Zoning Bylaw to facilitate the proposed redevelopment of Block 16 were submitted to the City on November 8, 2021. The City deemed the submission complete on November 18, 2021 and initiated processing of the applications. The Applications have since undergone a comprehensive review process in keeping with the Council endorsed Implementation Strategy for a tall building proposal which has included enhanced public consultation and a special design review process to develop and evaluate the proposal. The design review process provided for the detailed evaluation of alternative tower designs, addressing innovation in the areas of sustainability, quality of life and design excellence.

The proposal to develop a tall building on Block 16 has evolved through the review process resulting in a preferred tower design option – a 45 storey tower that is referenced as the “Lily” theme in the design materials. The design process has included consideration of the proposal in the broader context of the planned redevelopment of the proposed Pier 8 community including the innovative integration of the Greenway with the adjoining development blocks and associated public realm enhancements.

A Community Benefits Summary has been prepared and accompanies the submission of the updated design and planning materials. The purpose of this document is to provide a summary of the community benefits and public realm improvements associated with the proposed redevelopment of the Block 16 lands within the evolving Pier 8 neighbourhood. The discussion demonstrates the proposed improvements will reinforce Pier 8 as a walkable and active community and destination within the broader City, establishing a new precedent in sustainability as the first triple certified project in Canada.

The preferred and final tower design option represents the successful outcome of Implementation Process adopted by City Council to assess the development opportunities for Block 16. This new and precedent setting review process has involved significant input through public consultation and expert advice provided by the specially formed Design Review Panel. The discussion herein provides a summary of the public consultation and design review process and discussion of the design evolution that appropriately responds to the feedback. The letter concludes with our updated analysis of the proposal to document compliance with the applicable Policies of the Setting Sail Secondary Plan and the Pier 8 Block 16 Urban Design Guidelines.

To facilitate City Planning Staff's final review and evaluation of the planning applications we are providing this comprehensive resubmission comprising the following materials:

- Addendum Letter, Planning Justification Report, prepared by WEBB Planning Consultants;
- Updated Architectural Report– Concept Plan, Site Plan, Elevations, Shadow Drawings and Visual Analysis, prepared by KPMB
- Urban Design Brief, prepared by WND Associates;
- Urban Design Checklist, prepared by WND Associates;
- Community Benefits Summary, prepared by WND Associates;
- Sustainability Report, prepared by Purpose Building Inc.
- Draft Zoning By-law amendment, revised August 2023

We trust that you will find the enclosed materials complete and suitable for the purpose of completing the City's review of Application for Amendments to the Official Plan and Zoning By-law. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

**WEBB Planning Consultants Inc.**



James Webb, MCIP, RPP

cc: City of Hamilton MLDO