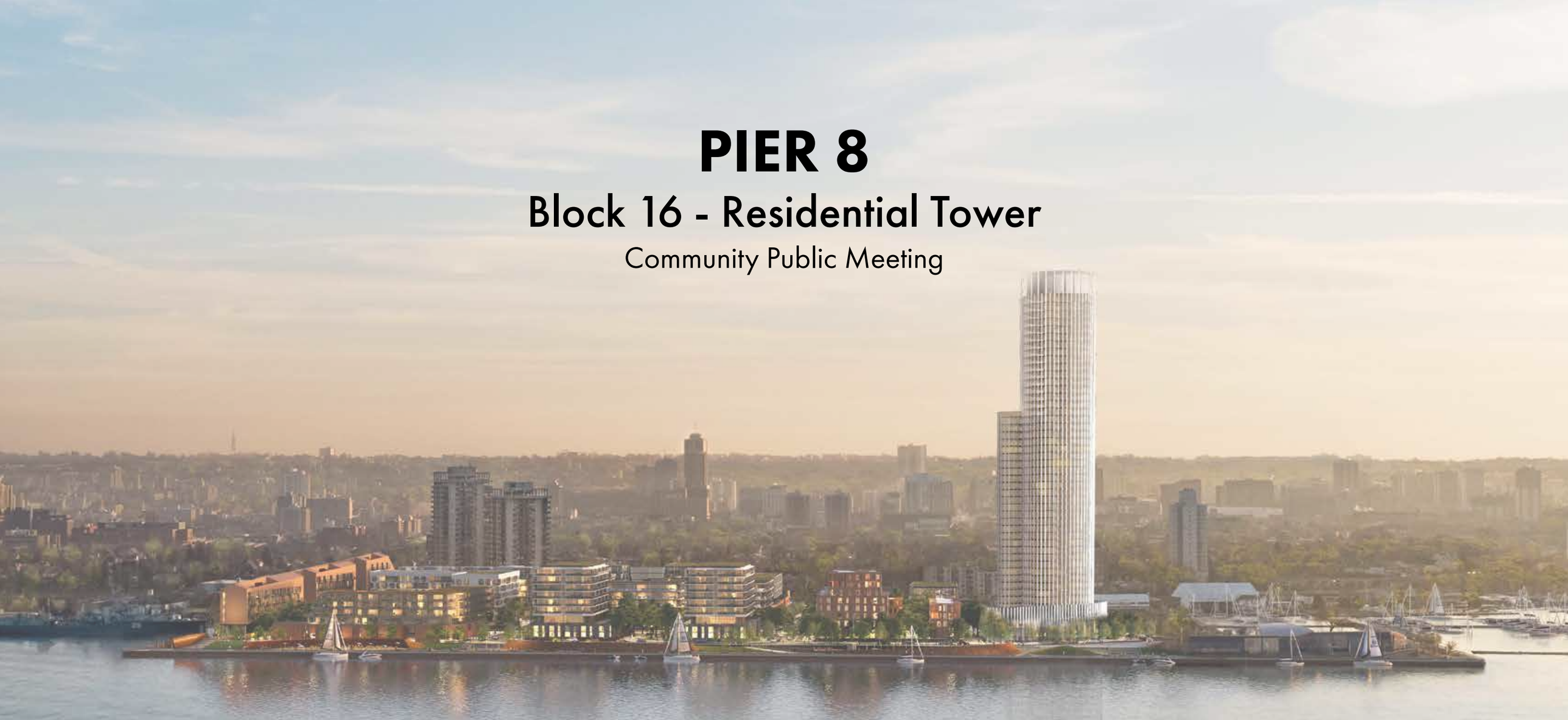
PIER 8

Block 16 - Residential Tower

Community Public Meeting



2022.03.08

Partner Group

THE WATERFRONT SHORES
PARTNERS

Design Consultants

KPMB | *PURPOSE* | BVN

Pier 27

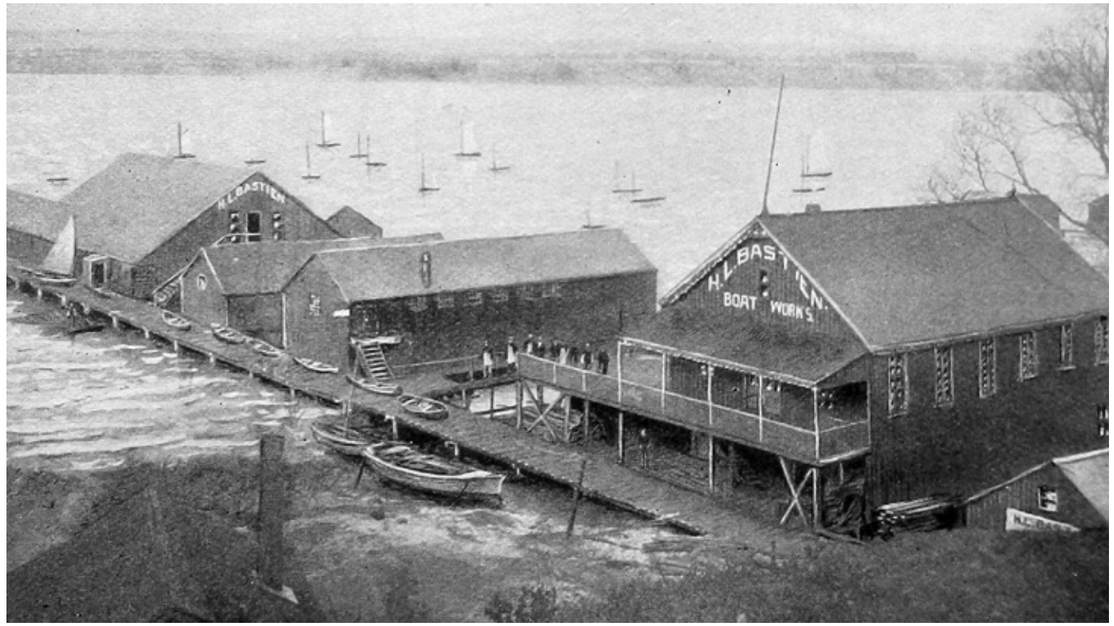
Absolute Towers

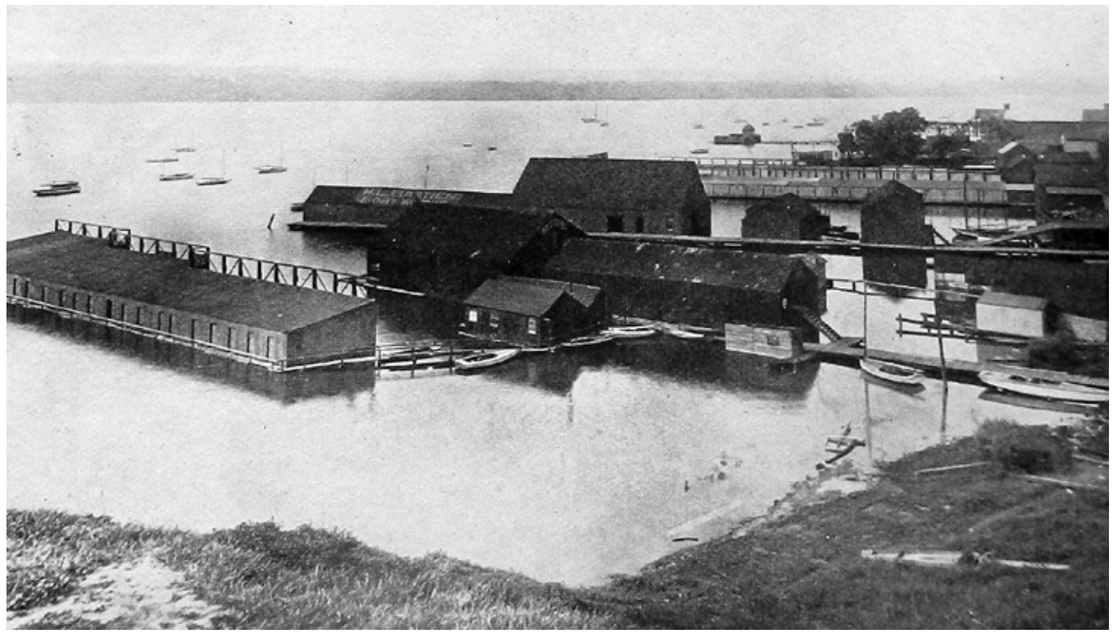
L Tower

878 Yonge St.

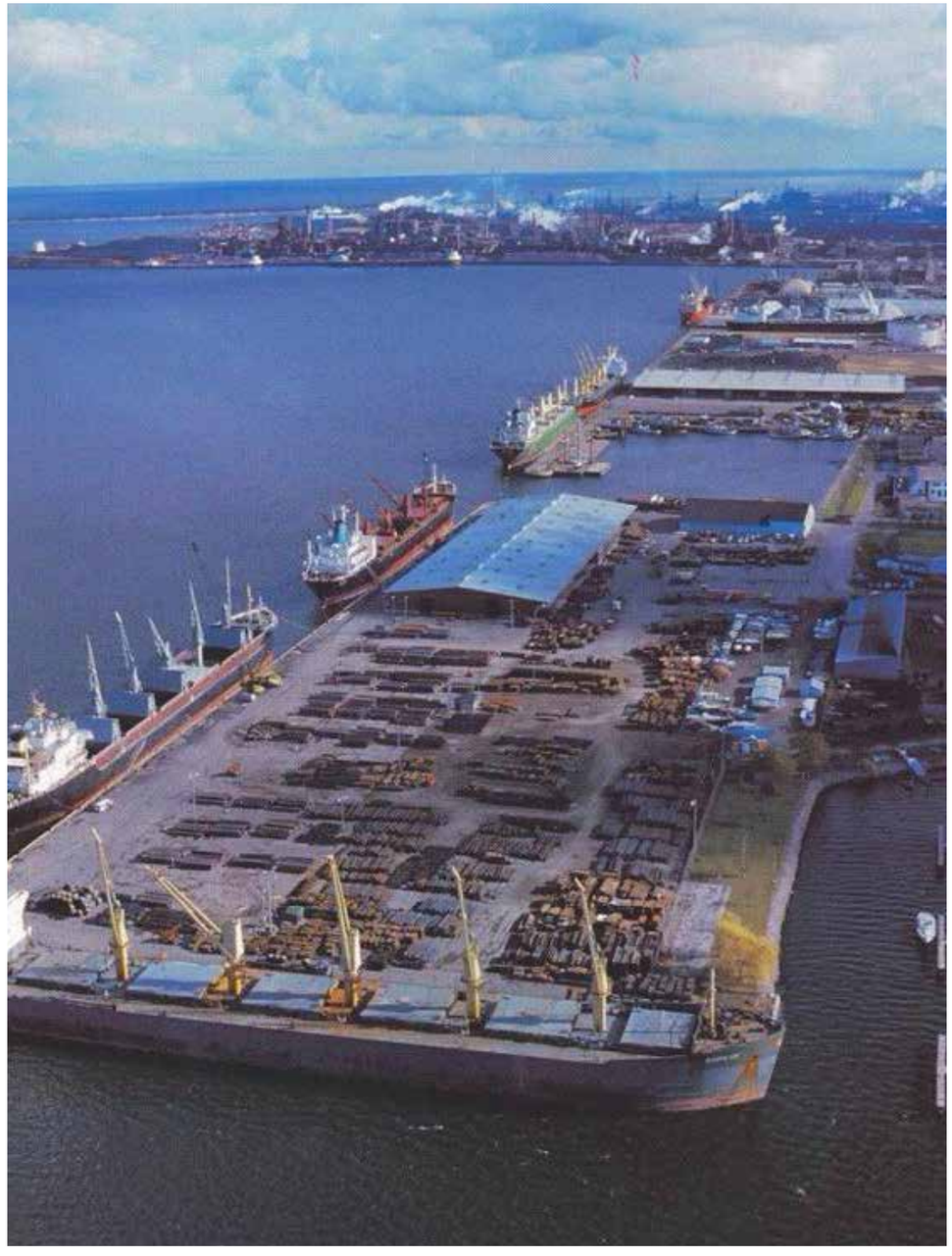
11 Wellesley

One Bedford Road





1870s - Bastien Boatworks



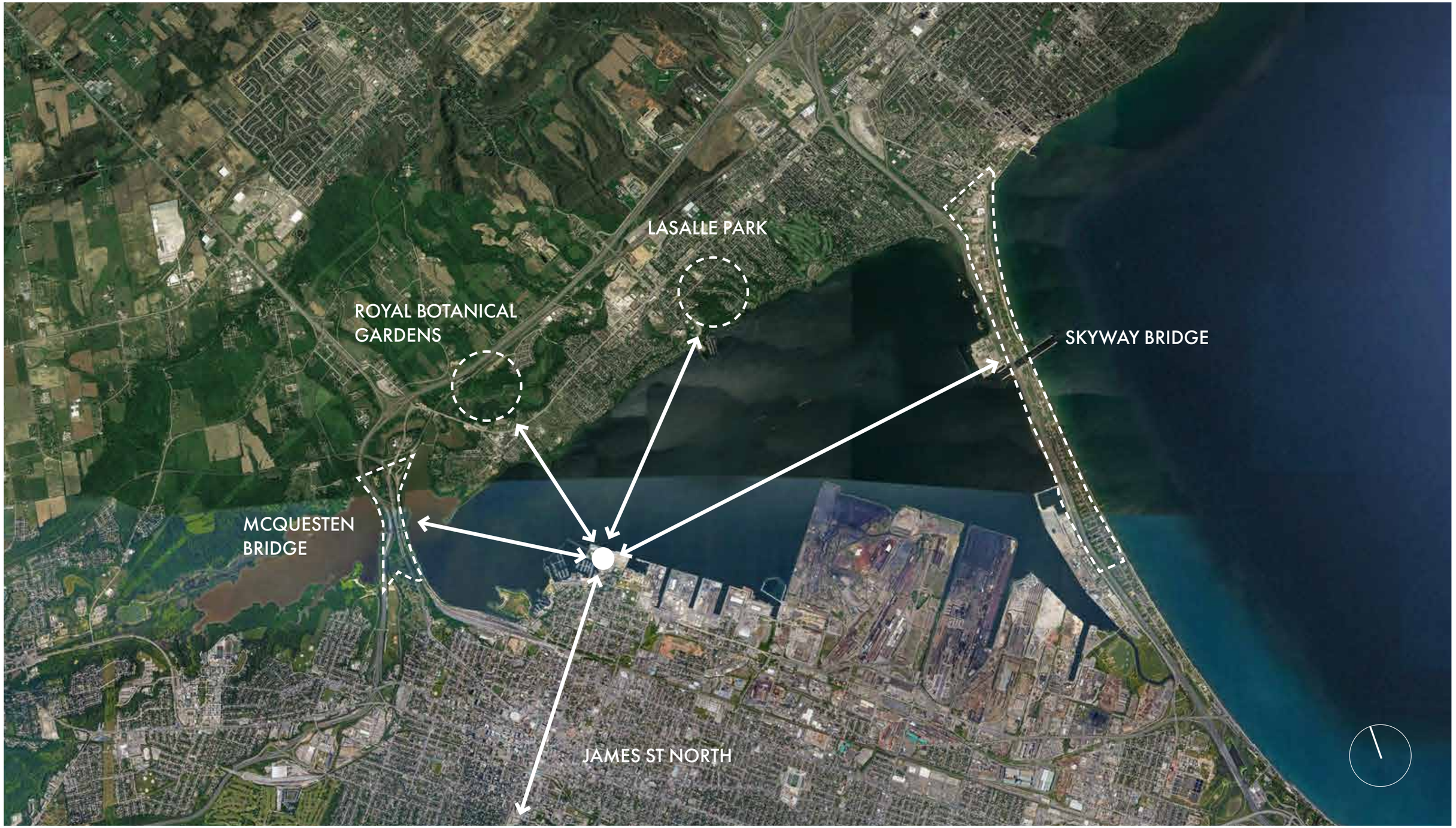
1980s - Pier 8

Context - Current Site Condition

Design Excellence

Quality of Life

Sustainability

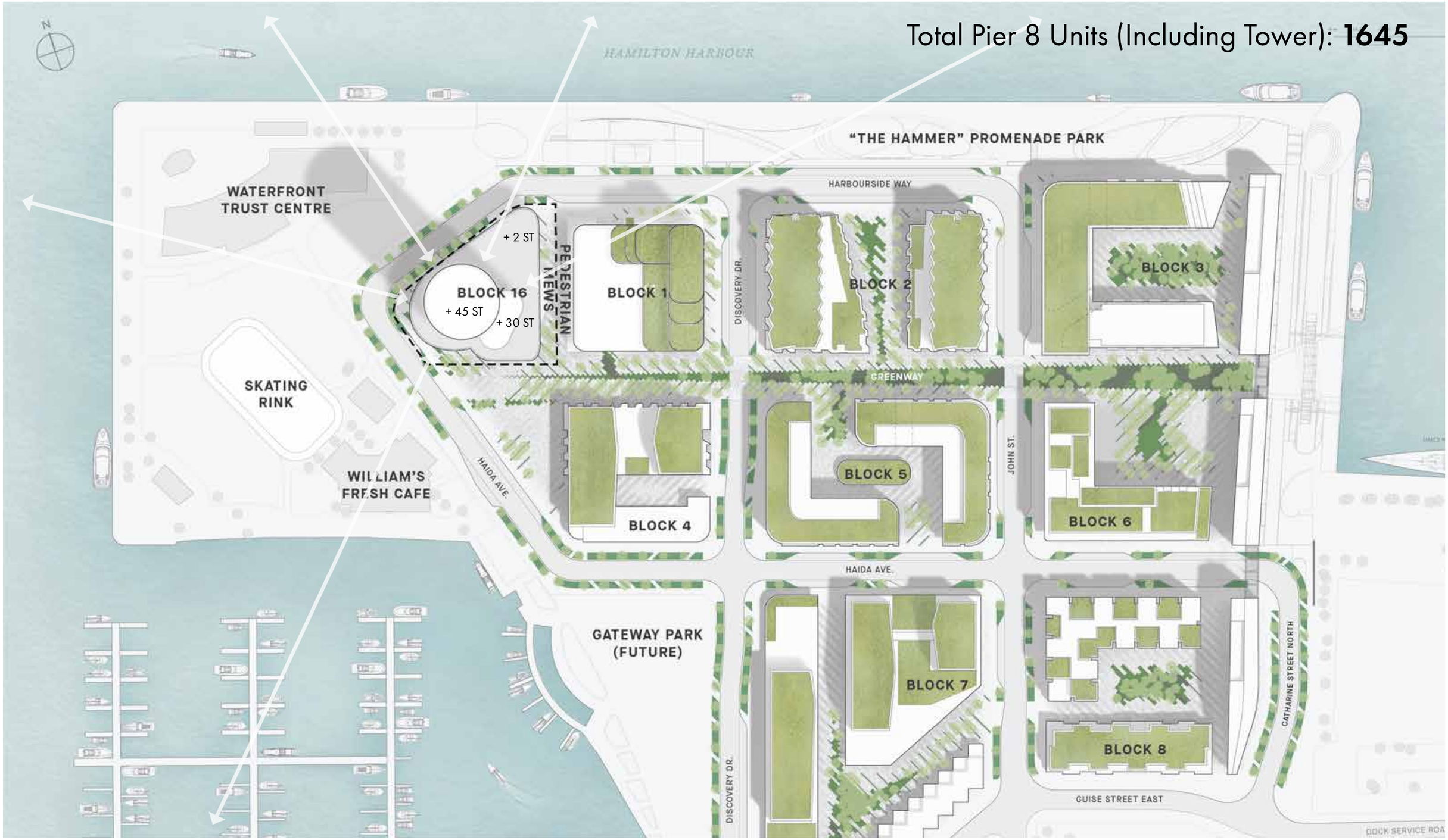

LASALLE PARK
ROYAL BOTANICAL
GARDENS
SKYWAY BRIDGE
MCQUESTEN
BRIDGE
JAMES ST NORTH

Block 16 will be designed as a civic landmark for Pier 8, the North End, and Hamilton. The process will push standards for tall residential buildings through exceptional standards for design excellence, sustainability and quality of life.

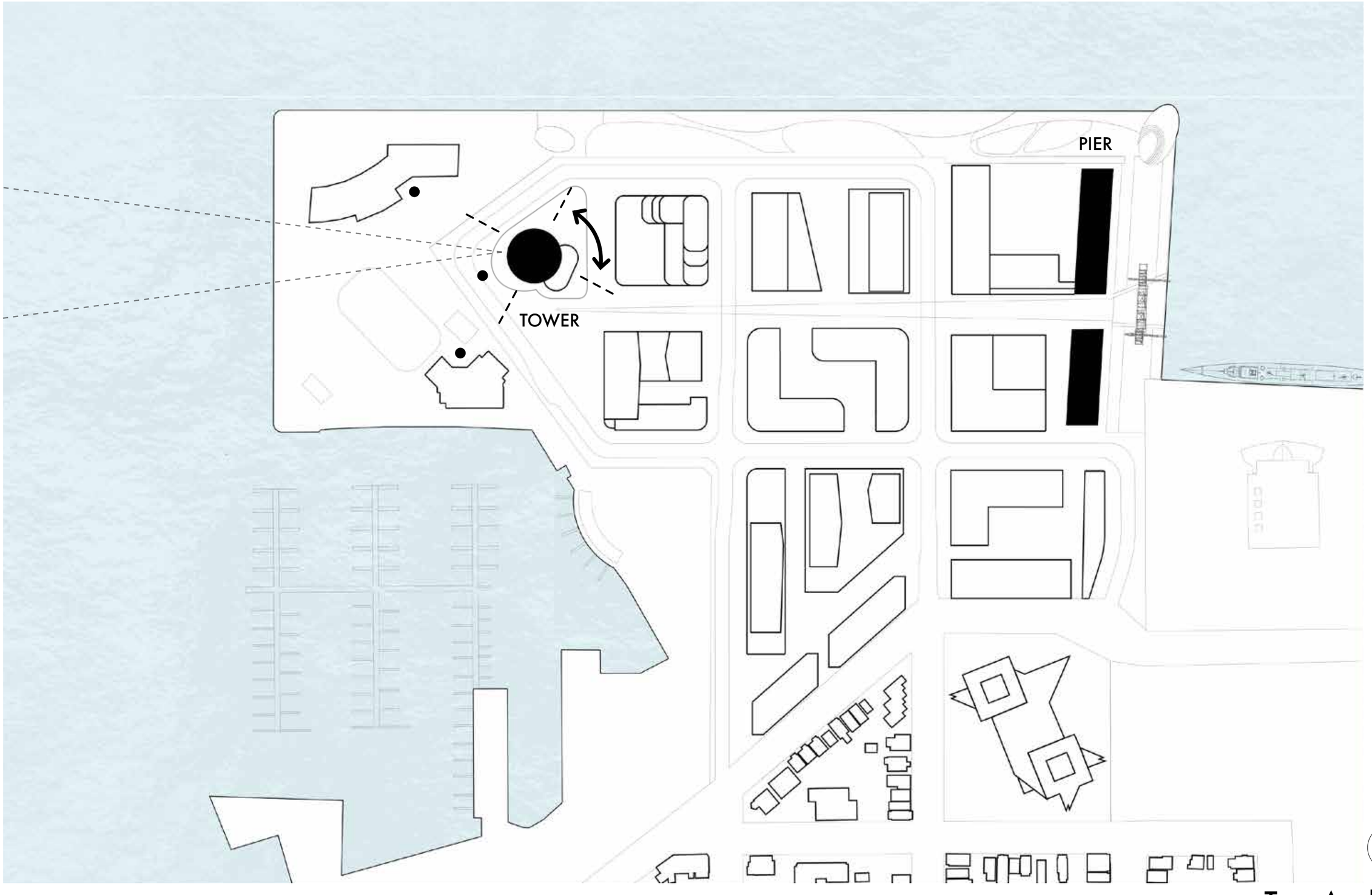
Bruce Kuwabara - KPMB Architects

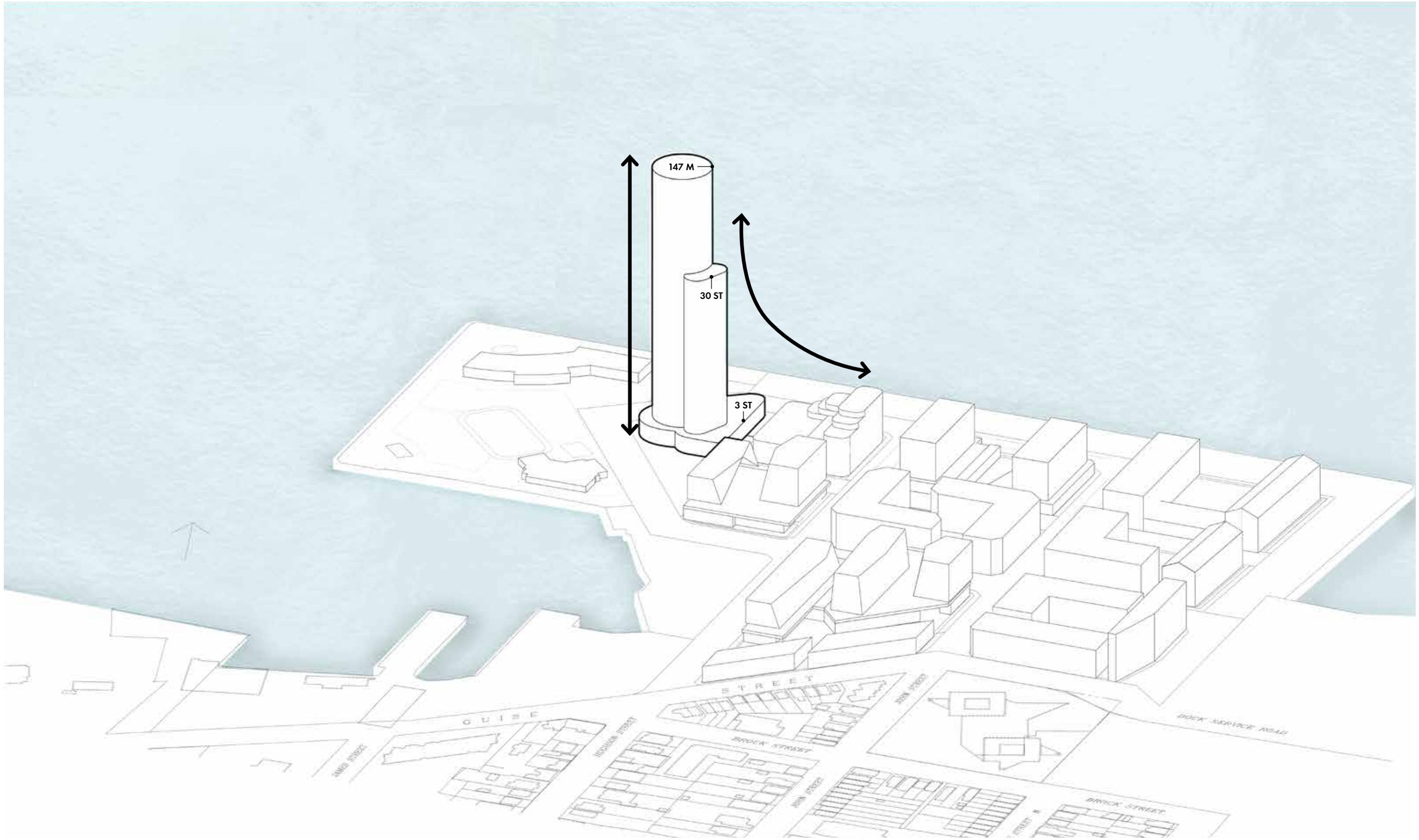

Waterfront Trust Centre
Pier 8 Skating Rink
Hammer Promenade Park
William's Cafe
HMCS Star
Waterfront Harbor
HMCD Haida
Pier 10
Pier 4 Park
Scotiabank
RCA Cadets
Bayview Park
Eastwood Arena
Pier 12
Leander Boat Club
Route 66 Cafe
Eastwood Park
Beth Eden Church
Granddad's Donuts
Bennetto Rec Centre
Eastwood Baptist Church
Hughson St. Baptist Church
St. Lukes Angilican Church
North Hamilton Com Health
St. Lawrence School & Church
Affordable Housing Complex
Hutches
Bennetto Elementary School
Worker Heritage Centre
West Harbour GO Station
Liuna Station
20
04
12

Total Pier 8 Units (Including Tower): **1645**

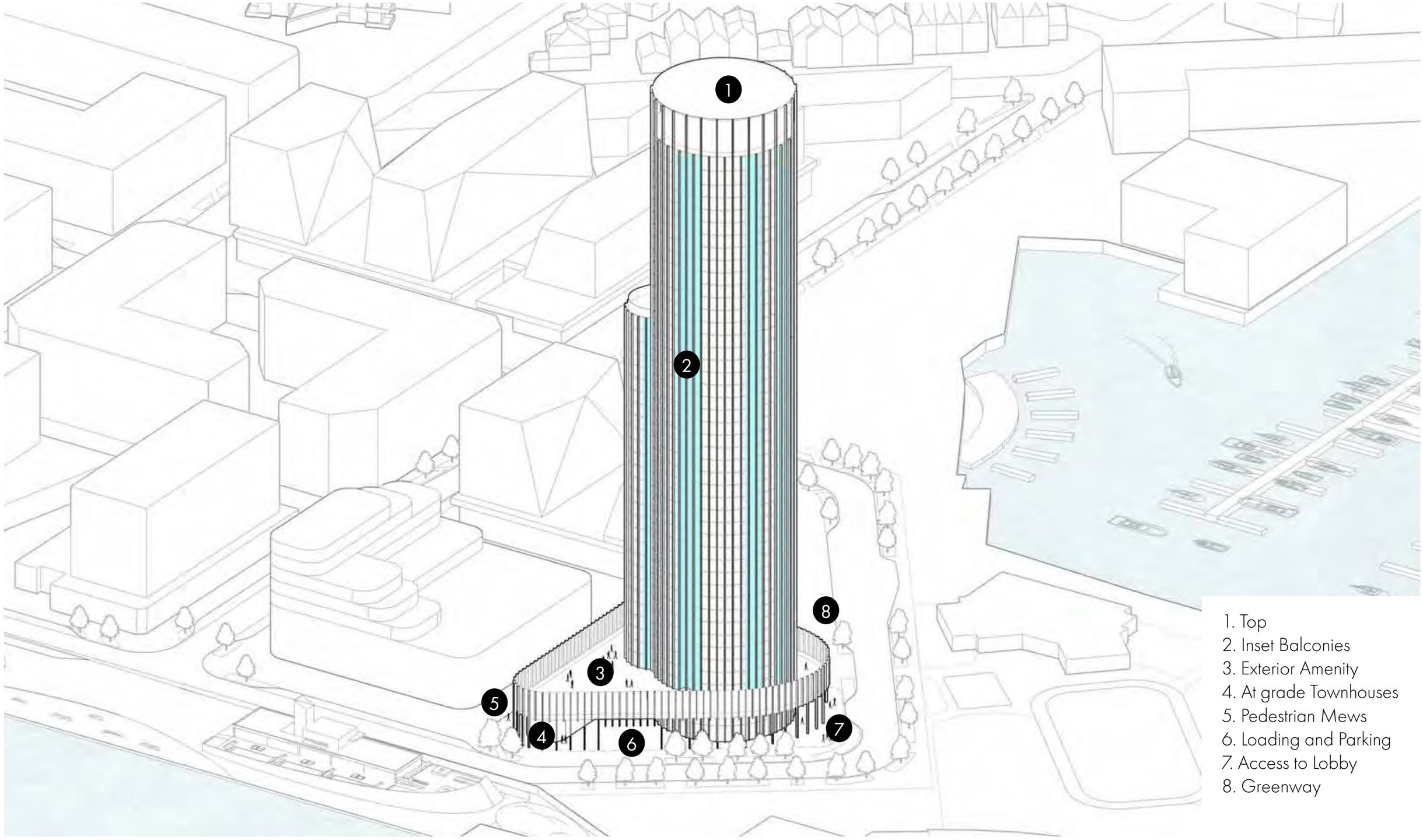


Site Plan


PIER
TOWER



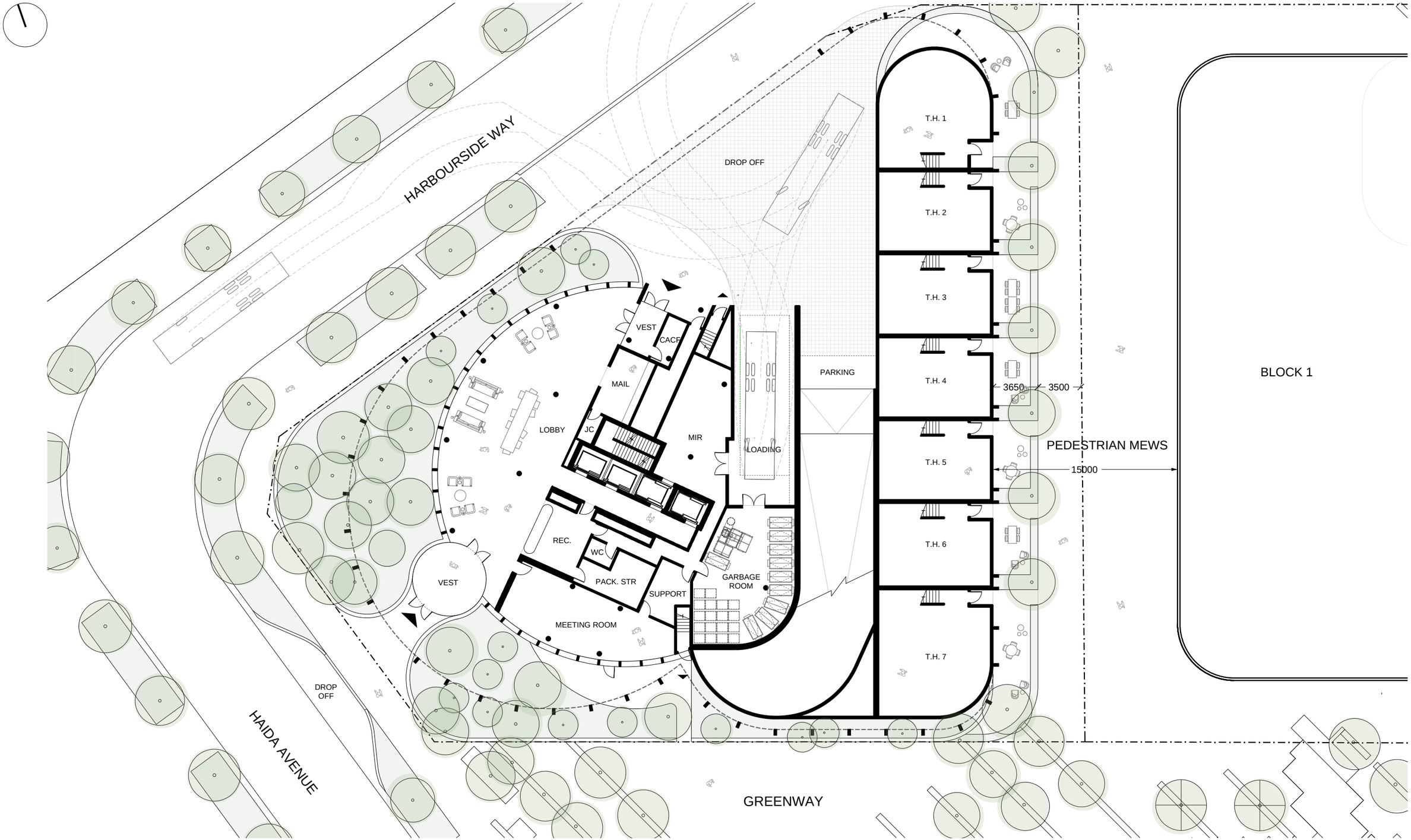
Transition in Scale



1. Top
2. Inset Balconies
3. Exterior Amenity
4. At grade Townhouses
5. Pedestrian Mews
6. Loading and Parking
7. Access to Lobby
8. Greenway

Tower Form - Design Elements

Public Realm



Ground Floor Plan

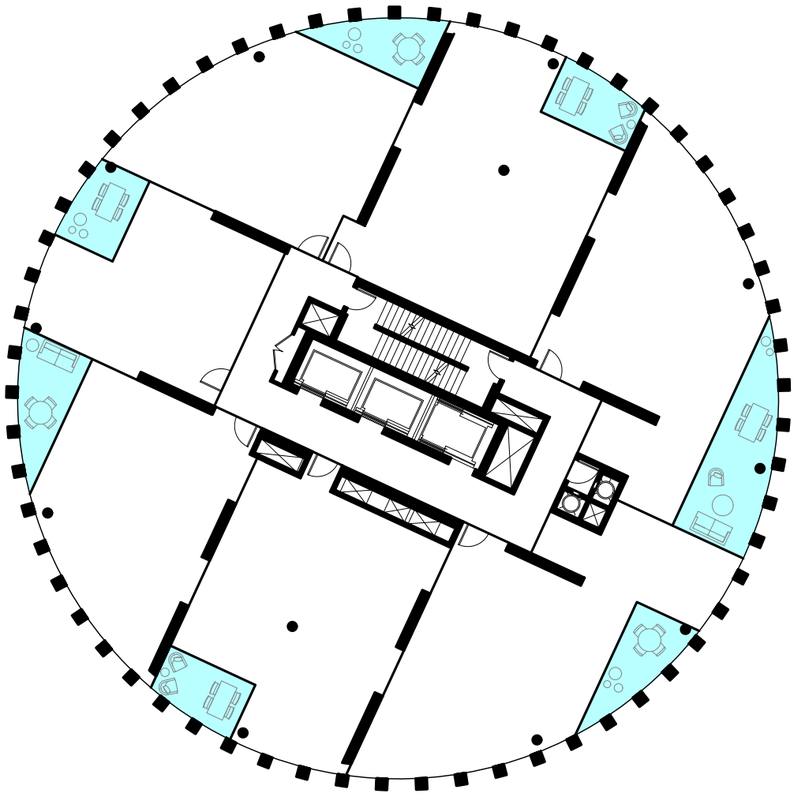
View from the Greenway

View from the Pedestrian Mews

View of the Drop-off Entrance

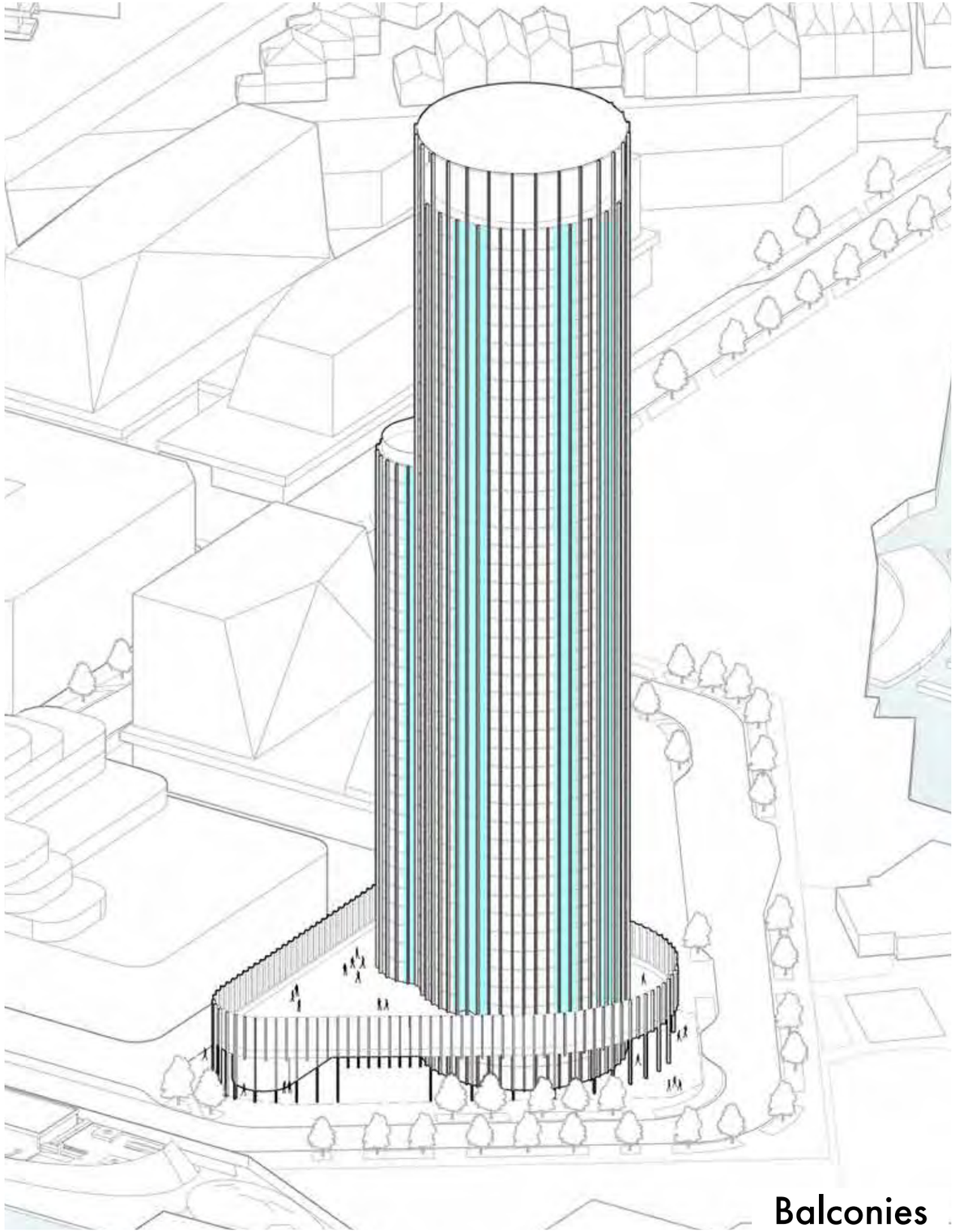
View of Lobby Entrance

View from Lobby looking West

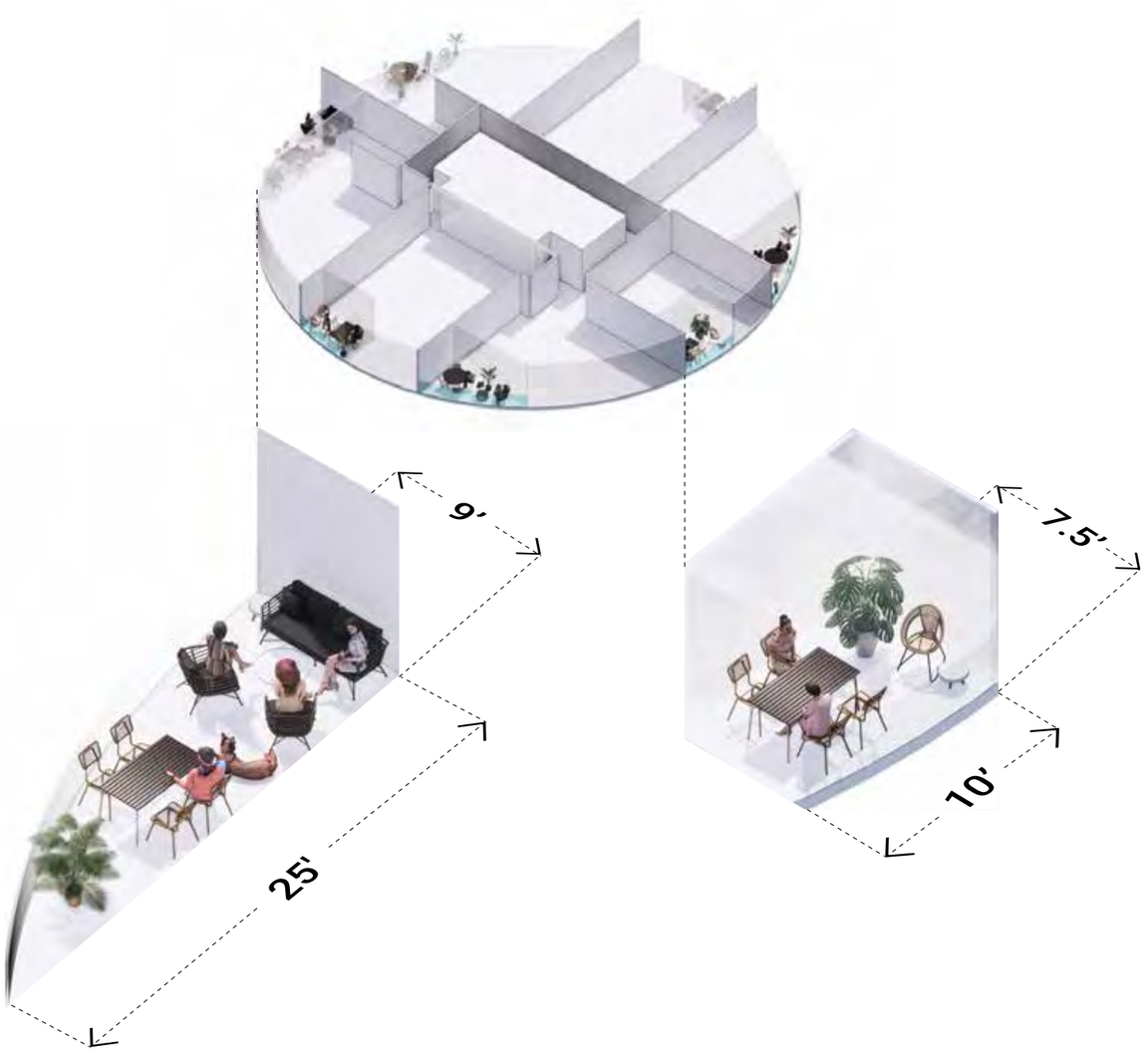


Typical Upper Floor Plan
(Floors 31-41)

Inset Balconies



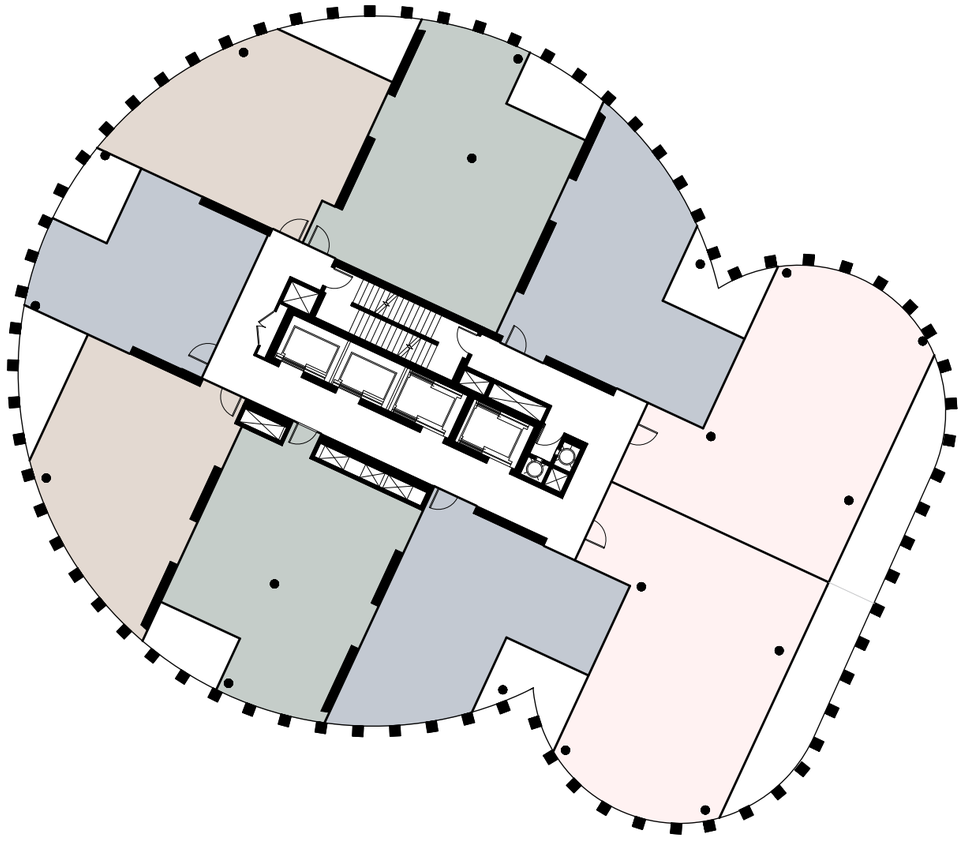
Balconies



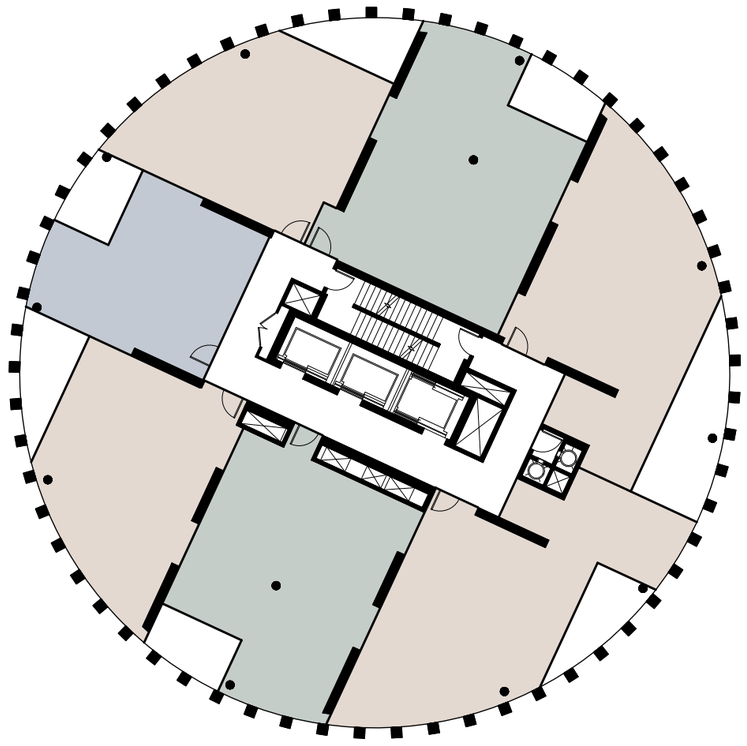
Bedroom and Living Room Balconies

Townhouse Units = 7
Total Tower Units = ~364

Total Family sized Units (Min. 10%)



Typical Lower Floor Plan
(Floors 3-30)



Typical Upper Floor Plan
(Floors 31-41)

- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 3 Bedroom

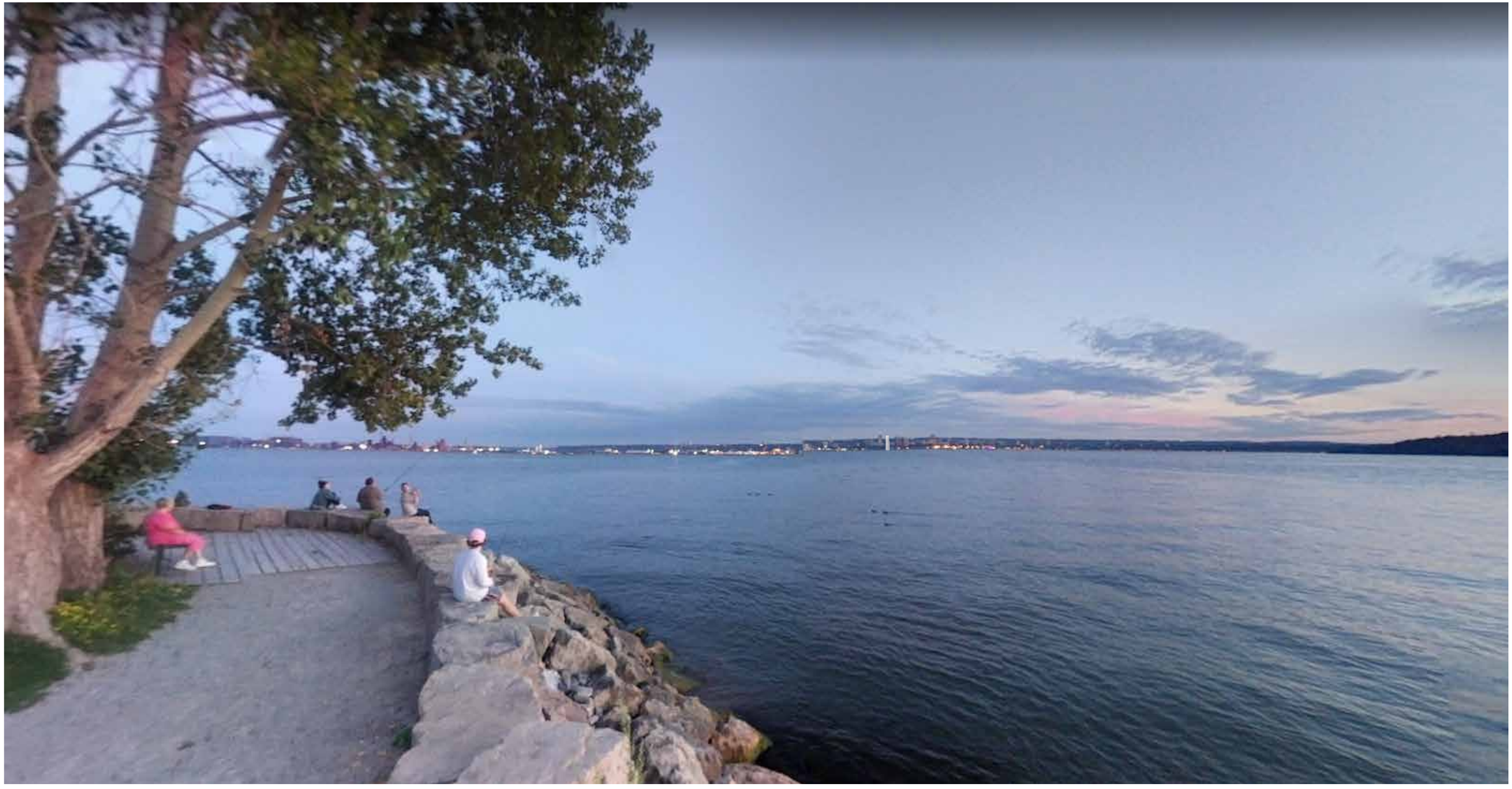
View from Burlington Bay James N. Allan Skyway

View from Sam Lawrence Park (Looking Northwest)

View of Site from Mcquesten Bridge

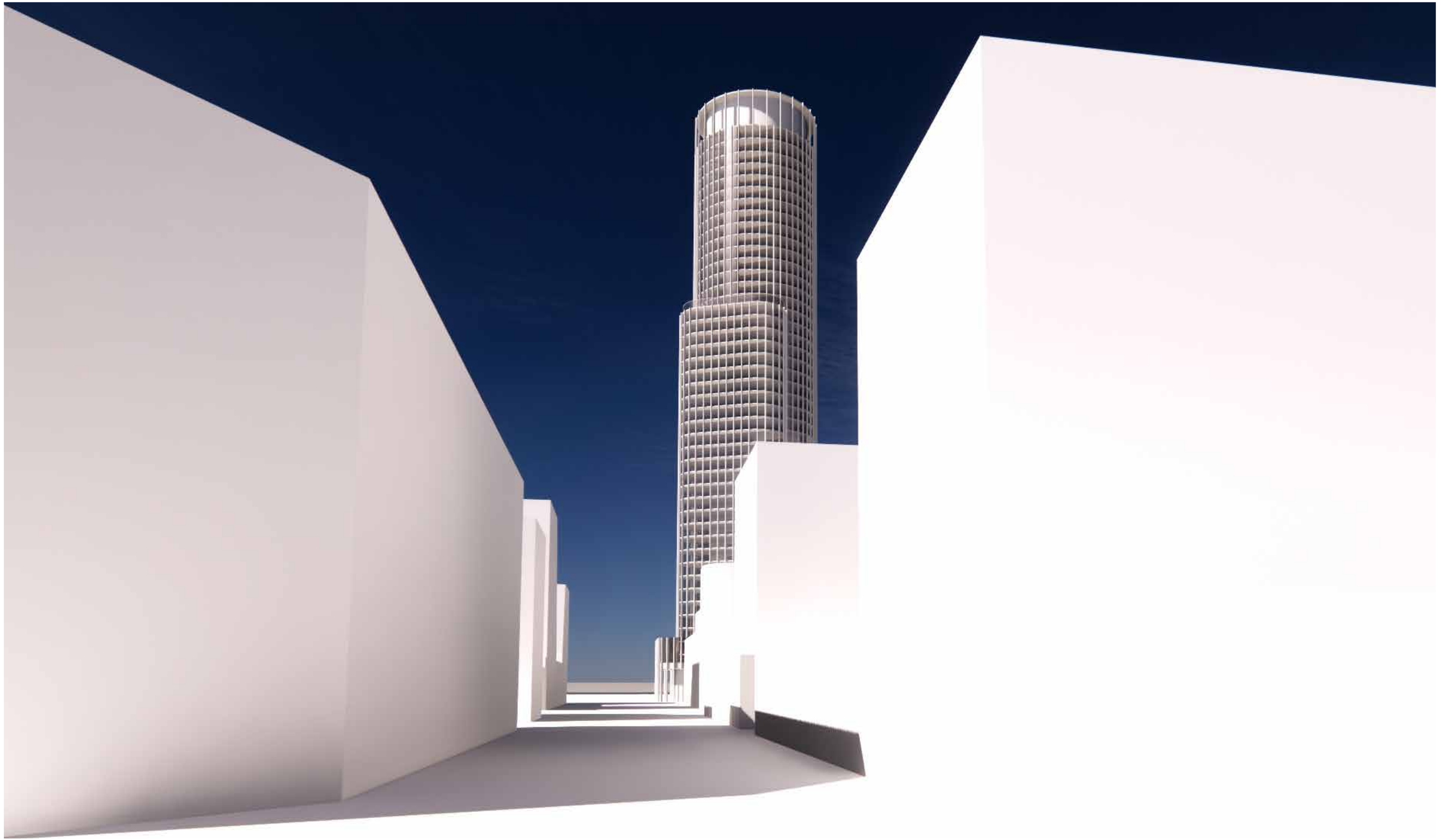
View from James St. at Liuna Station

James Street North and Burlington St. (Looking North)



View from Hamilton Harbour

PIER 8 MARCH 8, 2022



View from the Greenway

PIER 8 MARCH 8, 2022

Block 16 is a very windy waterfront site. A cylindrical form minimizes adverse wind impacts that a rectangular design can induce, maximizing pedestrian comfort in the public realm, at outdoor amenity areas and on residential balconies.

Dan Bacon - RWDI

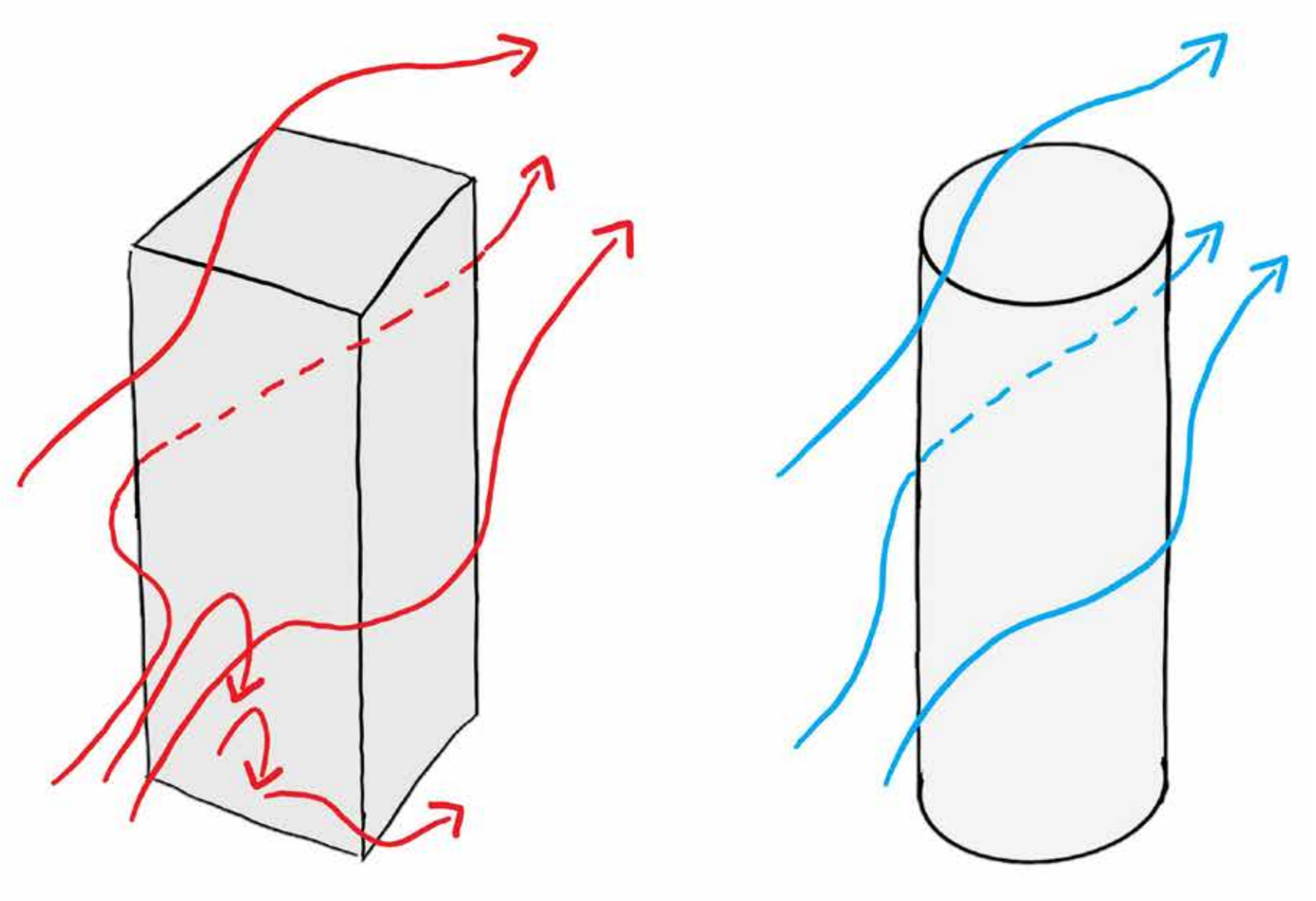
Aerodynamic Shape

SQUARE

CIRCLE

Flat facade redirects winds to the ground, deminishing pedestrian comfort - **Downwashing Effect**

Winds will pick up speeds around the sharpt corners, at ground level and terrace/ balcony levels - **Corner Acceleration**



Rounded surfce minimizes the amount of flow redirected to ground.

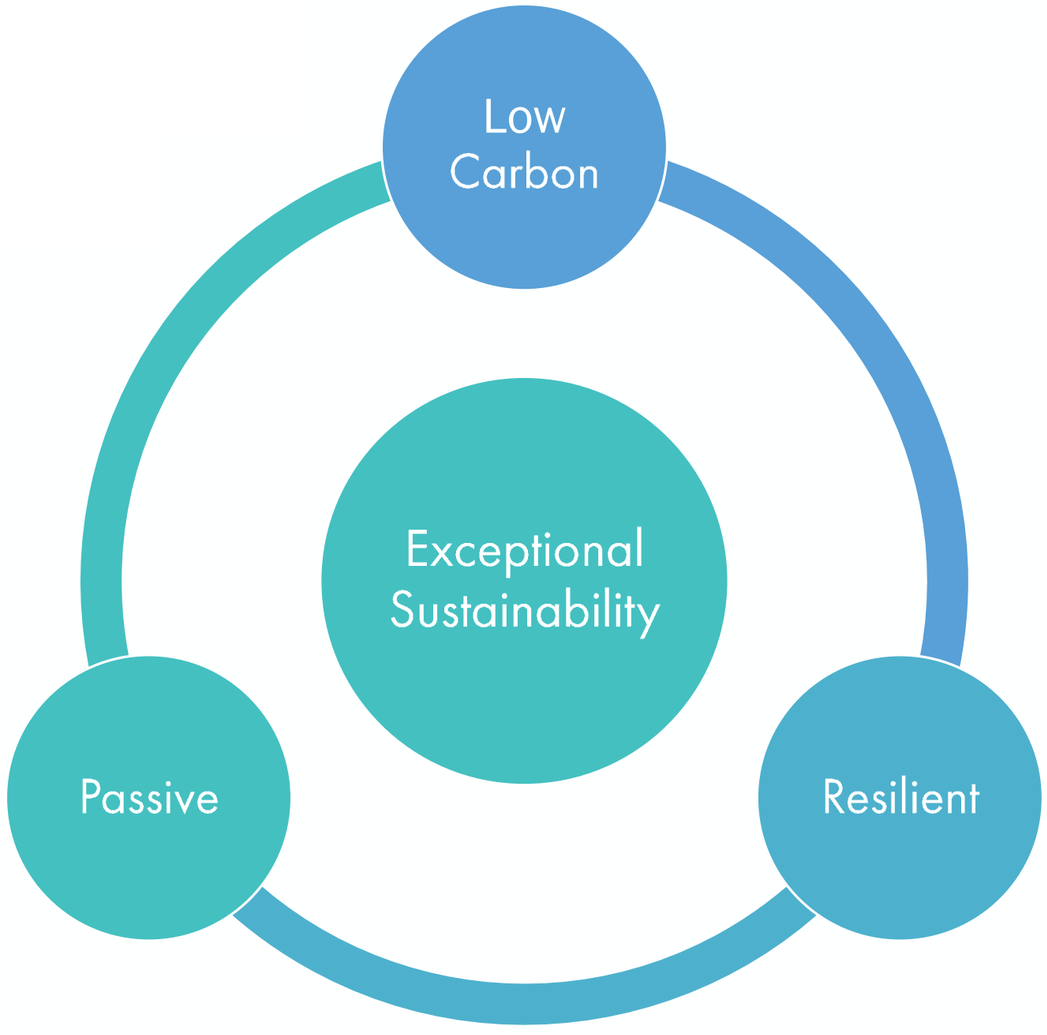
The absence of sharp corners alleviate wind accelerations around the bulidng.

Wind Flows around a Rectangular form and a Cylindral Form

Exceptional sustainability is at the heart of the Block 16 design. The combination of low carbon, integrated passive measures and resilient building systems will set a new benchmark for tall residential buildings in Hamilton.

Luka Matutinovic - Purpose

Collaborative, iterative and integrative design process that delivers optimal sustainability outcomes to all stakeholders.

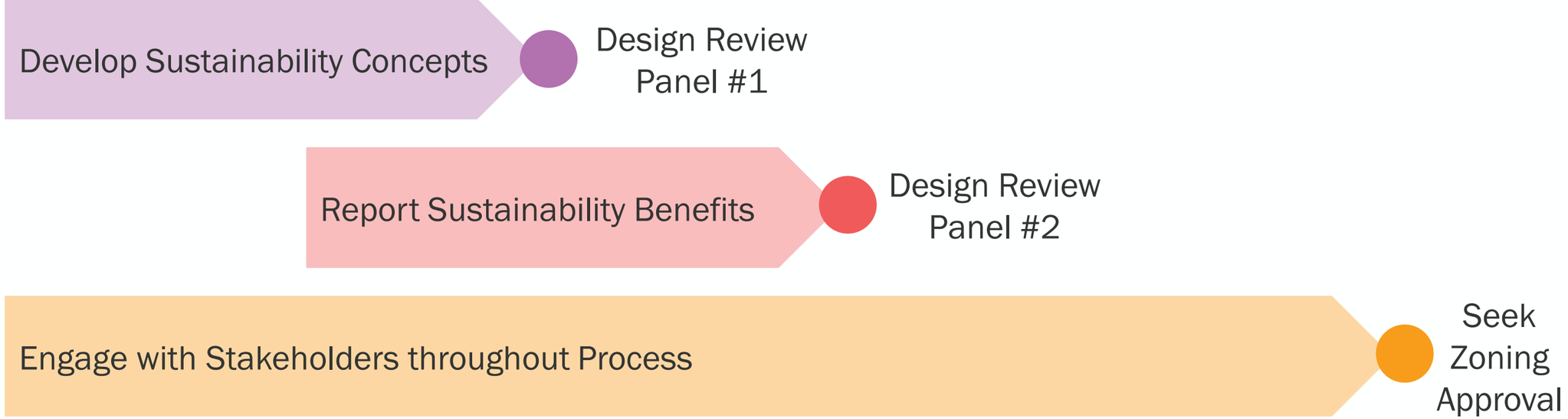


By implementing rigorous performance standards for design interventions and operational protocols, WELL sets out physical and mental health pathways that enable us to do our best work and be our best selves.

Luka Matutinovic - Purpose


Air
Water
Nourishment
Light
Movement
Thermal Comfort
Sound
Materials
Mind
Community
Innovation
WELL

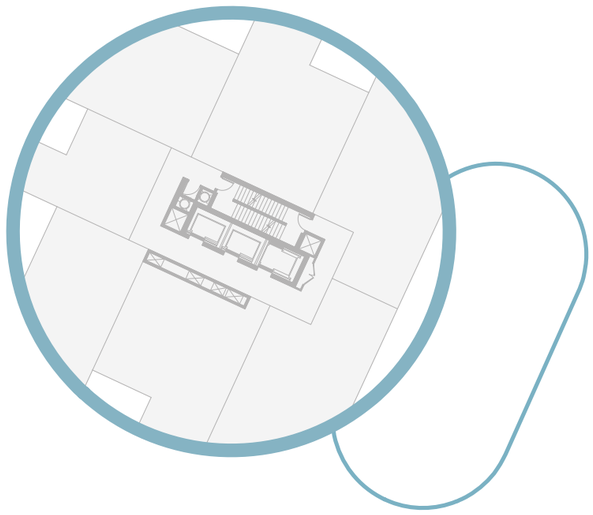
Block 16 Urban Design Guidelines define a robust, comprehensive and innovative sustainability framework, which will guide our design process and engagement with Stakeholders



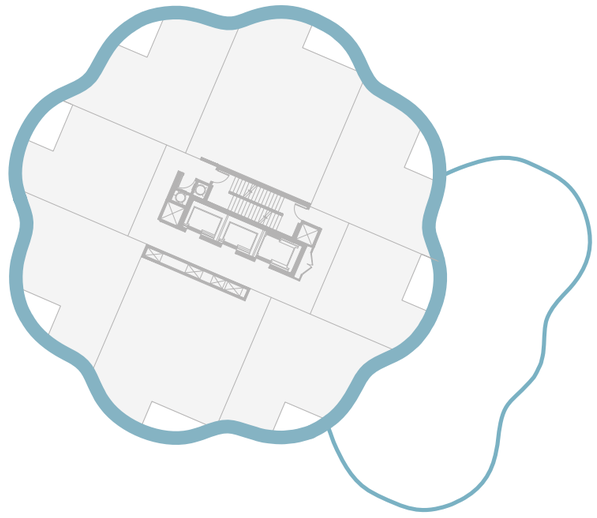
3 Design Options

Typical Upper Floor Plan

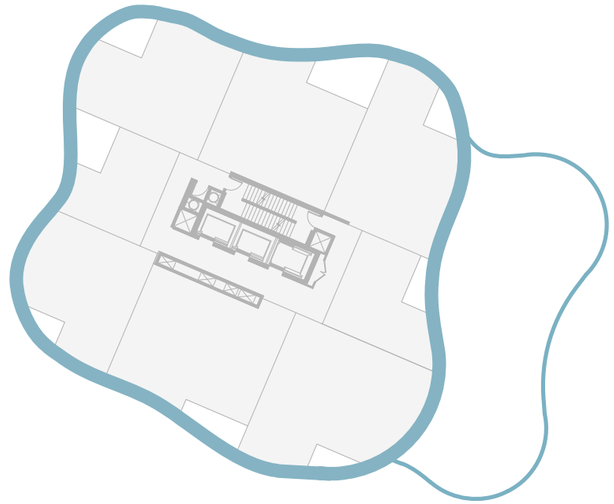
OPTION 1
CYLINDER



OPTION 2
WAVES



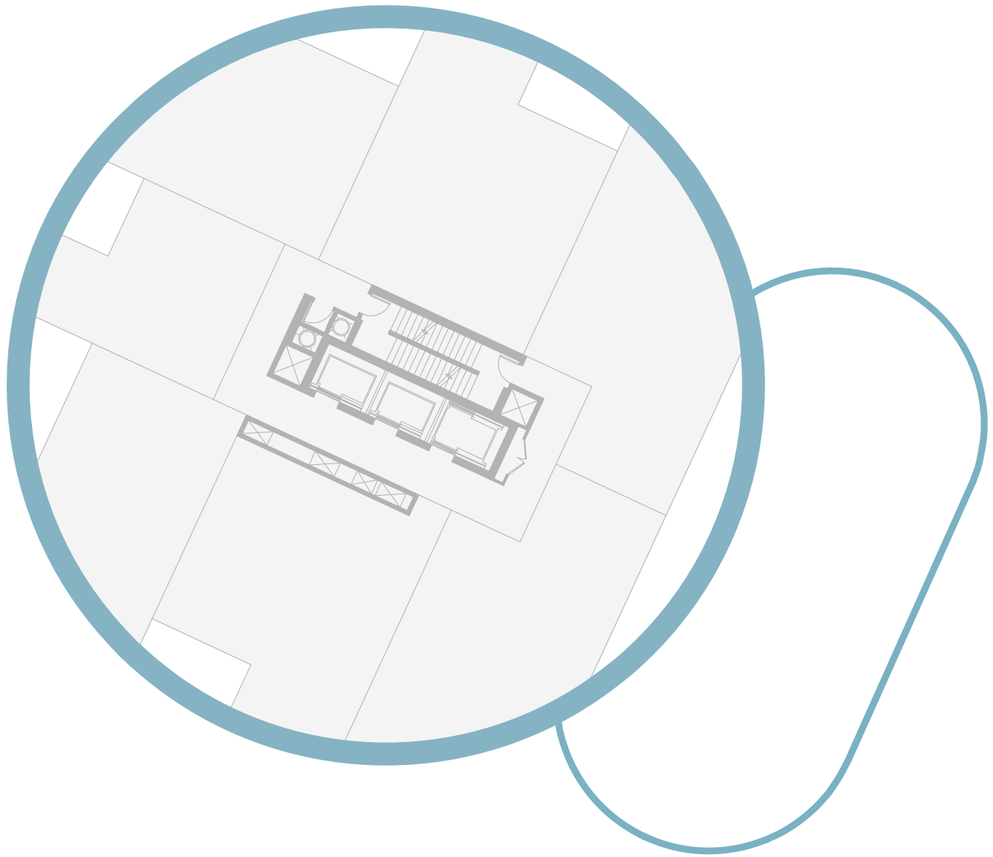
OPTION 3
LILY



Option 1- Cylinder

Option 2 - Waves

Option 3 - Lily



Typical Upper Floor Plan

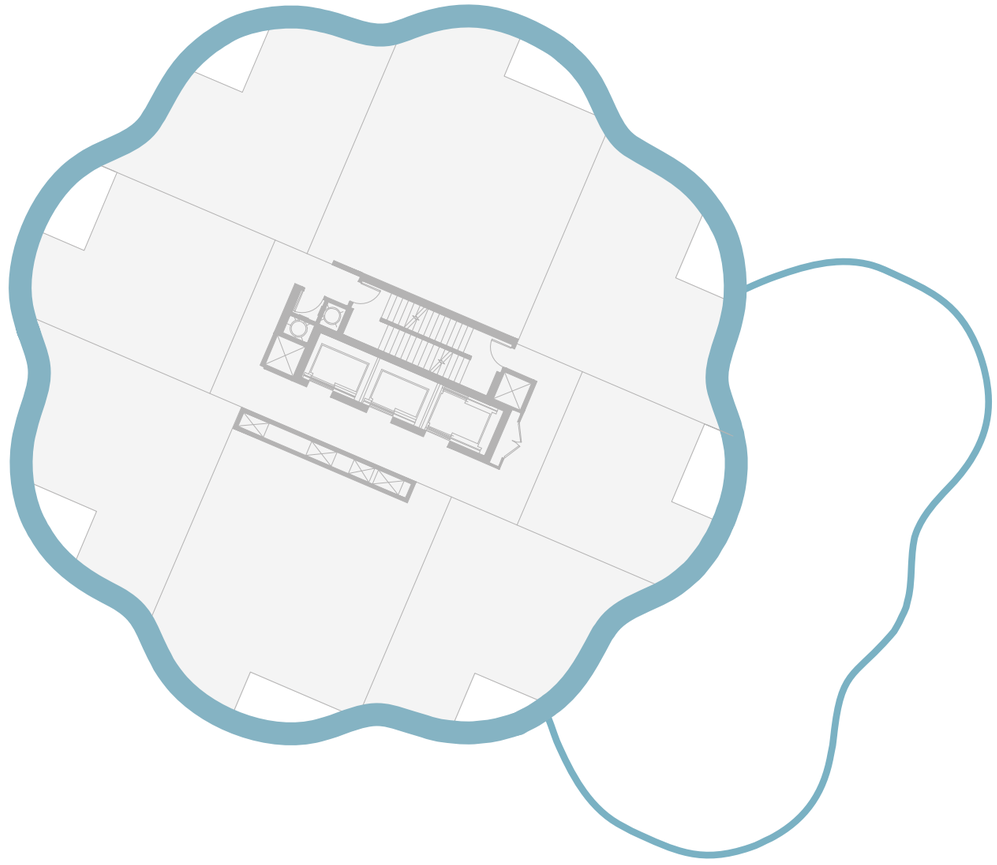
Option 1 Cylinder - View from the North

Option 1 Cylinder - View from James Street North and Burlington St. (Looking North)

Option 1 Cylinder - View from the West

Option 1 Cylinder - View From the Greenway

Option 1 Cylinder - Aerial View

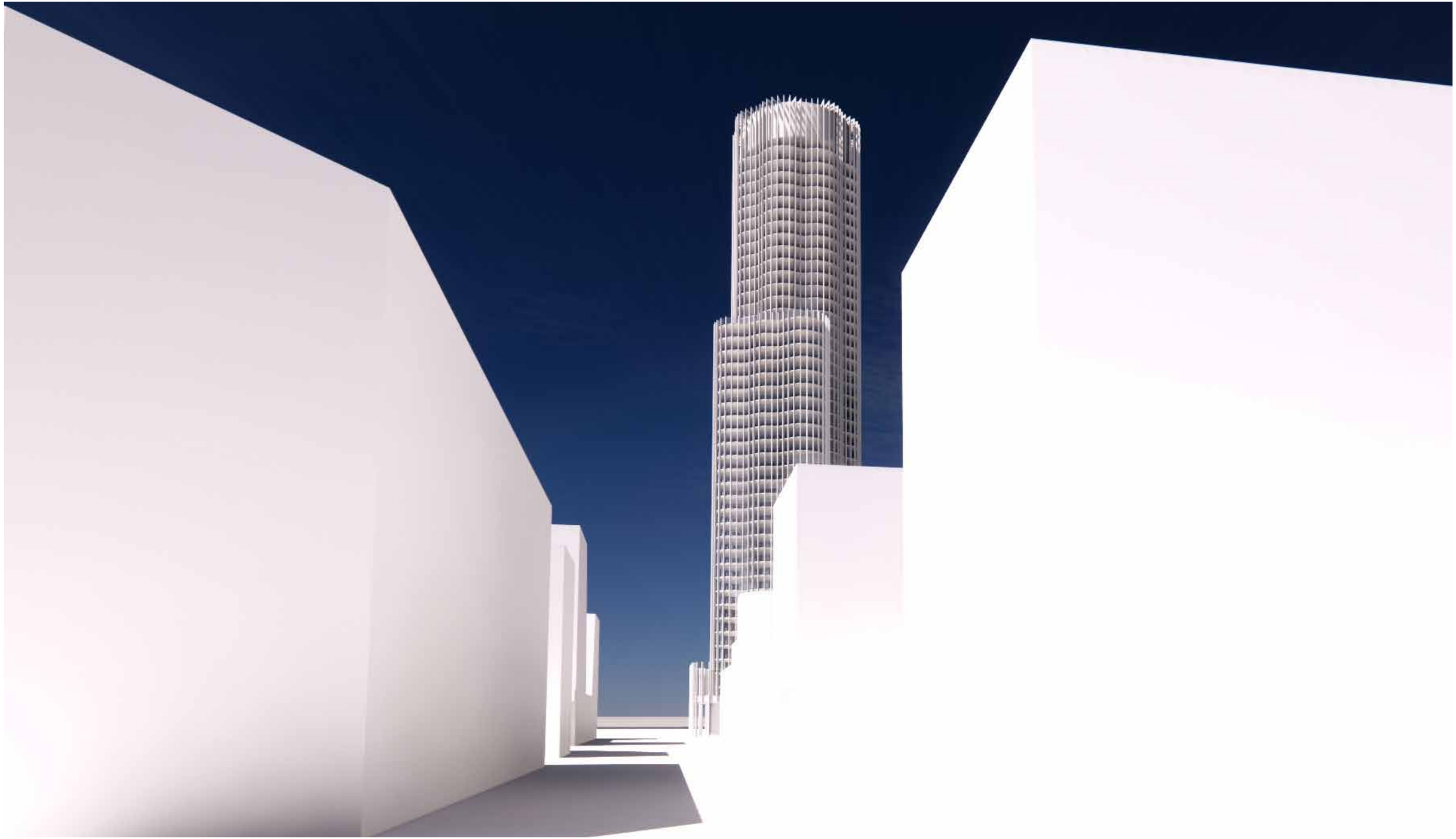


Typical Upper Floor Plan

Option 2 Waves - View from the North

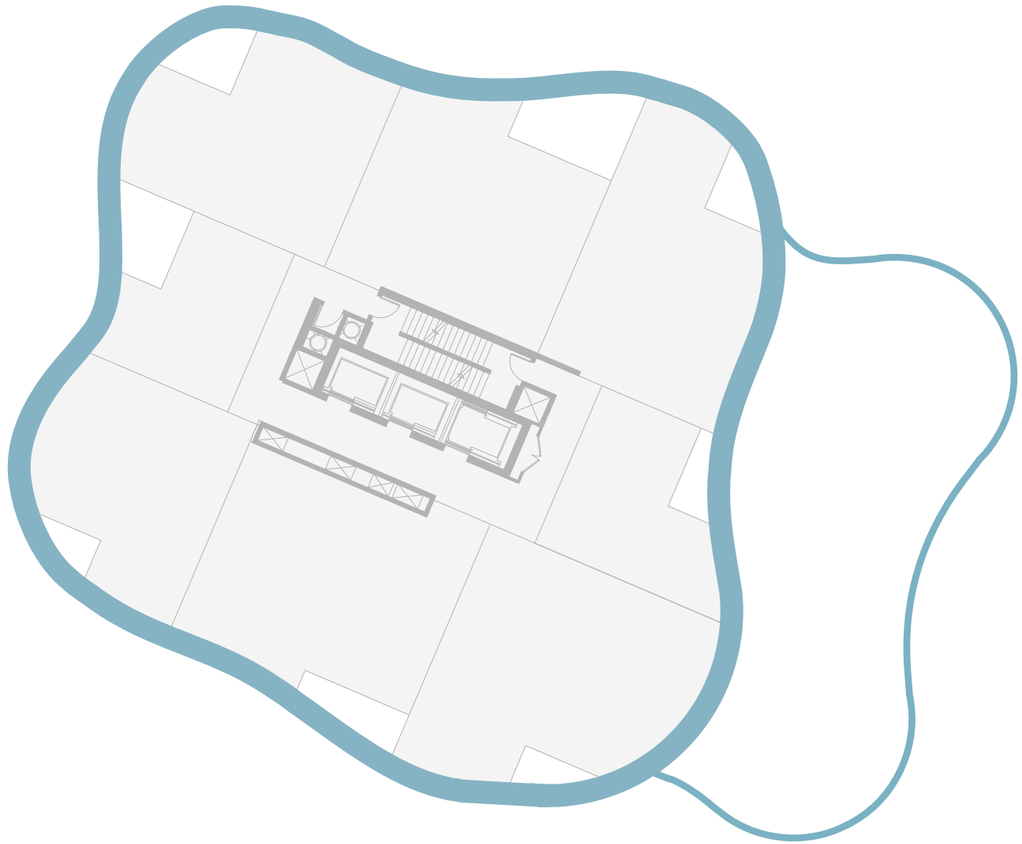
Option 2 Waves - View from James Street North and Burlington St. (Looking North)

Option 2 Waves - View from the West



Option 2 Waves - View from the Greenway

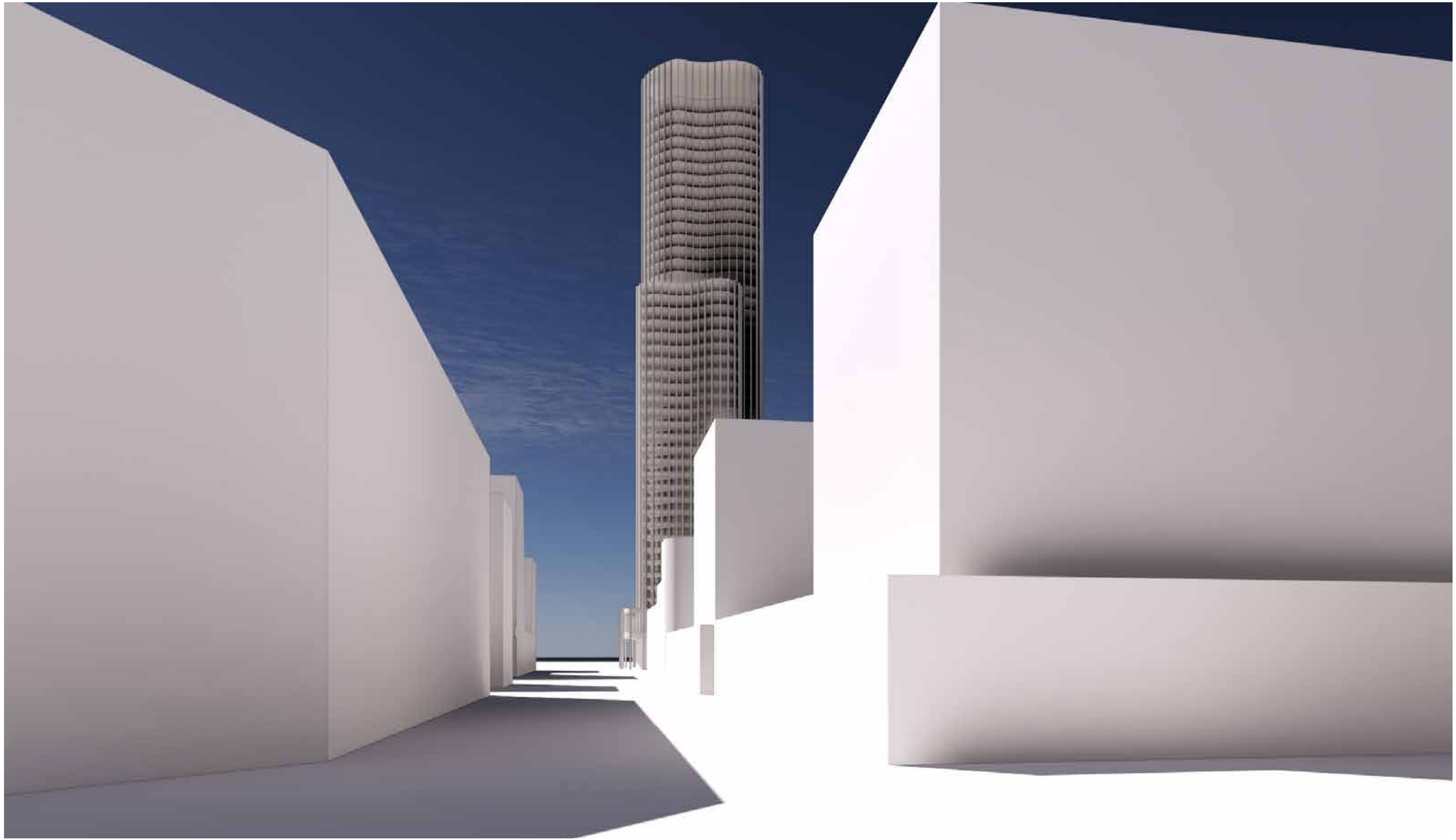
Option 2 Waves - Aerial View



Option 3 Lily - View from the North

Option 3 Lily - View from James Street North and Burlington St. (Looking North)

Option 3 Lily - View from West



Option 3 Lily - View from Greenway

Option 3 Lily - Aerial View

Option 1- Cylinder

Option 2 - Waves

Option 3 - Lily