



Pier 8 is artificial land, created on what was once the water of Burlington Bay. West Harbour is the west end of Lake Ontario which was once a glacial lake, Lake Iroquois, that receded; generating waterfront sites for aquatic habitat, urban settlement and industry based on the Great Lakes and St. Lawrence River — Canada's extensive system of water-based transportation.

**Pier 8: A Vibrant Community**

Pier 8 is envisioned by the City of Hamilton as a vibrant and healthy creative community that is sustainable, innovative, beautifully-designed, socially relevant, and economically viable. We want to create a great neighbourhood where people and families can live rich and productive lives; engaged with a community that is inclusive, open and accessible, and an exemplar of what it means to live in Canada as a model of democracy in the 21<sup>st</sup> century. Design should always matter, but in this case, good design is not only preferable but fundamental in expressing the identity and character of Pier 8. The result should serve as a representative model of the most innovative thinking on creating contemporary cities and the revitalization of valuable waterfront sites, unique and differentiated from anywhere else in the world.

**Intensely Local**

We want to respect and allow for the expression of individual residents and entrepreneurs within an overall community that is vibrant and prosperous. Hamilton has a grit factor that is both related to its industrial and working class heritage but also speaks to the city's perseverance and entrepreneurial spirit. How can Pier 8 be authentic, and a place that is specific rather than generic? How can Pier 8 be new and original, while respecting the *genius loci* of the place? At a time when icons quickly become general, our team wants to produce architecture that is at once unique and familiar, with references to time-honoured

archetypes that will resonate with Hamilton's existing residents while opening the doors to its growing population. We have explored a combination of traditional materials such as brick and steel, as well as innovative building products and systems that are contemporary. We have reinterpreted different residential building typologies through the introduction of courtyards and shared pedestrian mews and laneways to increase ground floor activation. We want the architecture of Pier 8 to address living by and on the water. As a result, several buildings refer to nautical architecture or industrial building types commonly found at the interface between land and water. We want the architecture of Pier 8 to express a relationship to the site and especially the unique natural and industrial landscape that surrounds the community.

**The 360 Degree Geography**

One of our key goals is to connect the architecture and landscapes of Pier 8 to the natural and built environment of Hamilton and Burlington; from the escarpment to the south, to Coote's Paradise and Thomas B. McQuesten High Level Bridge to the west; to the harbour and the green shoreline of Burlington, the Royal Botanical Gardens, and LaSalle Park to the north; and to the Burlington Bay James N. Skyway Bridge and vast, epic industrial landscape to the east. Our collective architecture for Pier 8 connects people to the fundamental features and phenomena that frame living in Hamilton, namely: the fresh water of Lake Ontario; the ground and urban context of Hamilton's downtown and the North End; the Mountain which is part of the great Niagara Escarpment, and the Sky.

**Sparking a Conversation**

"Good design, then, inspires trust, because the citizen feels loved. Good house design is about total habitat; body and environment as one organism, educating us in the inter-subjective. It requires an ethical intelligence in the architect and the conjoining of information technology, materials, and aspects of construction beyond the notion of what is serviceable. It grafts these elements onto the sensory ecology of humanness. It calls for an understanding of the citizen, and understanding that the citizen needs more than amenities in cookie cutter subdivisions—it needs more than the trick of hidden infrastructures and more than the zoning that segments and at best achieves "mixed use" as lip service to

civic integration. To see design as total habitat is to the architect a simulacrum of rhythms and energies and music and movements inherent in the human body and extending to the body politic."

Pier Giorgio Di Cicco [Italian-Canadian Poet]

We believe that the new architecture we have proposed will support the competition-winning scheme "The Hammer" designed by Forrec Ltd. for the public promenade and open space on the north and east edges of Pier 8. The typologies of residential buildings, the introduction of a consistent set of ideas about urban architecture, the coordination of the podium and base of each building, and the introduction of accessible courtyards are important components of the overall design strategy that establish scale and character.

**Coherent Diversity**

We strategically invited outstanding, emerging and established architects and landscape architects to participate on our design team, believing that Pier 8 needs to reflect high a level of coherence and diversity of design expression.

We have orchestrated design thinking within our creative process involving our client and consultants with weekly meetings and workshops to maximize innovation and design expression at several scales to realize a shared dream and vision for Pier 8.

We have arrived at a place where every building has a role to play within the formation of the neighbourhood of Pier 8. Every building implies Pier 8. Every building maintains its own identity while respecting the identity of its neighbouring buildings and context.

**Good Design is Good Business**

We strongly believe that only by integrating the design objectives with the public and private economic and business development objectives, will Pier 8 be truly valuable and successful.

We believe that Pier 8 can be an exemplar of how to build creative cities. It sets the platform for establishing a great new community integrated into the historic neighbourhood of the North End, and a model for 21<sup>st</sup> century mixed-use residential development around the world.

**Urban Innovations**

We are proposing several major urban innovations:

**'The Pier'**

Is a phase one urban innovation – a building configuration based on a traditional industrial waterfront typology that addresses the critical problem of industrial noise impact and prepares the rest of the site for growth and development.

**The system of laneways**

That are primarily shared by pedestrians, cyclists and service vehicles, create a finer network of routes and provides choice, residential address, and functionality for Pier 8.

**The unification of the ground plane**

Based on the Zipper identity for the Greenway, it unifies all of the blocks creating an innovative way to bring everything together through a unique ground plane.

**The intensive use of local materials**

Such as masonry and stone, and the selective use of steel and local products, will be combined with research and selection of innovative materials and systems.



**KPMB Architects**  
LEAD ARCHITECT

Historic Photographs – Site & Pier Typologies

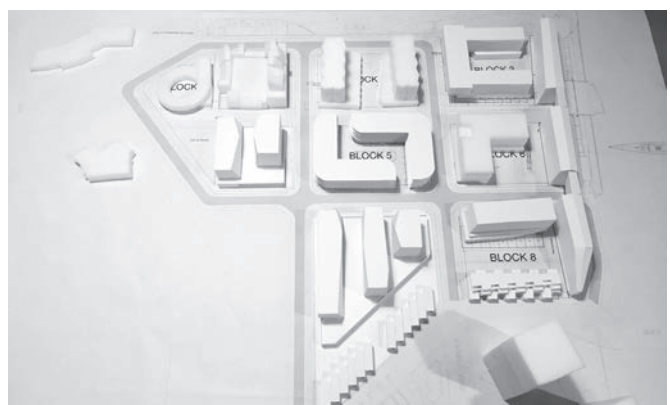


Historic Material References



1. Ancaster Old Mill  
2. Church of The Holy Spirit  
3. Liuna Station  
4. East Flamborough Township Hall  
5. Raspberry Farm Silo  
6. Goodwood Jones House

Study Model





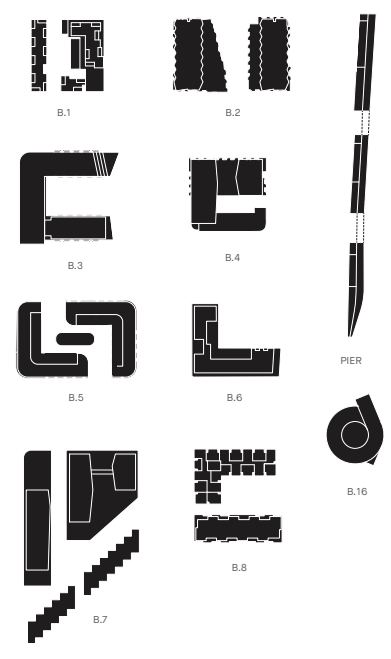
Ground Floor Uses



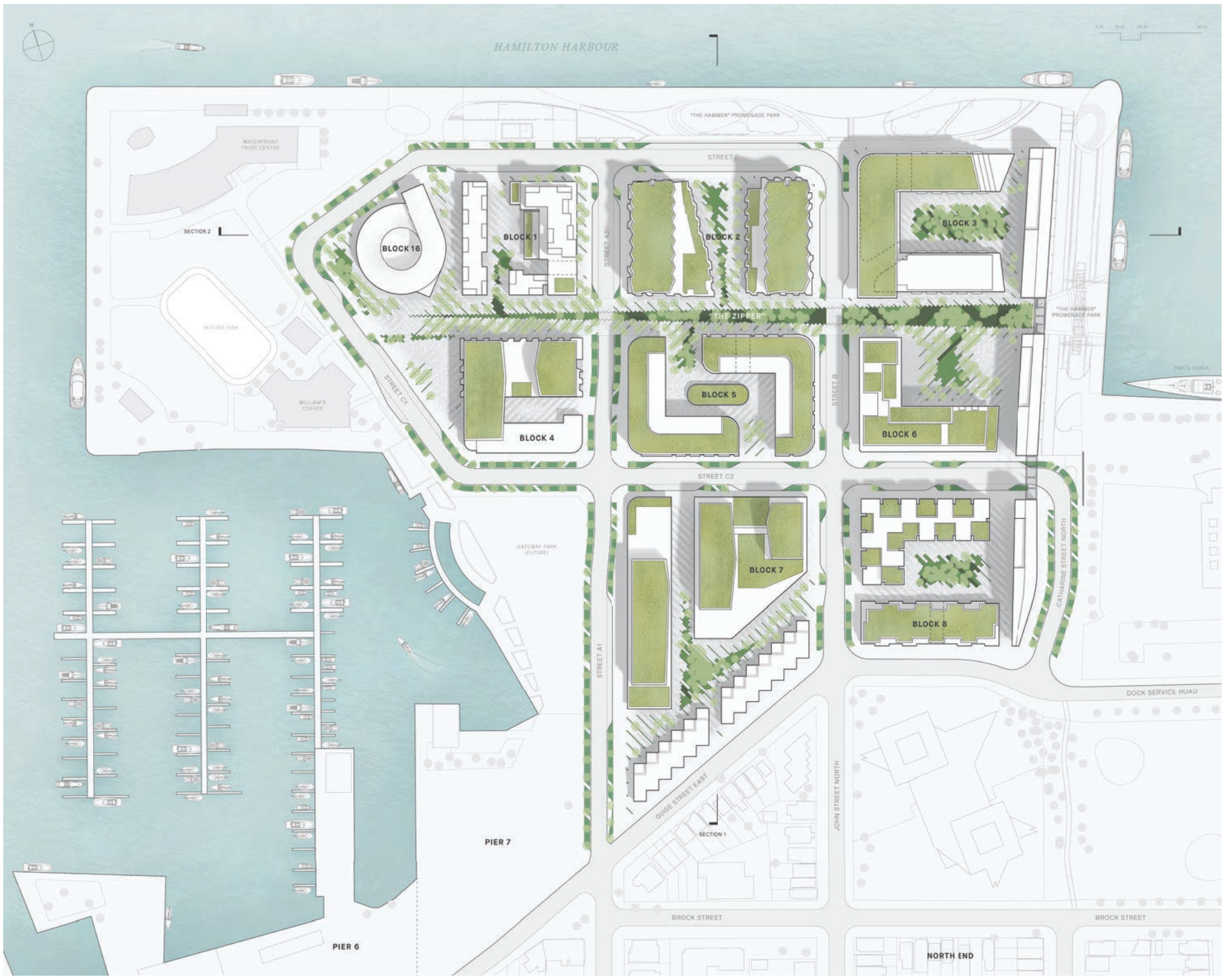
1 Ground Floor Animation

The design for Pier 8 has a strong focus on animating the ground plane in order to create a neighbourhood that has a distinct identity and vibrancy. This is in great part achieved by creating a walkable network of sidewalks, laneways, semi-private courtyards and pedestrian paths that are linked block to block. It is also due to the strategic distribution of 197 townhouses and units at grade throughout Pier 8. Each of these units has been carefully designed to provide private outdoor space adjacent to the public realm. In addition, by keeping over 40% of the site as open space, our design has drastically increased the amount of places for people to gather, both inside and out, for annual and seasonal events. The innovative and creative character of our amenity spaces in all of the buildings will encourage residents to spend more time outside of their units mixing and interacting with their neighbours, thus animating the streets and increasing the sense of community. Furthermore, our integrated and holistic retail strategy leverages the energy of Pier 8 and the surrounding new Promenade Park, "The Hammer" by attracting retail tenants that offer healthy services and products.

Building Matrix



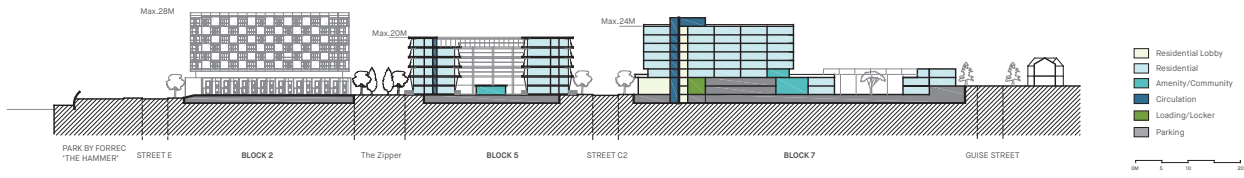
The Block design was allocated to four different architectural firms to collectively deliver contemporary architectural expression and diversity. Every building is an essay in imagination and transformation within the constraints of the mandated building envelope. At the same time, every building was designed in conversation with the team working on adjacent buildings to establish relationships between different scales of experience.



Site Plan



View from Gateway Park – North/East



Design Team Meeting at KPMB Architects

**Design Team:**

Our design team is comprised of outstanding Architects who represent different generations and approaches, but who share a common desire to create a more livable, diverse, and sustainable world. Four firms; KPMB Architects, Omar Gandhi Architect Inc., gh3\*, and Superkül, were each assigned multiple blocks to design.

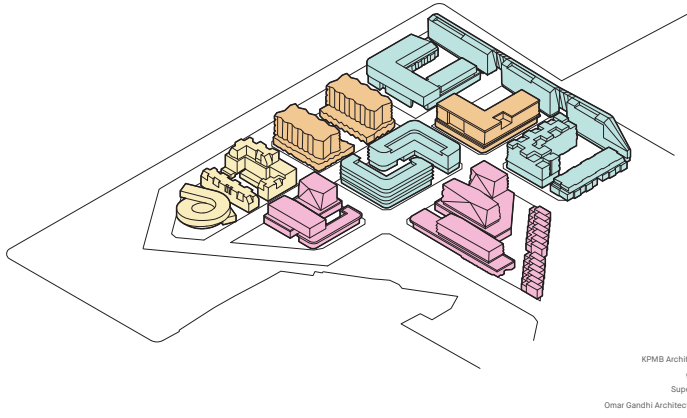
The team's overall design for Pier 8 is the result of a series of design workshops, involving all team members and collaborators. This highly collaborative and polyphonic approach generates a design that is dynamic, highly coherent and unique to its site. In a way, a peer design review has been built-in to

our collaborative approach. We are committed to extending this process throughout the life of the project.

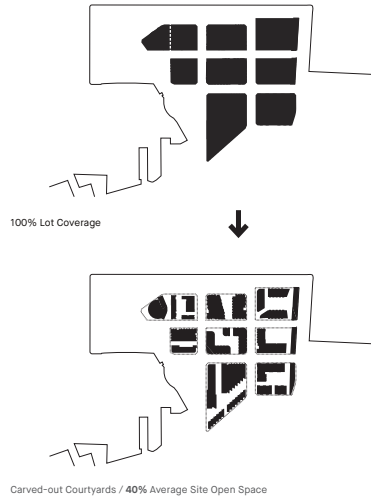
The way each building and Block works, the ways in which individual Blocks interact and respond to each other, and the overall look and feel of Pier 8 has evolved through an intensive, iterative design process. Ultimately, the whole is greater — and richer in expression — than the sum of its parts.

We sought to avoid the generic and the uniform. We sought to achieve a coherent diversity, a richness and plurality of expression.

**Team Block Allocation**



**Permeability Diagram**



**3 Sustainability**

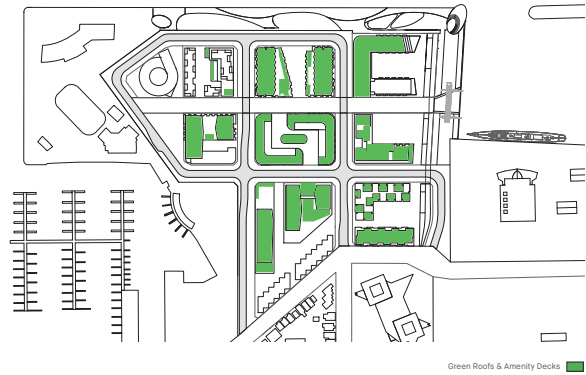
Vibrant, animated, and resilient neighbourhoods normally evolve organically, and from the imagination of many people over long periods of time. Waterfront Shores Corporation's four architectural firms worked in an integrated design process with a multidisciplinary team of experts to achieve an organic diversity and a holistic sense of place as Pier 8 is constructed through the proposed phasing. To exceed the technical requirements of sustainability and to respond to the health issues of our time and nation, the design places a high priority on healthy, active living. Our built environment is designed to achieve LEED Gold version 4 Certification.

**Green Space:** Recognizing the therapeutic and healing benefits of nature, the amount of green space is maximized. In addition to providing strong access to the surrounding park systems and the water's edge, the landscape strategy extends themes of green parkland, both formal and informal, into the courtyards of all Blocks.

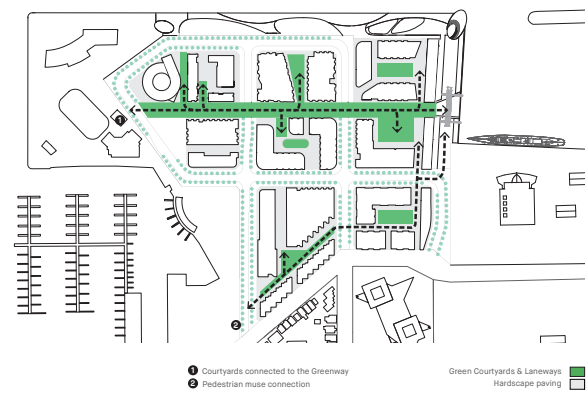
**Green Roofs:** To reinforce the identity of the neighbourhood as a "green" community, the majority of buildings have 60% green roofs. The landscape strategies are integrated to balance visual beauty with building performance benefits to increase the site's storm water retention capabilities, provide additional insulation, help lower the urban air temperature, and provide habitat for wildlife.

**Well Certification Strategy:** Our team will be pursuing WELL Multifamily Building Certification and/or WELL Community Certification.

**Green Roof Diagram**



**Added Green Space Diagram**



**2 Walkability / Connectivity**

Jane Jacobs championed the idea that neighbourhoods needed to be walkable, dense, and diverse in order to thrive. Decades later, this idea is just as relevant today, when most urbanists agree that small blocks create a stronger sense of community.

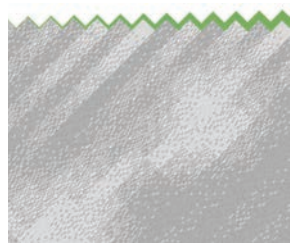
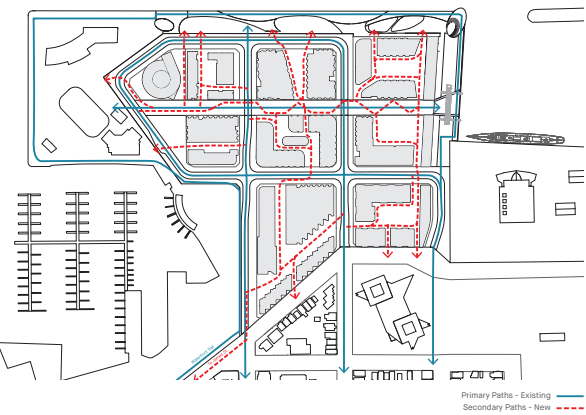
The team has devised an innovative plan of carved out courtyards and laneways that will not only prioritize pedestrian and bicycle traffic, but maximize travel options and give users multiple ways to experience the site. Shared trafficable surfaces help create a network of connected spaces, allowing all individuals to truly experience the neighbourhood from edge to edge. This increased permeability of the buildings on each Block adds a total of 1.6 kilometers of walkable landscape and is designed so that all pathways connect the residents and visitors with the community and the water.

A pixelated paving pattern custom designed for the Greenway will use pre-cast concrete pavers of various color gradations to stitch together the publicly-accessible, privately-owned courtyards and laneways of Pier 8. This pattern is pulled open at the Greenway like a zipper to reveal a lush planted landscape within the storm water system. "The Zipper," to which most pedestrian

paths and planted courtyards are connected, will serve to anchor the walking experience within the community and will certainly become a landmark and destination in its own right.

Strong connections with the North End neighbourhood are prioritized to ensure economic and social viability of both communities, and the area as a whole. The pedestrian scale and the use of a local material palette on the ground floors of the buildings is concentrated on the south end of the development area and woven through the blocks to create a relationship of scale and materiality to Pier 8's low rise buildings. The proposed retail strategy for the community is coordinated to establish continuity between residents and tenants of Pier 8 and the existing James Street retail corridor with complementary uses and activities.

**Pedestrian Circulation Diagram**



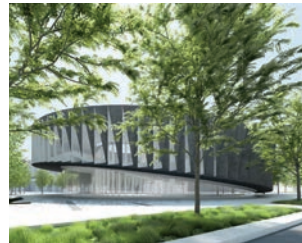
Unifying Paving Pattern



Paving Pattern Interface with "The Zipper"



Bridging across "The Zipper"



Approaching "The Zipper" from the west



View East Down "the Zipper" Greenway



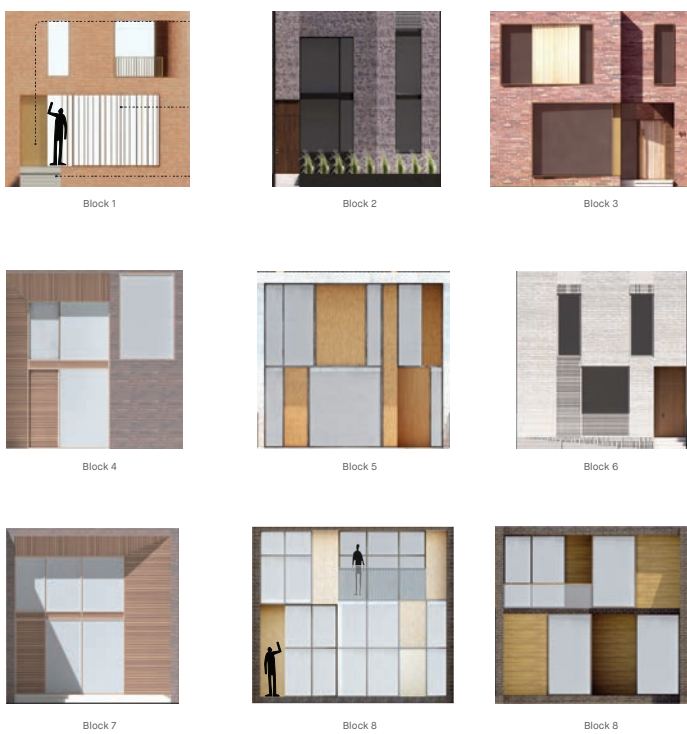
Aerial View of Pier 8



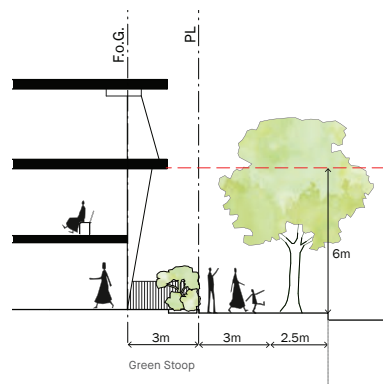
Approach From Guise St. - East



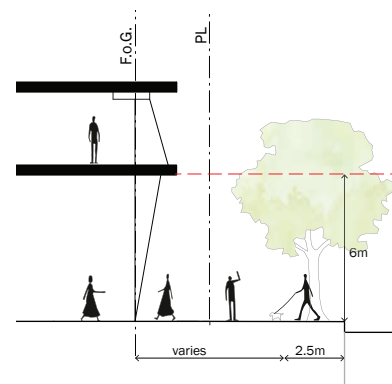
Townhouse Elevations



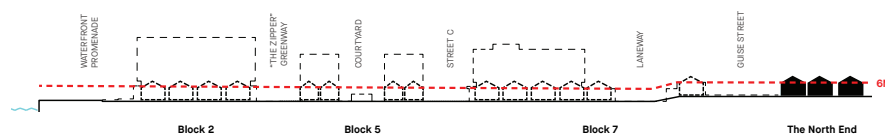
Typical Townhouse Section (Block 5)



Typical Retail Section (Block 5)



Domestic Scale Diagram



4 Pedestrian Scale

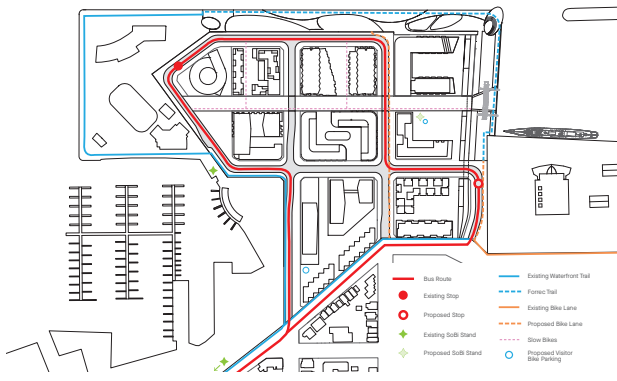
“While the buildings should reflect the robust character of the industrial waterfront, they also need to create a sense of place for individual residents and commercial tenants.”

Bruce Kuwabara, KPMB

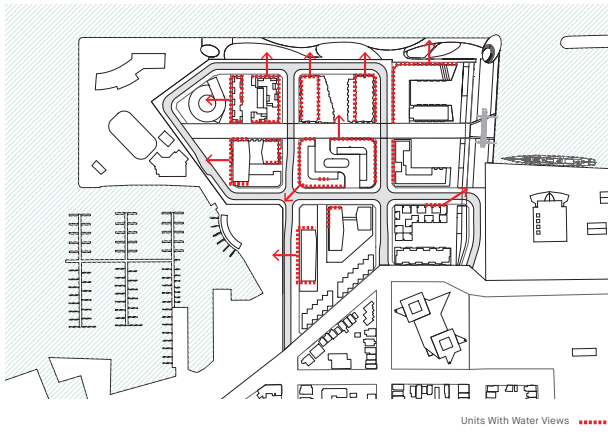
Pier 8 is a neighbourhood where people can stroll. The experience of walking in a neighbourhood is vital to the social and economic growth of a community. The buildings have been designed to be experienced by pedestrians, paying particular attention to what happens on each block within the first 6 meters from grade. This “domestic” scale speaks directly to the residential buildings of the North End and is carried throughout our entire Pier 8 scheme. The views of the townhouses, retail, restaurants, and amenity spaces at the bases of the buildings have been carefully orchestrated and composed to create rhythm, texture, variation, and vibrancy.

In order to further activate the ground plane, we have maximized the number of residential units at grade throughout Pier 8. Some townhouses are fitted to a more industrial live/work scheme and aesthetic, while others are more residential and contemporary in terms of design. Each row of townhomes maintains a unified design vision, while allowing individual residents to have a sense of place and address within the overall neighbourhood.

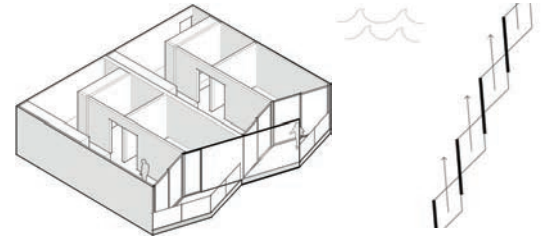
Transit & Bike Route Diagram



Water Views Diagram



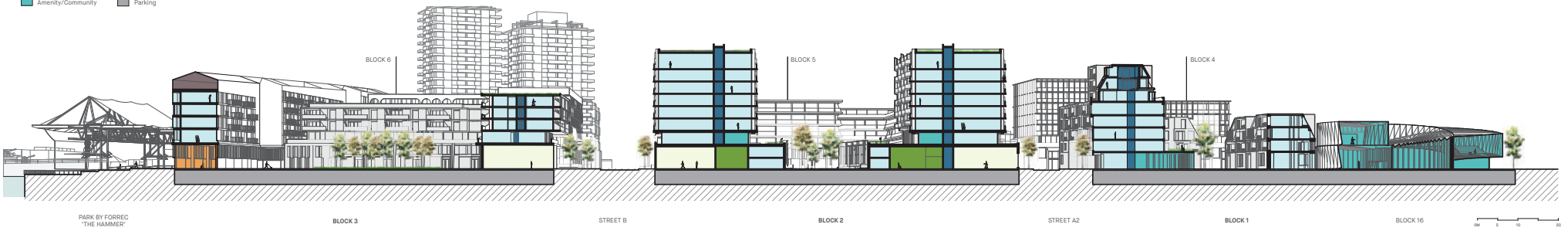
Maximizing Views to The Water (Block 2)



Section 2

Elevation Perspective Cross Section

- Residential lobby
- Residential
- Commercial
- Amenity/Community
- Circulation
- Loading/Locker
- Mechanical
- Parking

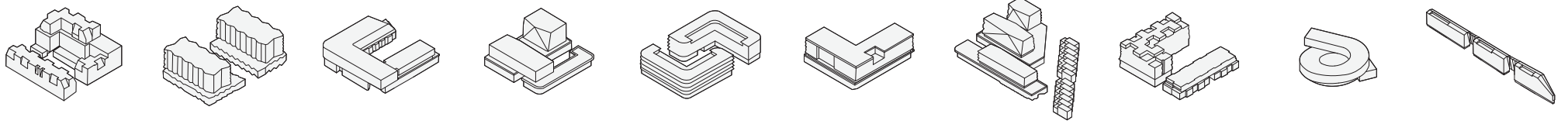


### 5 Coherent Diversity

The character of the Pier 8 community is decidedly contemporary. A palette of architectural forms — the podium, the bar, and the townhouse — are combined in various configurations to create a series of hybrid typologies that respond to the requirements of program and density, while maintaining an underlying consistency that allows the community to be read as a unified whole. This nuanced approach reflects the different ways that residents will live in this community; how they will shop, work and raise families. Our

approach is to create unity through architectural diversity and functional variety, ranging from grade-related single-family units to multi-unit housing, retail and commercial tenancies, and institutional uses. The result is a neighbourhood that will feel authentic, urban, complex, easily navigated and which can flexibly address the needs of the community over time.

Facade Elevations



View From The Lake – South/East

