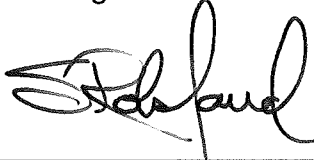




Hamilton

INFORMATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 22, 2020
SUBJECT/REPORT NO:	Pier 8 Block 16 Opportunity Study
WARD(S) AFFECTED:	Ward 2
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Information Update is to update City Council on the Pier 8 Block 16 Opportunity Study and associated Local Planning Area Tribunal settlement decision.

Background

In 2017, City Council enacted Zoning By-law No. 17-095 and approved a draft Plan of Subdivision for the lands known as Pier 8 (65 Guise Street East, Hamilton) for the intended purpose of implementing the West Harbour "Setting Sail" Secondary Plan as it applies to the Pier 8 lands. Subsequently, the planning instruments were appealed by various appellants to the Local Planning Area Tribunal (Case No. PL170742). An agreement was reached by way of a settlement between the City, Waterfront Shores Corporation (WSC), and the Harbour West Neighbours Inc (HWN). The proposed settlement was brought forward to Council for its consideration on September 4, 2019 (Confidential Report LS19033(a)/PED19180(a)). Council's approval of the settlement was subsequently presented to the LPAT and approved on September 16, 2019.

Minutes of Settlement Decision

The minutes of settlement direct the City to bring forward, for Planning Committee and Council's consideration, an amendment to the Setting Sail Secondary Plan and an implementing zoning-by-law amendment that would re-designate the existing institutional block (Block 16) on Pier 8 (refer to location map in Appendix "A") to permit residential or mixed use in a mid-rise or high-rise form. The settlement decision also states that there will be no change in the maximum number of residential units currently permitted on Pier 8 (being 1,645 units) regardless of any height increase approved for Block 16.

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A key aspect of the Settlement was a commitment to ensure that at least 15% of all units built as part of the Pier 8 development would be “family units” (defined to mean residential units of two or more bedrooms). This was a way to achieve a balanced demographic mix within the new development and would achieve at least 195 “family units”.

Further, it was also agreed that this commitment would extend to any planning approvals on Block 16. Based on the number of storeys that may be approved as part of an official plan amendment and zoning by-law amendment, the following additional “family units” are required to be provided:

- 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.

The terms of the Settlement require that the City would complete the planning review and analysis of the opportunities for increased height and/or density on Block 16 within 1 year of date execution of the Settlement. As a result of the Covid-19 pandemic impacting the City’s ability to consult with the community, the City has requested an extension to the 1-year time frame. Preliminary feedback from WSC and HWN is that both parties agree with extending this timeline to accommodate community consultation and engagement.

Pier 8 Block 16 Opportunity Study

In order to fulfil the minutes of settlement, the scope of work to be carried out has been divided into two phases. Phase one will involve a review of the existing Pier 7+8 Urban Design Study (2016) in order to assess the opportunity and parameters required to accommodate a mid-rise or high-rise building on Block 16. This process will test and establish appropriate minimum and maximum building heights for Block 16, evaluate Block 16 as an opportunity site for a change in land use designation, and develop associated urban design guidelines to be added as an addendum to the approved Pier 7+8 Urban Design Study (2016).

Once the update to the Pier 7+8 Urban Design Study for Block 16 has been completed and approved by Council, Phase 2 involves the preparation of the implementing official plan and zoning by-law amendments based on the policy framework and design guidelines developed in Phase 1. Consistent with the previous Pier 7+8 development applications, the official plan amendment and zoning by-law amendment for Block 16 will be formally submitted by the Waterfront Office to the Planning Division for review. The development applications will be prepared and will proceed through the statutory

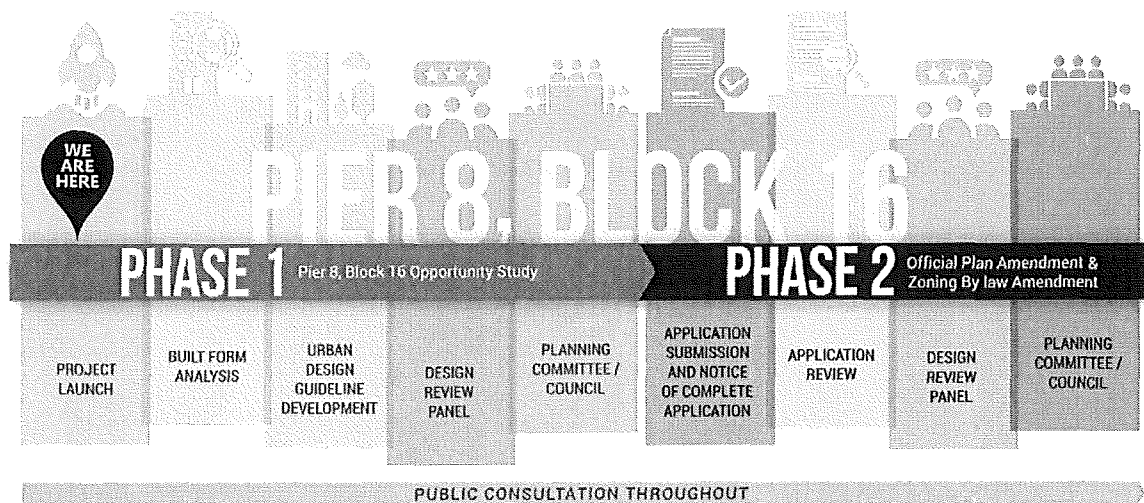
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planning application process under the *Planning Act*, including a statutory public meeting of the Planning Committee to consider any changes to the Secondary Plan and associated zoning by-law applicable to Block 16.

The City has retained the consulting firm Brook-McIlroy, the authors of the Pier 7+8 Urban Design Study (2016), to conduct the opportunity study for Block 16. Currently the City is in the beginning stages of Phase 1. To date, the City has been working with the consultants to test various height and massing plans for the site.



Public Consultation

Public consultation is important to the process. The Emergency Order during the COVID-19 pandemic have made it difficult for traditional consultation to take place. Prior to the Emergency Order, the City had developed the following consultation strategy for Phase 1:

- Community Engagement Event #1 – Introduce the team, project and provide and update on the LPAT settlement decision (late March 2020);
- Design Review Panel Meeting – Present various demonstration plans for feedback (originally scheduled for April 2020, tentative DRP presentation date is June 2020);
- Community Engagement Event #2 and Workshop – discuss various development opportunities and design elements for the site (May 2020);
- Various meetings with other stakeholder groups as requested (on-going throughout the study);
- Project Website (on-going).

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The consultation strategy for Phase 2 will follow the consultation process established under the *Planning Act* for official plan and zoning by-law amendments.

On May 6th, 2020, City Staff were invited by the North End Neighbourhood Association's 'Planning Committee' to talk to the committee about the study process for Block 16 and to provide an update on the LPAT settlement decision. On May 20th, 2020, the City again was invited to present to all members of the North End Neighbourhood Association. During these initial meetings, City staff have outlined the process to be followed and Brook-McIlroy has presented its initial draft parameters for the urban design study for Block 16. Waterfront Shores Corporation was also invited to attend these meetings and subsequently presented proposed renderings for a high-rise building on Block 16. The WSC proposal will be reviewed by staff and ultimately by Council in the same manner as any other private initiated application for an official plan and zoning by-law amendment. Additionally, if an official plan and zoning by-law amendment is approved, the proposal will be subject to the site plan process at which time (as per the conditions of draft plan approval) WSC will be required to address matters such as urban design, transportation demand management, bike share, noise/dust and odour control, storm water management, and landscaping, and shall present detailed architectural drawings for advice from the City's Design Review Panel. A control architect, retained by the City, will review and certify that the site plan complies with the Pier 7 & 8 Urban Design Guidelines.

Although through the LPAT settlement process the City agreed to bring forward an official plan and zoning by-law amendment for Block 16 for Council's future consideration, there was no commitment for additional height on Block 16. The process of updating the Pier 7+8 Urban Design Study for Block 16 is the first step in the decision-making process and will include public consultation with all stakeholders and will be conducted separate from Waterfront Shores' proposal.

City staff will continue with public consultation on the urban design study over the coming months and are working on a strategy on how to reach out to the wider community and stakeholders while the Emergency Order is in effect.

For more information on the Pier 8 Opportunity Study, please visit the website at:

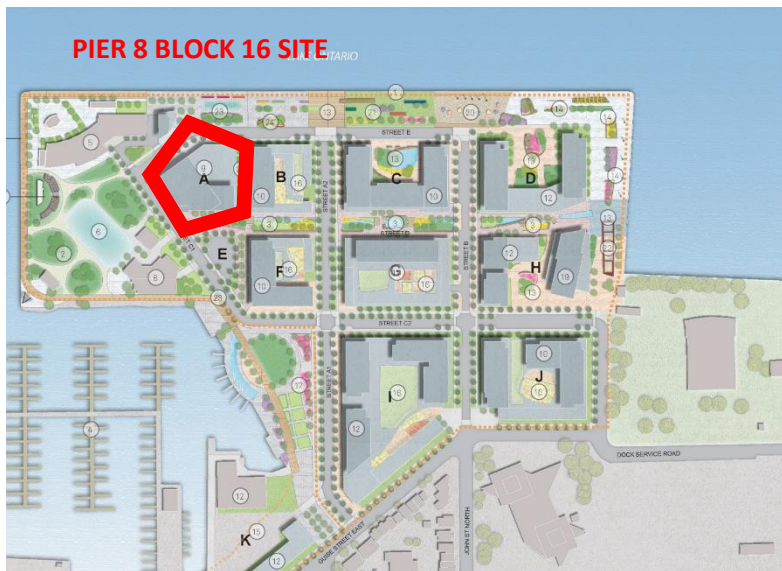
<https://www.hamilton.ca/city-planning/planning-community/piers-7-and-8-urban-design-study>

You may also contact the following staff if you have any questions or would like more information:

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PIER 8 BLOCK 16 - SITE LOCATION



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