

# COMMUNITY INFORMATION MEETING (WEBINAR) PIER 8, BLOCK 16: PROPOSED RESIDENTIAL TOWER – REVISED DESIGN June 19, 2023

Hosted By:



Municipal Land Development Office, City of Hamilton



Waterfront Shores Partners

# LAND ACKNOWLEDGMENT

“The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.”

# WELCOME AND INTRODUCTIONS

Thank you for attending this virtual community meeting

**Independent Facilitator:** Sue Cumming, Cumming+Company

**Presenters:**

Chris Phillips, Municipal Land Development Office, City of Hamilton

James Webb, Webb Planning Consultants

Bruce Kuwabara, KPMB Architects

Sean McGaffey, WND Associates

Luka Matutinovic, Purpose Building

# PURPOSE OF THIS COMMUNITY MEETING

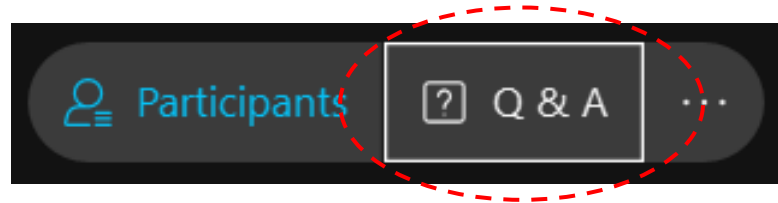
The City of Hamilton has initiated Official Plan and Zoning By-Law Amendments on lands identified as Pier 8, Block 16 located at 130 Haida Avenue (formerly 65 Guise Street) (Files: UHOPA-22-001 / ZAC-22-003). The applications propose a 45-storey residential building consisting of approximately 429 units.

The purpose of this virtual community information meeting is to:

- Update the community on the applications
- Overview the proposed revised design and how input received on the applications has been considered
- Respond to questions

# FORMAT FOR THE MEETING

- A live presentation will be given followed by Q and A
- You can ask questions or provide comments by typing these into the "Q & A"
- The Facilitator will read out the questions for the City and Waterfront Shores to respond to.
- Your name will not be read aloud when questions are asked



The recording of the meeting presentation and slides will be available after tonight at [www.hamilton.ca/pier8block16](http://www.hamilton.ca/pier8block16)

# WHERE TO LEARN MORE

Additional information about Pier 8, Block 16 is available at [www.Hamilton.ca/pier8block16](http://www.Hamilton.ca/pier8block16)

This virtual presentation is being held the same week as a Drop in Open House where the same materials will be reviewed and discussed.

**Drop In Open House (no presentation)  
Thursday, June 22, 2023  
from 6:00 p.m. to 8:00 p.m.  
Discovery Centre, 77 Harbourside Way**

# PRESENTATION OUTLINE

- Development Application Background and Planning Context
- Proposed Revised Building and Site Design
- Community Benefits
- Sustainability Measures
- Ways to Stay Involved

# DEVELOPMENT CONTEXT





# DEVELOPMENT BLOCKS



# LOCATION – PIER 8 & BLOCK 16

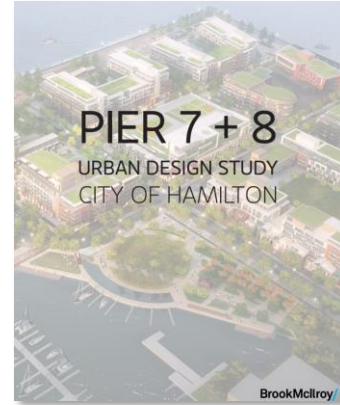
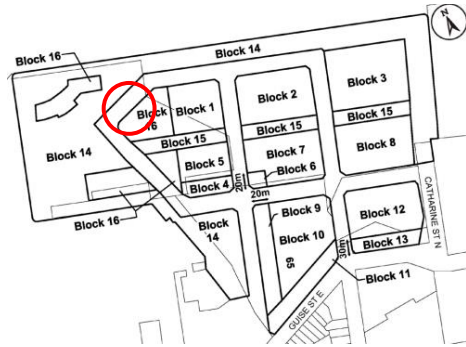


# LOCATION



# PIER 8 – PLANNING & DESIGN PROCESS TIMELINE

2017 – ZBA (No.17-095) and Draft Plan of Subdivision approved by Council for Pier 8



2016

2017 – ZBA appealed LPAT, (Case No. PL170742)

2019 - Minutes of Settlement were approved by the LPAT for the ZBA appeal

2021

2021 – Official Plan And Zoning By-law Amendment application received for a change in land use and height for Block 16.

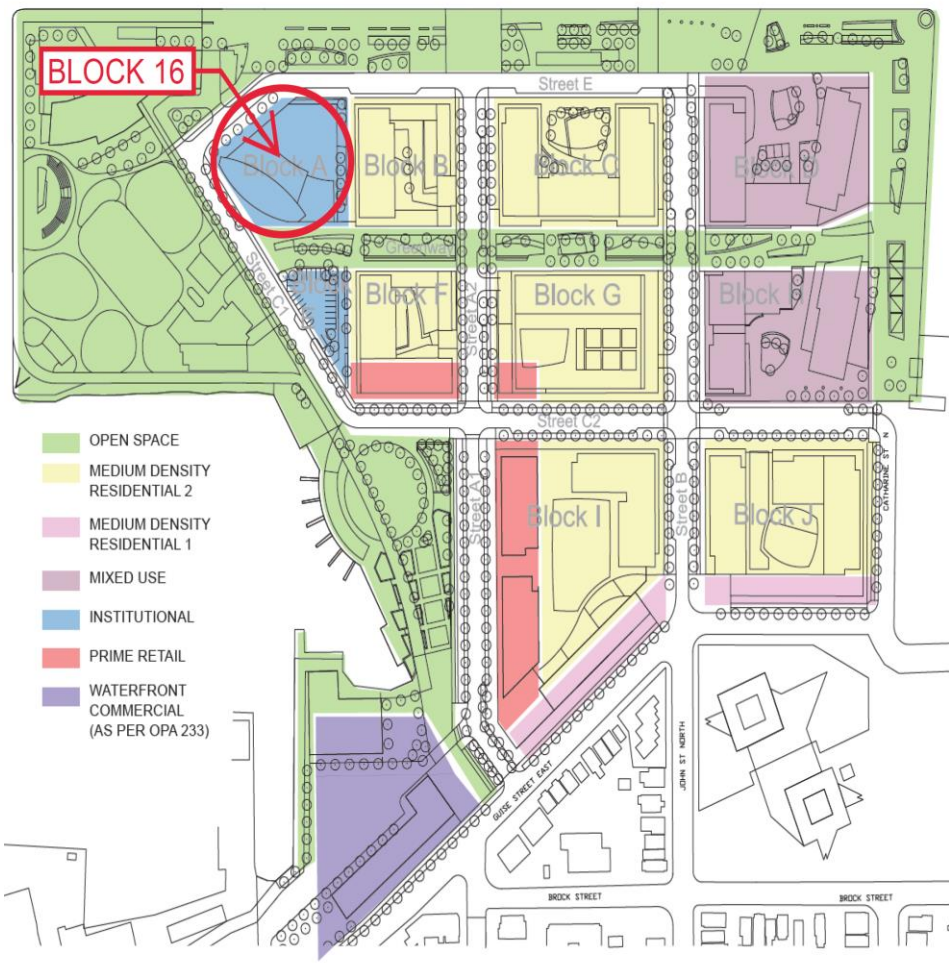


**PIER 8  
BLOCK 16**  
URBAN DESIGN GUIDELINES  
CITY OF HAMILTON  
JULY 2021



[Planning Committee - August 10, 2021](https://www.escribemeetings.com)  
([escribemeetings.com](https://www.escribemeetings.com))

# SETTING SAIL and 2016 URBAN DESIGN STUDY



- Secondary Plan – Land Use & Scale
- Prerequisite to Development
  - Urban Design Study
- Brook McIlroy – 2016 UDS
- Land Use Plan – mixed use neighbourhood, surrounded by open space, emphasis on public access to waterfront & vibrant neighbourhood
- Demonstration plans to confirm height & density for each Dev. Block
- Block 16 – potential residential uses
- Basis for future Planning Applications
  - Draft Plan of Subdivision & ZBL

**PIER 8 Land Use Plan (2016 UDS)**

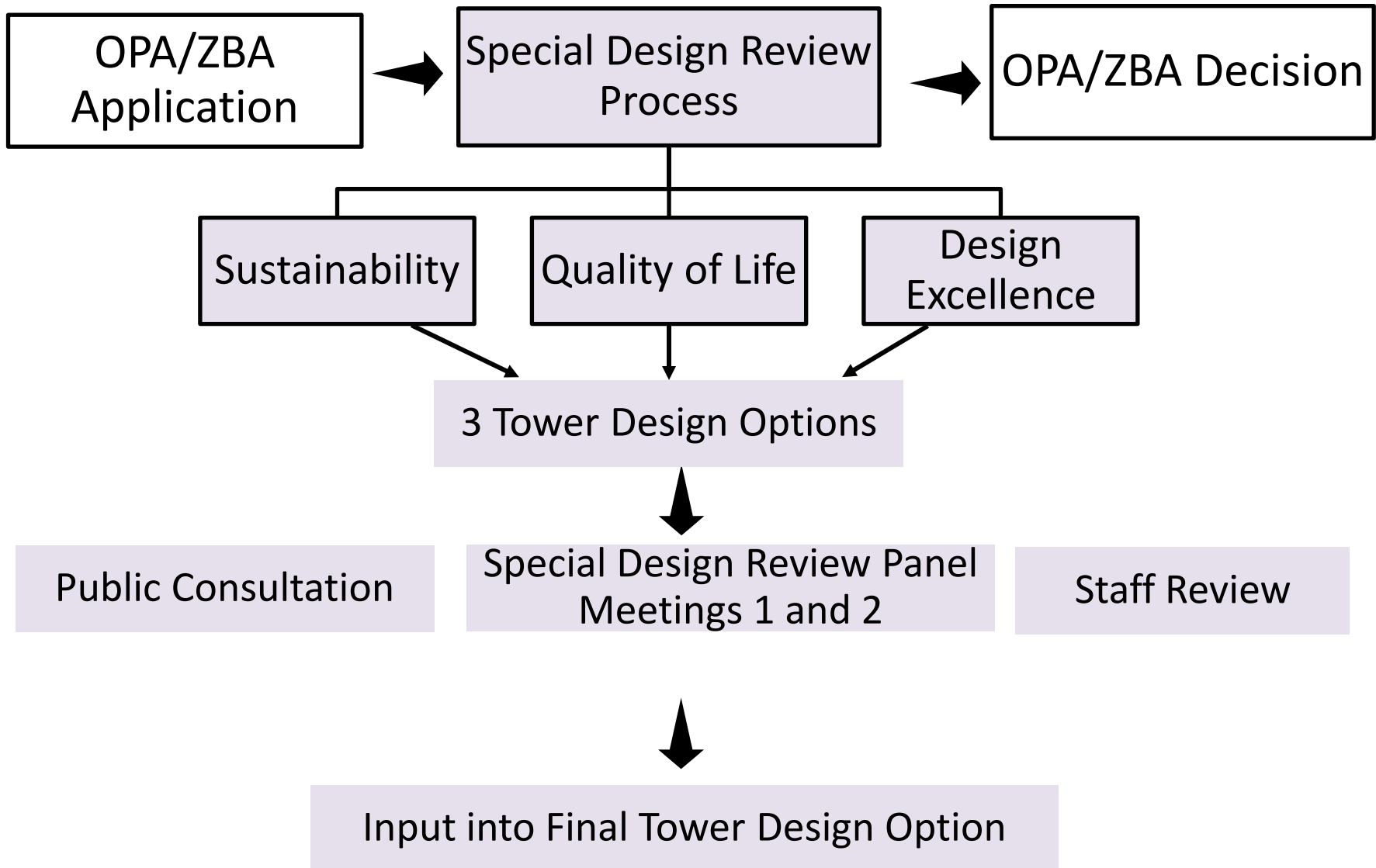
# PIER 8 - DRAFT PLAN & ZONE CHANGE

- Applications submitted November 2016, Approved by City Council May 2017
- Applications Appealed to LPAT, Parties entered into Minutes of Settlement:
  - City Staff to bring forward for Council’s consideration an Official Plan Amendment and Zoning By-law Amendment for Block 16 (Pier 8) to permit either residential or mixed-use in a mid-rise or high-rise form.
  - Urban Design Study – opportunity and design parameters for mid-rise/tall building.
  - Regardless of any additional height that may be approved on Block 16, there will be no change to the maximum number of residential units permitted on Pier 8 (1,645 units total) and no reconsideration of height/density on remaining blocks
  - Min. 15% of units built on Pier 8 development will be family units\* (= 246 family units)
  - Additional family unit requirements relative to building height increases on Block 16:

Change in Height (additional storeys)	Additional Family Units
No change in height	0
+ 4 storeys	25
+ 5 to 11 storeys	50
+12 to 19 storeys	75
+20 to 30 storeys	100
31+ storeys	150

*\* Family units defined to mean residential units comprised of two or more bedrooms.*

# PIER 8 BLOCK 16 UDG – Tall Building Scenario



# PLANNING APPLICATION STATUS

Urban Design Study - unique threshold for City to evaluate merits of development and ensure objective of exceptional design is met – new standard in design review and public engagement

Planning Applications (OPA & ZBA) submitted November, 2021

Public meeting of Planning Committee held on February 1, 2022, Committee authorized the proponent (MLDO) to advance application through comprehensive design review and public consultation process

Presentation to City's Design Review Panel March 10, 2022, and April 27, 2022

Numerous opportunities for public input – Webinar, Public Meeting of Planning Committee, website for West Harbour, email updates, and two added meetings – tonight & June 22, 2023

Proponents have evolved the design concept having regard for key principles – sustainability, quality of life, design excellence, consideration of public engagement and opportunities for public benefit.

City Planning Staff presently reviewing the updated materials toward forming planning opinion on the preferred tower design option, preparing Staff Report to be considered by City's Planning Committee

Public welcome to make submissions to the City Planner and participate in the Public Meeting of Planning Committee, date TBD



# PROPOSED BUILDING AND SITE DESIGN

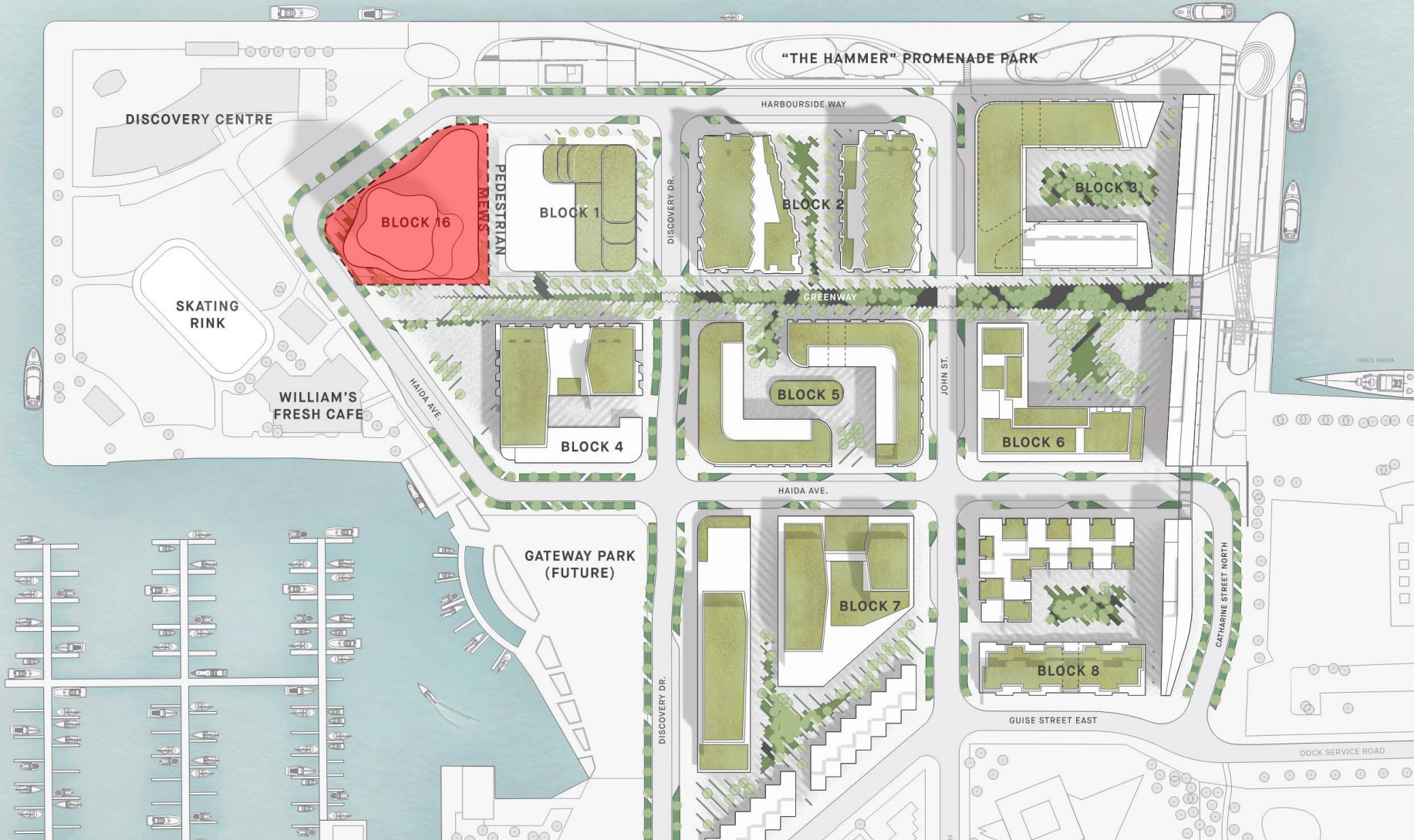


# SITE PLAN



0 m 10 m 20 m 30 m

HAMILTON HARBOUR



DISCOVERY CENTRE

"THE HAMMER" PROMENADE PARK

BLOCK 16

BLOCK 1

BLOCK 2

BLOCK 3

SKATING RINK

WILLIAM'S FRESH CAFE

BLOCK 4

BLOCK 5

BLOCK 6

GATEWAY PARK (FUTURE)

BLOCK 7

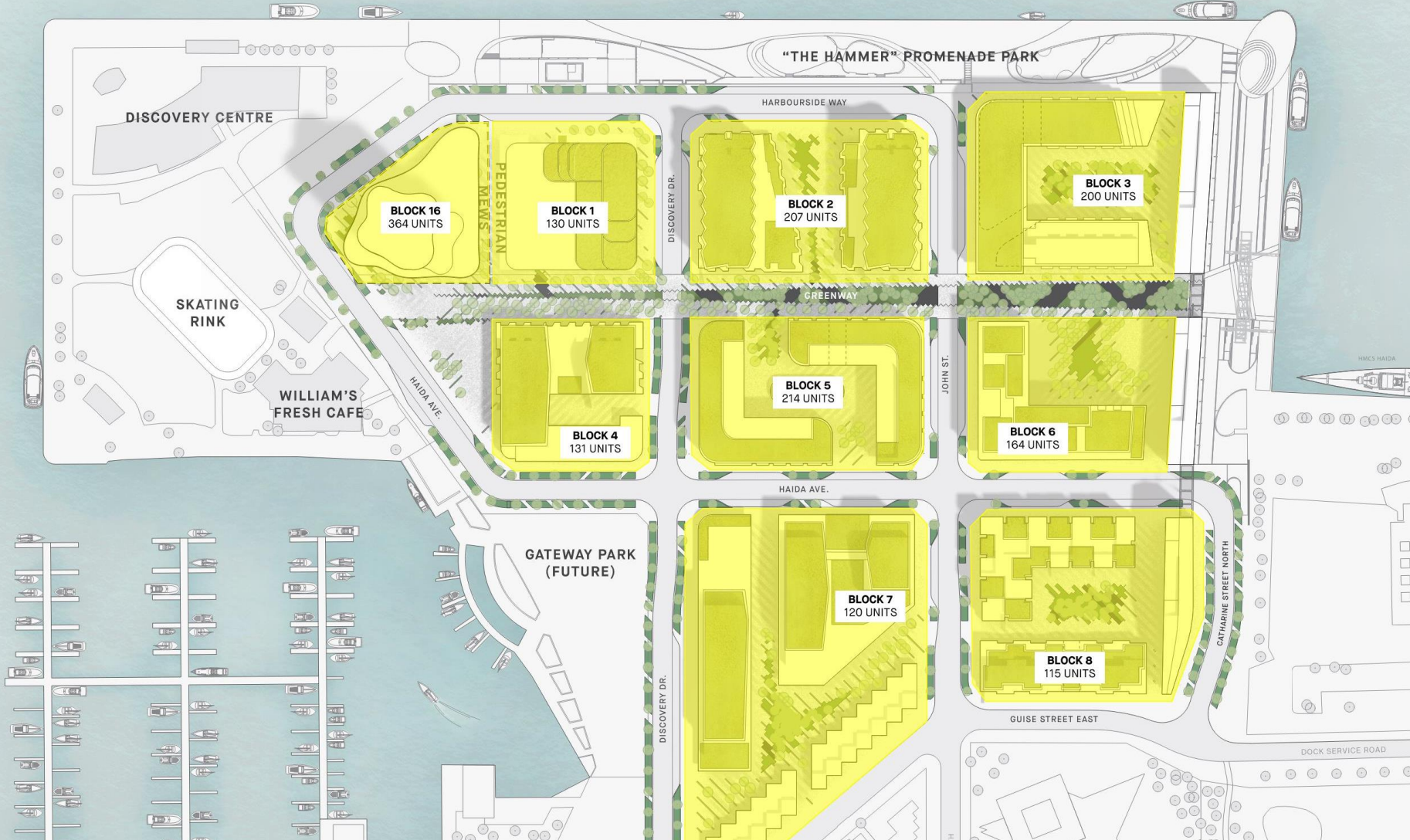
BLOCK 8

# UNIT DISTRIBUTION (1645 TOTAL)



HAMILTON HARBOUR

0 m 10 m 20 m 30 m



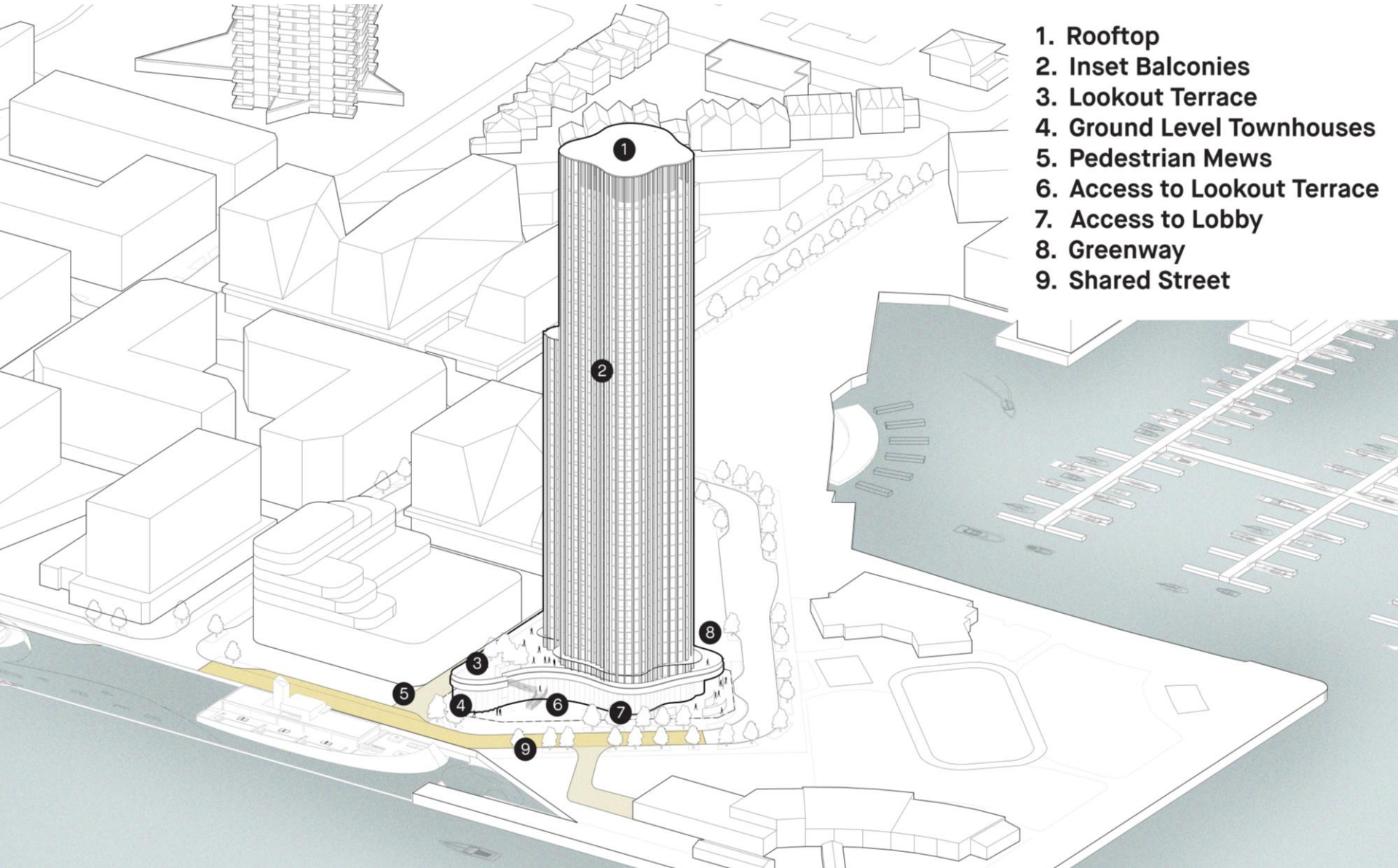
# REVISED RESIDENTIAL TOWER



# REVISED RESIDENTIAL TOWER



# DESIGN ELEMENTS



1. Rooftop
2. Inset Balconies
3. Lookout Terrace
4. Ground Level Townhouses
5. Pedestrian Mews
6. Access to Lookout Terrace
7. Access to Lobby
8. Greenway
9. Shared Street

# PUBLIC REALM AMENITIES – GROUND LEVEL



# PUBLIC REALM AMENITIES – PODIUM LEVEL





# GREENWAY CONNECTION



# PODIUM RESTAURANT



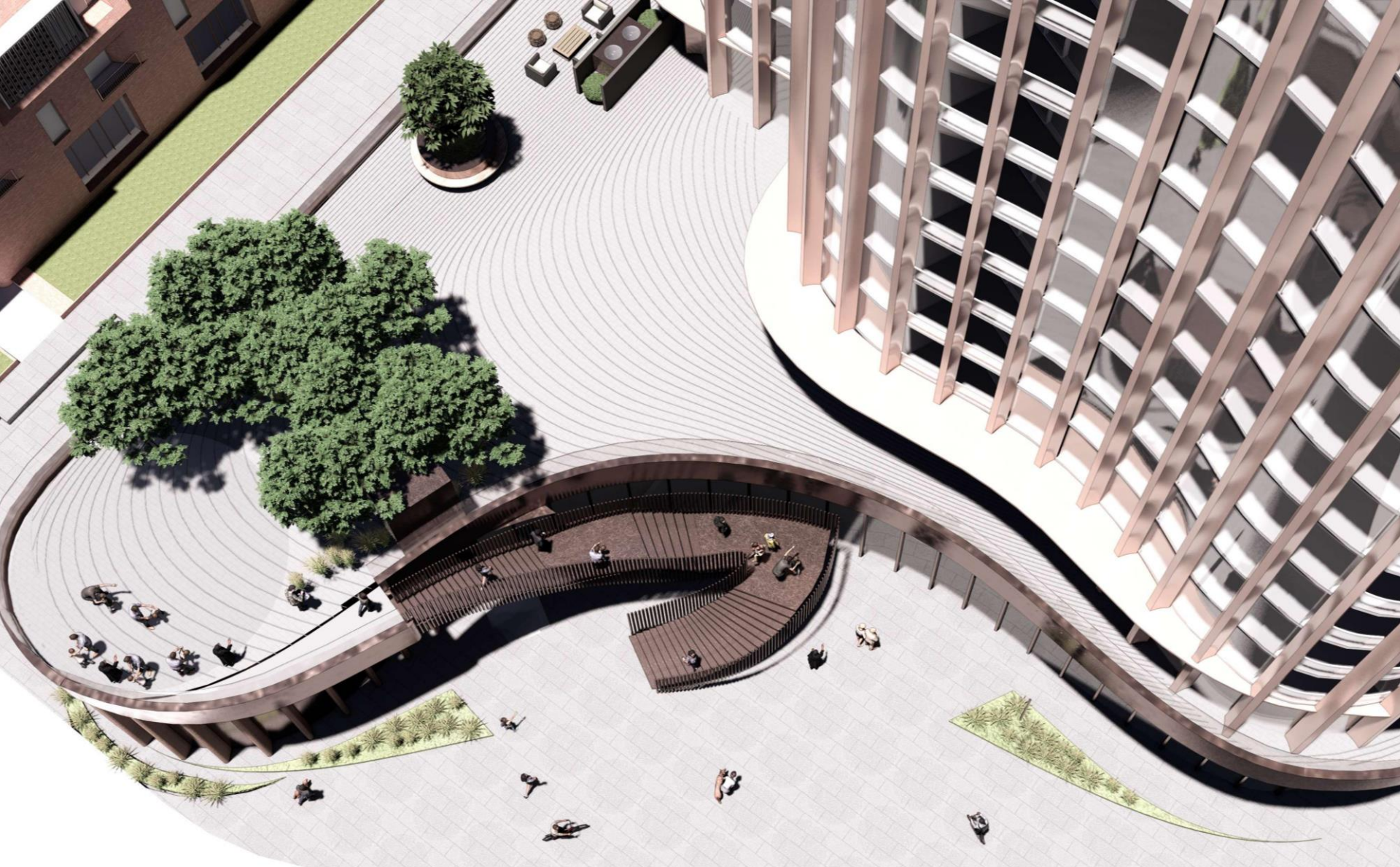
# PEDESTRIAN MEWS



# PODIUM AMENITY ACCESS



# LOOKOUT TERRACE



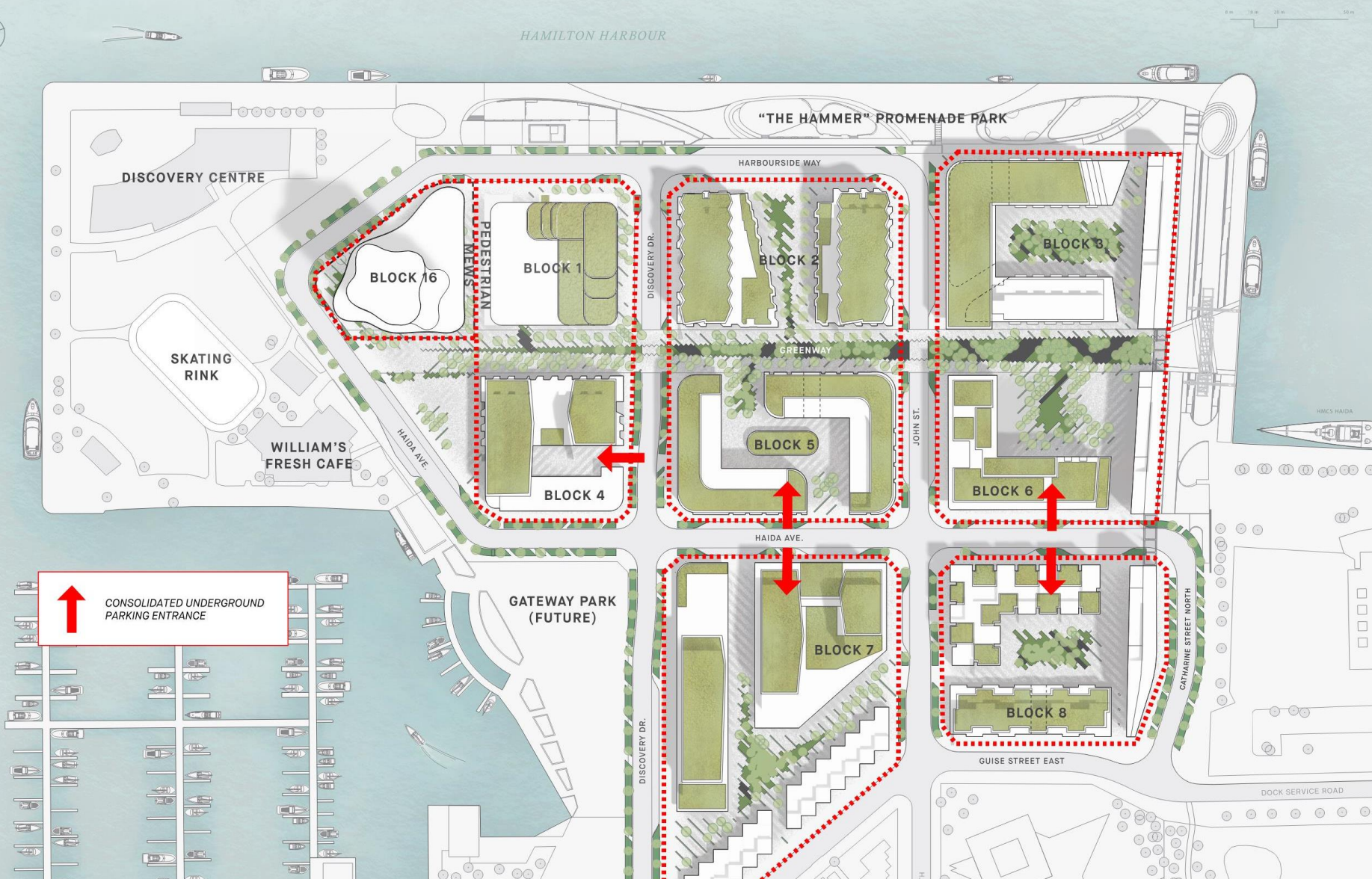
# SHARED STREET



# SHARED STREET



# UNDERGROUND PARKING ACCESS





# COMMUNITY BENEFITS

- The development of a tower-form on Block 16 creates opportunities for additional community benefits beyond those contemplated in the original Pier 8 concept, including:
  - Redeployment of residential density, providing for a lower building heights along the interface with the existing neighbourhood;
  - Provides an an opportunity to consolidate below-grade parking areas and access, reducing vehicle traffic along the boardwalk edge;
  - Opportunity to create a "shared street" along Haida Avenue that can be opened and closed as needed to create car-free zones and activities;
  - Creation of new public lookout deck as part of the tower-building, creating a new publicly-accessible elevated vantage point for all to enjoy; and,
  - Providing additional family-sized dwelling units within the tower building.

# COMMUNITY BENEFITS

## *Redistribution of Residential Density*

- Accommodating dwelling units within Block 16 will necessitate the lowering of building heights along the existing neighbourhood edge
- Creates a more gradual transition and interface of building height between the existing and proposed neighbourhoods



Increased Density

Decreased Density

Existing Neighbourhood

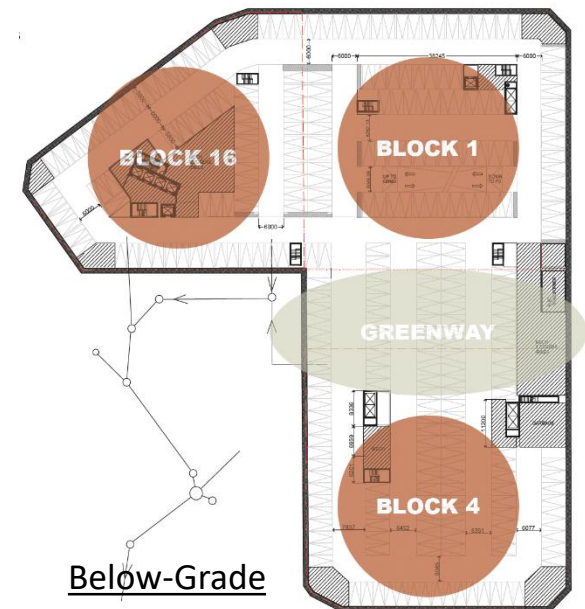
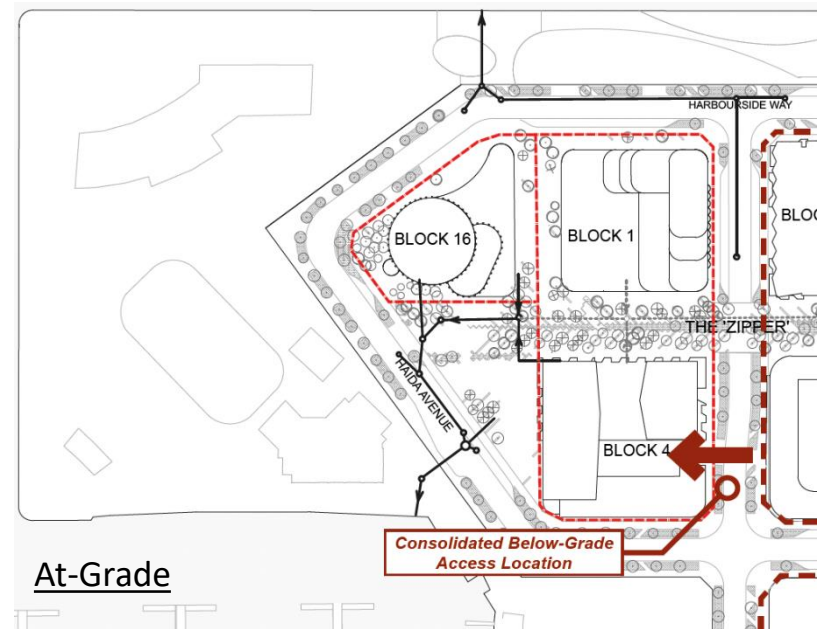
6M

*Distance from Existing Neighbourhood*

# COMMUNITY BENEFITS

## *Consolidated Below-Grade Access*

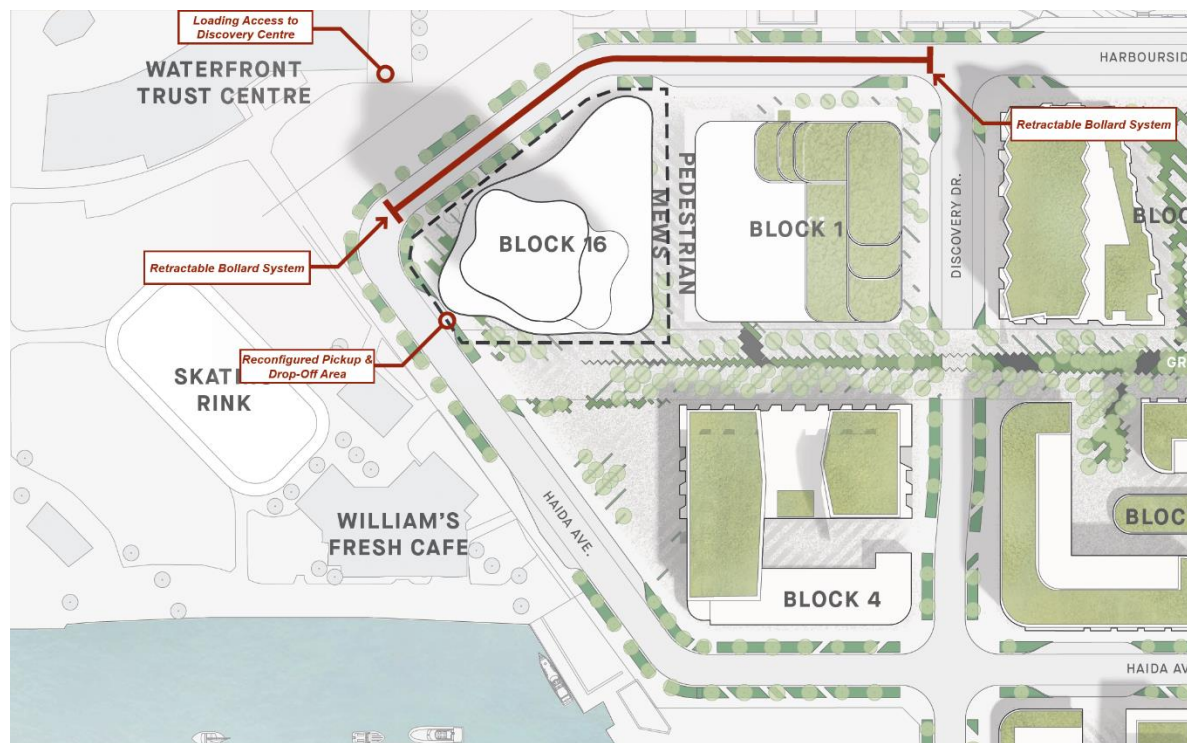
- By integrating residential uses on Block 16 into the overall Pier 8 development, vehicular access to Block 16 can be located below-grade, and consolidated with other planned development Blocks
- This will reduce surface-level vehicle circulation within the broader Pier 8 development, and facilitate the opportunity for a “shared street”, with car-free opportunities



# COMMUNITY BENEFITS

## *Pedestrian-Priority Shared-Street*

- Removal of vehicular access to Block 16 allows for a portion of Haida Avenue to be reimagined as a pedestrian-priority shared-street
- This portion of Haida Avenue will feature a retractable-bollard system to create car-free zones for festivals and events, and create a continuous, car-free access between the Greenway and the Boardwalk



# COMMUNITY BENEFITS

## *Publicly Accessible Lookout Terrace*

- A new publicly-accessible lookout terrace is proposed atop the podium element, with a size of 216 square metres (2,300 sq.ft)
- The lookout will be accessed by a new feature staircase as well as an elevator for accessible access.



# COMMUNITY BENEFITS

## *Publicly Accessible Lookout Terrace*



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## *Publicly Accessible Lookout Terrace*



# COMMUNITY BENEFITS

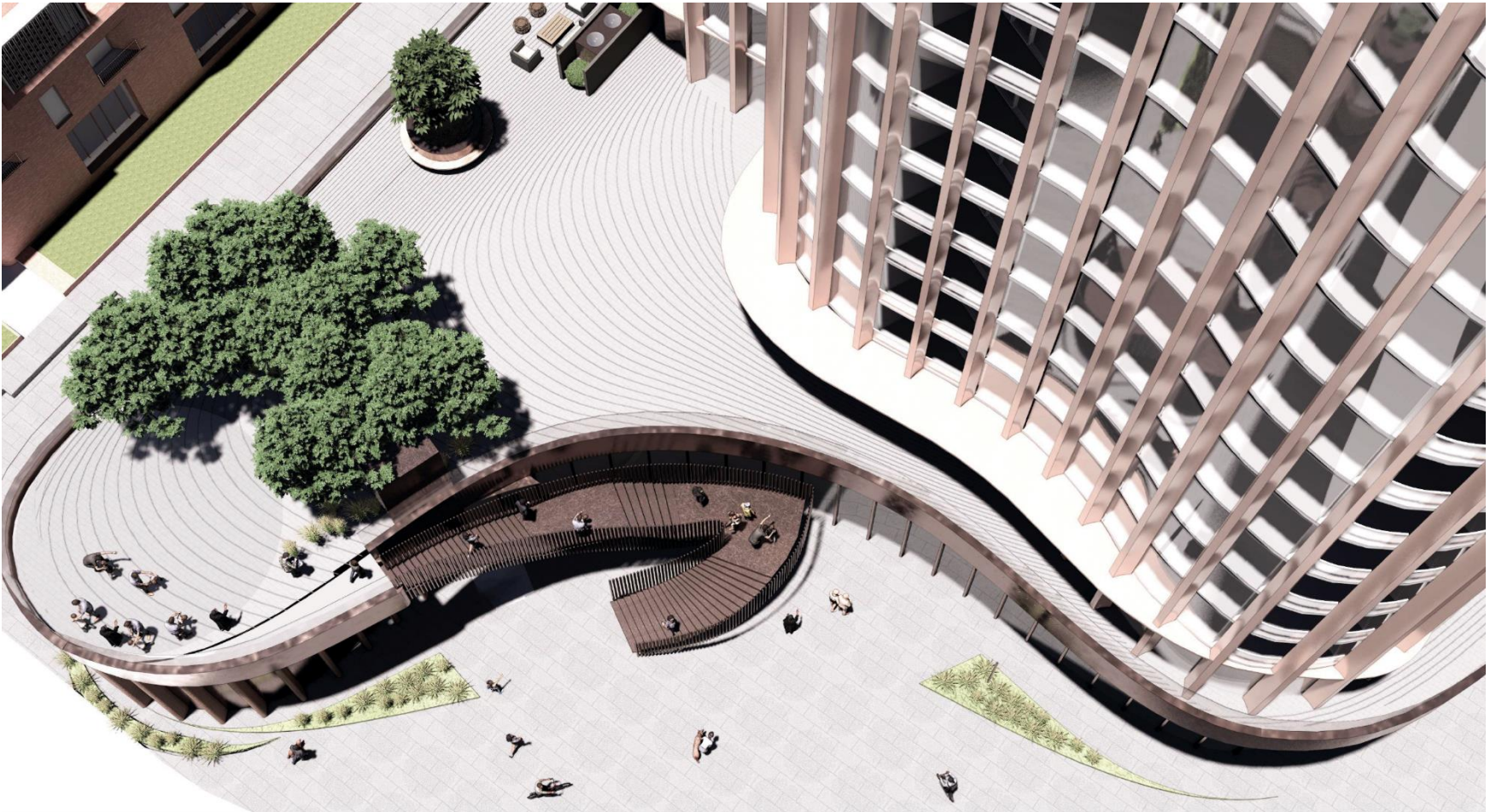
## *Publicly Accessible Lookout Terrace*





# COMMUNITY BENEFITS

## *Publicly Accessible Lookout Terrace*



# SUSTAINABILITY TOP-LINE OUTCOMES

HEALTHY

RESILIENT

LOW-CARBON

TRIPLE-CERTIFIED

3<sup>RD</sup> PARTY VERIFIED

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TRANSFORMATIONAL

# SUSTAINABILITY MEASURES

## Energy Efficiency & Low Carbon

1   
30-40% MORE ENERGY EFFICIENT

2   
70% LESS CARBON EMITTED

3   
LOW CARBON MATERIALS


4   
ENERGY STAR APPLIANCES

5   
LED LIGHTING

## Air Quality & Thermal Comfort

6   
HEALTHIER MATERIALS

7   
ENHANCED AIR FILTRATION

8   
TEMPERATURE MONITORING

9   
MOLD RESISTANT HVAC

10   
STRATEGIC SHADING


## Water Quality & Efficiency

11   
ENHANCED WATER QUALITY

12   
40% REDUCTION IN WATER USE

13   
MOISTURE RESISTANT MATERIALS

14   
100% RAIN-WATER FOR IRRIGATION

15   
48-HOUR BACK-UP POWER

## Resilience, Health, and Wellness

16   
DESIGNED TO POTENTIAL 2050 CLIMATE

17   
CONNECTION TO NATURE

18   
DAYLIGHT & DIMMABLE LIGHT

19   
SPACES FOR MOVEMENT & RESOTRATION

20   
COMMUNAL GARDENING SPACE

# SUSTAINABILITY MEASURES

Core Themes:

1

Energy Efficiency and Low Carbon



2

Air Quality and Thermal Comfort



3

Water Quality & Efficiency



4

Resilience, Health, and Wellbeing



# SUSTAINABILITY MEASURES

Benefits to residents:

1

## Energy Efficiency and Low Carbon



- 30-40% more energy efficient compared to a typical Hamilton High-Rise Development.
- 70% less carbon emitted per year (savings equivalent to the annual emissions from 170 homes).
- Glazing designed to deliver views, daylight and energy efficiency.
- Energy Star appliances and LED lighting.

# SUSTAINABILITY MEASURES

Benefits to residents:

2

## Air Quality and Thermal Comfort



- Healthier materials selected to reduce exposure to harmful chemicals typically found in building materials.
- Enhanced air filtration to remove pollutants that can lead to negative short (e.g., headaches) - and long-term health impacts (e.g., asthma)
- Thermal comfort monitoring to keep temperatures within an ideal range for occupant satisfaction and bodily health.
- Trees, canopies, and paving material designed to reduce the outdoor temperature and mitigate extreme heat events.

# SUSTAINABILITY MEASURES

Benefits to residents:

3

## Water Quality and Efficiency



- Enhanced water filtration to improve drinking water quality.
- Moisture resistant finishes in kitchens and bathrooms to prevent the growth of mold.
- 40% reduction in indoor water use through water efficient fixtures.

# SUSTAINABILITY MEASURES

Benefits to residents:

4

Resilience, Health, and Wellbeing



- 48-hour back-up power and a refuge area to allow occupants to stay-in-place during emergencies (e.g., power to charge phones; ability to cool down during heatwaves)
- Daylight and dimmable lighting to support healthy circadian rhythm. Disruption to circadian rhythm has been linked to obesity, diabetes, depression and metabolic disorders.
- Exposure to plants and other natural elements shown to have beneficial health impacts including lower levels of anxiety and depression and improved mental recovery from stress and fatigue.
- Spaces designed for movement and restoration.



# SUSTAINABILITY MEASURES

Rigorous third-party verification to hold the project accountable.



Block 16 will be the first **triple-certified** residential building of its kind in Canada. All three standards follow a robust 3rd party certification process including Design Reviews, Commissioning, and Testing, which will help ensure that the intended sustainability outcomes are delivered.

# WAYS TO STAY INVOLVED AND LEARN MORE

- Sign-up to receive notifications [www.hamilton.ca/WestHarbourSignUp](http://www.hamilton.ca/WestHarbourSignUp)

or scan



- Visit City's Pier 8, Block 16 webpage for info: [www.hamilton.ca/pier8block16](http://www.hamilton.ca/pier8block16)
- Provide comments to:

Development Planner reviewing the file, Mark Kehler – Senior Planner by email [Mark.Kehler@Hamilton.ca](mailto:Mark.Kehler@Hamilton.ca) or by phone at 905-546-2424, ext. 4148

Municipal Land Development Office by email [westharbour@hamilton.ca](mailto:westharbour@hamilton.ca) or by phone at 905-546-2424 ext. 2085