

PIER 8 BLOCK 16

URBAN DESIGN GUIDELINES
CITY OF HAMILTON

JULY 2021



BrookMcIlroy/

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Preamble

In 2017, City Council approved a zoning by-law amendment and draft plan of subdivision for the lands known as Pier 8 (65 Guise Street, Hamilton). Although the zoning by-law and draft plan of subdivision were guided by the principles and directions of the Pier 7 + 8 Urban Design Study (2016), the planning instruments were appealed to the Local Planning Area Tribunal where an agreement was reached by way of settlement between the City and appellants.

The settlement agreement directed the City to bring forward, for Council's consideration, an amendment to the Setting Sail Secondary Plan and zoning by-law to re-designate and re-zone the existing institutional block (Block 16) on Pier 8, to permit either residential or mixed-use development in a mid-rise or high-rise form. Although the City agreed to bring forward the amendments for consideration, there was no commitment to approve additional height on Block 16.

To fulfill the settlement agreement, the City carried out a study to determine the opportunity and parameters required to accommodate a mid-rise or high-rise development on Block 16. The study applied the vision and guiding principles established in the Pier 7 + 8 Urban Design Study (2016) to test various mid-rise and high-rise built form scenarios for Block 16. Visual impact assessments and shadow studies were carried out to establish appropriate massing envelopes, urban design performance standards, and site design measures (contained in this document) that shall inform future development applications for the site.

The Pier 8 Block 16 Urban Design Guidelines provide a design framework to promote the creation of a high-quality development of exceptional design on Block 16. Future development of this site should reflect the unique West Harbour context and create a landmark and visual anchor at Pier 8 that is emblematic of the Harbour's renewal.

The design guidelines and policy objectives contained within this document shall be used to prepare the official plan amendment, zoning by-law amendment and site plan conditions for any application for a mid-rise or high-rise development scenario on Block 16.

Although the urban design guidelines contained within this document provide direction for both a mid-rise and high-rise building, the final approval of the height and form of development will be a decision of Hamilton City Council.

1.0

INTRODUCTION & OVERVIEW



1.1 How The Guidelines Are Applicable

The Pier 8 Block 16 Urban Design Guidelines (the “Guidelines”) are a design framework applicable to new development located on Pier 8 Block 16. They provide design directions for potential new buildings and site development to promote the creation of high-quality spaces for people, which reflect the unique West Harbour context. Guideline principles are directly applicable for Block 16, but may also refer to considerations for the design of the adjacent Block 1.

These guidelines are an addendum to the Pier 7 and 8 Urban Design Study. They provide additional design direction for Block 16 if land use changes are contemplated for the Block. They should be read in conjunction with the Pier 7 and 8 Urban Design Study.



Location of Block 16.

1.2 How To Use This Document

The Pier 8 Block 16 Urban Design Guidelines provide design direction for both a Mid-Rise building and a Tall-building development on Block 16. The final selection of the most appropriate form of development will be a decision of Hamilton City Council.

The guidelines also address implications for adjacent blocks and open spaces. Sections 1.0 to 6.0 provide general design directions applicable to both Mid-Rise and Tall-buildings. Section 7.0 address Mid-Rise building development and Section 8.0 applies to a Tall-building development. Section 9.0 includes an overview of implementation while Section 10.0 includes Demonstration Plans and Section 11.0 provides visual analysis including shadow impact studies and view analysis.

The sections identified in this document includes:

Section 1.0	Introduction & Overview
Section 2.0	Contextual Considerations
Section 3.0	Site Organization
Section 4.0	Public Realm Interface
Section 5.0	Residential Building Design
Section 6.0	Sustainability
Section 7.0	Mid-Rise Building Design
Section 8.0	Tall Building Design
Section 9.0	Implementation
Section 10.0	Demonstration Plans
Section 11.0	Visual Analysis

1.3 Vision and Guiding Principles

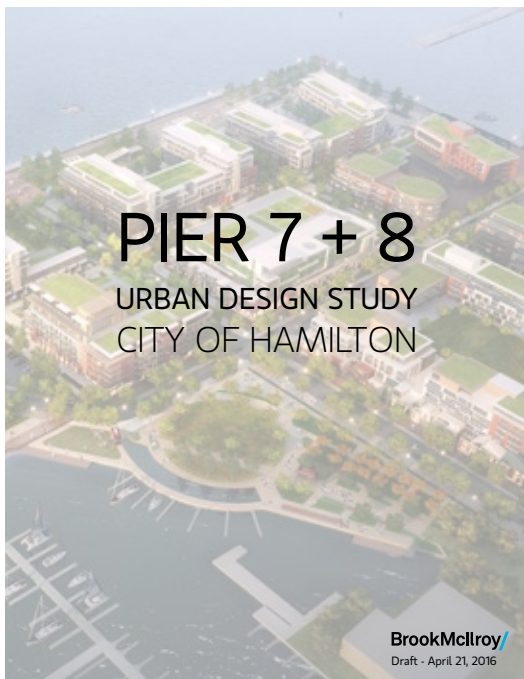
The Vision and Guiding Principles for Block 16 build upon the established Vision Statement and Guiding Principles established in the 2016 Pier 7 + 8 Urban Design Study (the “Urban Design Study”).

The Urban Design Study Vision Statement states:

“Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton’s urban waterfront will be supported by a mix of residential, commercial, community and cultural uses.”

The Urban Design Study also establishes key development concepts that influence the potential character of future development on Block 16. These include:

- *“A new Green Street (The Greenway) that connects from east to west. This open space is framed by new residences and has activity anchors at the east and west boundaries of the open space...”*
- *A mix of building heights and massing to provide a varied and interesting architectural character.”*



Setting Sail
Secondary Plan for West Harbour



These development concepts are relevant as Block 16 is the westernmost development parcel on the Greenway. A Mid-Block Pedestrian Connection located on the east side of Block 16 links the Greenway and the waterfront Promenade park lands. The Mid-Block walkway can serve as a high amenity tree-lined Mews flanked by at-grade residential and Live/Work units.

Additional considerations inform how development of Block 16 should be addressed. These considerations build upon the vision established in the Urban Design Study and are supplemented by the following site-specific objectives and guiding principles.

- Because of its strategic location, flanked on all four sides by public and publicly accessible open spaces, and within the James Street view corridor, Block 16 has always been considered a site of strategic importance within the overall Pier 8 development.
- Recognizing this high visibility, prominence and strategic role, the Urban Design Study designated Block 16 as a potential institutional site appropriate for a public facility.
- The taller height proposed for Block 16 should be considered an intentional urban design device creating a singular exception to the uniformity of 8-storey maximum heights on the other Pier 8 Blocks. A taller building in this location can create both variety and interest in the urban fabric and provides an opportunity to create a landmark that is emblematic of the renewal of the Hamilton Harbour.
- In considering the potential for a residential or mixed-use development as an alternative use for Block 16, the public role of the site should continue to be recognized and therefore requires a high-quality development of exceptional design in order to achieve the landmark status that this site calls for.
- For both a mid-rise and tall-building scenario, future development of Block 16 has the potential to create a landmark and a visual anchor at Pier 8 that is emblematic of the Harbour's renewal.
- A mid-rise building in this location should strive to create a district level landmark given its strategic location and visibility as a feature centred on the James Street view corridor and as the block that serves as the western gateway to both the Greenway and the Waterfront Promenade.
- A tall-building in this location, when designed to standards of exceptional quality and design excellence, has the opportunity to create a metropolitan/regional landmark emblematic of the renewal of Hamilton Harbour. At the ground plane it can act as the gateway to the Greenway and Waterfront Promenade. The higher portions of the tower will be highly visible from the downtown, centred on the James Street Corridor. A tower will also be clearly visible as a landmark visible from the McQueston High Level Bridge and the James N. Allan Skyway.

- New development should strive to capture the public imagination by achieving a unique high-quality building design that is exceptional;
- Given Block 16's location on the north side of the Greenway, the identity of new development should express environmentally sustainable features, green design references, and exceptional high-quality landscaping;
- New development should animate the surrounding pedestrian areas with unique active uses at-grade and create a high-quality, accessible public realm;
- New multi-storey residential development should offer a high quality of life for residents of all ages including family-friendly units design and generous outdoor living spaces contiguous with units.
- New development should provide appropriate transition and sufficient separation distances between development on the surrounding blocks and public spaces.



Diagram showing recommended open space network

Extract from the Pier 7 & 8 Urban Design Study illustrating a mid-block pedestrian connection between Block 16 (highlighted) and Block 1.

An aerial photograph of a city waterfront. In the foreground, a body of water is visible with several small boats. Along the shoreline, there are modern multi-story buildings with light-colored facades and green roofs. A prominent brick building with a gabled roof is also visible. In the background, a tall, slender skyscraper stands out against the sky. The overall scene depicts a mix of old and new architecture in an urban setting.

2.0

CONTEXTUAL CONSIDERATIONS

The design of a building for Block 16 should be based on a rational consideration and explanation for its role and contribution to the surrounding existing and planned built form and public realm context while improving the quality of Pier 8.

2.1 Fit and Transition in Scale

Ensure new development complements the existing and planned context and provides an appropriate transition to surrounding buildings, parks, and open spaces.

Guidelines

- 2.1.1 Apply minimum horizontal separation distances and other building envelope controls (including stepbacks and setbacks) to transition from new development to lower-scale buildings.

2.2 Sunlight and Sky View

Design and locate new development to ensure adequate access to sunlight and sky view for the surrounding context of buildings, streets, parks, and other sensitive areas.

Guidelines

Public Sidewalks Across the Street from the Development:

- 2.2.1 Shadows from new development should allow for a minimum of 3.0 hours of sun coverage between 9:00a.m. and 6:00p.m. as measured from March 21st to September 21st for any spot on public sidewalks opposite the Block 16 development.

Waterfront Promenade:

- 2.2.2 Shadows from new development should allow for a minimum of 50% sun coverage at all times of the day as measured from March 21st to September 21st on the waterfront promenade.

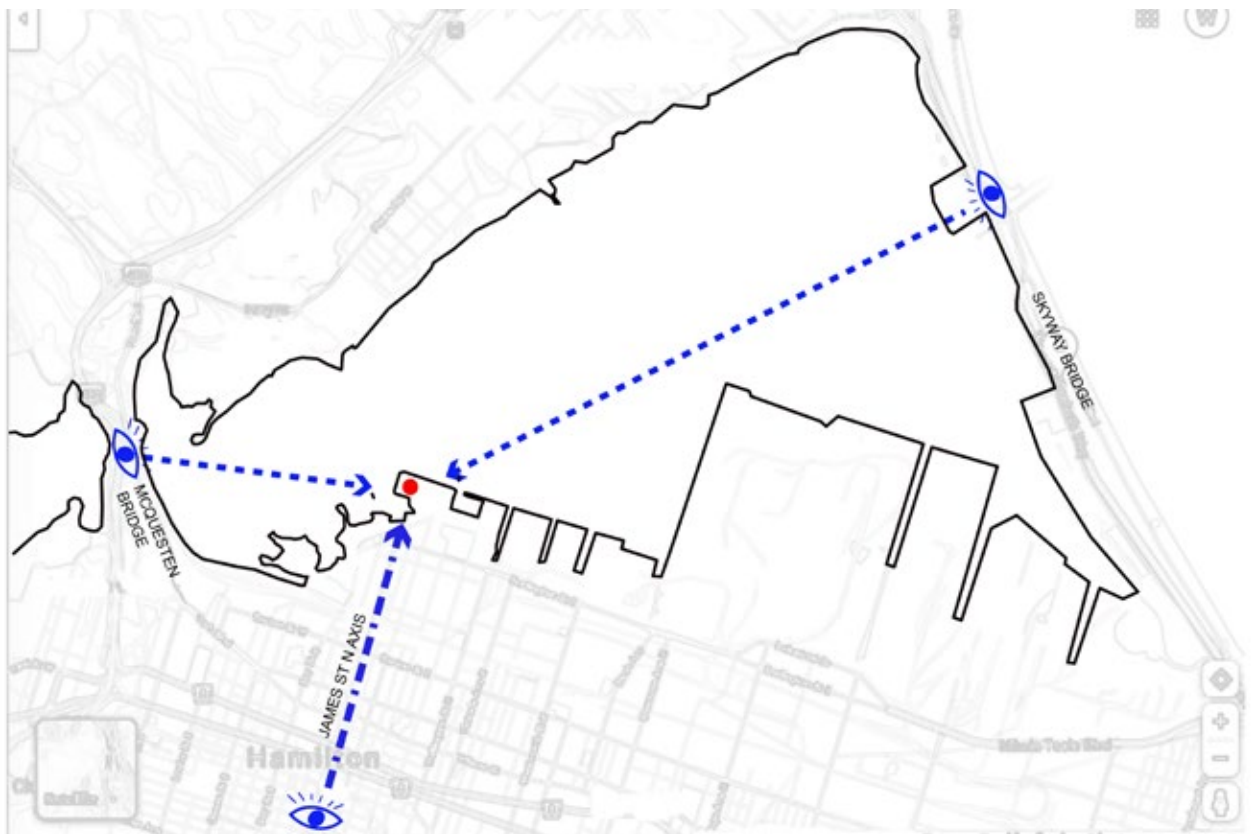
2.3 Prominent Sites and Views

Block 16 is located at the far northwest corner of Pier 8. Its location is prominent and provides a high degree of visibility from the Harbour's edge and from the City. As a prominent site, consideration of its function as a view terminus must be addressed through the provision of high-quality design characteristics.

Guidelines

2.3.1 The following viewpoints towards Pier 8 Block 16 should be considered:

- a. Mid-span on the Burlington Bay James N. Allan Skyway;
- b. Mid-span on the McQuesten High Level Bridge; and
- c. James Street North at King Street.



The visual prominence of Block 16 is noteworthy. It has high visibility at the Harbour's edge and from both the McQuesten High Level and Skyway Bridges, both of which are gateways into the City. A building in this location has the potential to act as a visual beacon or landmark on the Harbour.

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An aerial architectural site plan rendered in white lines on a blue background. The plan shows a dense urban layout with numerous rectangular buildings of varying heights and footprints. A prominent feature is a tall, cylindrical tower with a circular top, located in the lower-left quadrant. The buildings are arranged in a grid-like pattern with some irregularities, suggesting a complex urban design. The overall style is clean and technical, typical of architectural site plans.

3.0

Site

Organization

Site organization refers to how new buildings are placed within Block 16 and how the overall site responds to and improves the public realm and surrounding context. The site should be designed to create a high-quality public realm and to create a highly livable environment.

3.1 Building Entrances

Primary building entrances should front onto public streets and pedestrian paths. They should be clearly visible and accessible from adjacent sidewalks.

Guidelines

- 3.1.1 Primary building entrances should be accessible and front onto public streets and pedestrian paths.
- 3.1.2 Primary entrance(s) should be prominent and distinguished through articulation and facade variations.
- 3.1.3 Entrances should be highly glazed to provide enhanced visibility, surveillance, interest, and activity.
- 3.1.4 Primary building entrances should be weather protected by incorporating measures such as canopies, awnings, or overhangs.
- 3.1.5 The location of the main building entrance to the lobby and at-grade entrances to individual units should consider wind impacts and provide mitigating measures to ensure pedestrian comfort and safety.

3.2 Site Access, Servicing and Parking

Site Access, Servicing, Parking, and other related functions should be located to reduce visual and functional impact on the waterfront promenade.

Guidelines

- 3.2.1 Consider shared site servicing and parking infrastructure for Block 16 and Block 1, with parking access located at the east side of Block 1 if a shared or consolidated access is provided.
- 3.2.2 Minimize the extent of site area dedicated to site servicing and parking access through the use of shared infrastructure, efficient layouts, and reduced curb cuts;
- 3.2.3 Recess, screen, and minimize the dimension of garage doors and service openings visible from public streets and open spaces. Apply high-quality finishes and design.
- 3.2.4 Parking should be located below grade. Surface parking should be limited to short-term drop-off and delivery spaces.

3.3 Private Open Spaces

Private Open Spaces should be designed to maximize livability and year around usability. These spaces include front yards associated with at-grade units; at-grade shared open spaces; individual unit residential balconies and individual or shared roof terraces.

Guidelines

- 3.3.1 A minimum of 20% of the site area should be landscaped at-grade. Landscaped areas at-grade will include elements such as hard and soft exterior paved areas, water features, public art installations, etc.
- 3.3.2 Where appropriate, private open spaces should be visually integrated with the Greenway south of Block 16.

- 3.3.3 All at-grade units should have a front door facing the exterior with a landscaped front yard between a minimum of 2.5 metres to 4.0 metres in depth. Landscaping, minor changes in elevation, short fences, and front steps may be included within the front yard setback.
- 3.3.4 At-grade units should, where possible, be elevated approximately 0.6 metres above the flanking public sidewalk, if an accessible path can also be provided, to allow for appropriate public-private transition.
- 3.3.5 At-grade enclosed balconies should not be permitted.

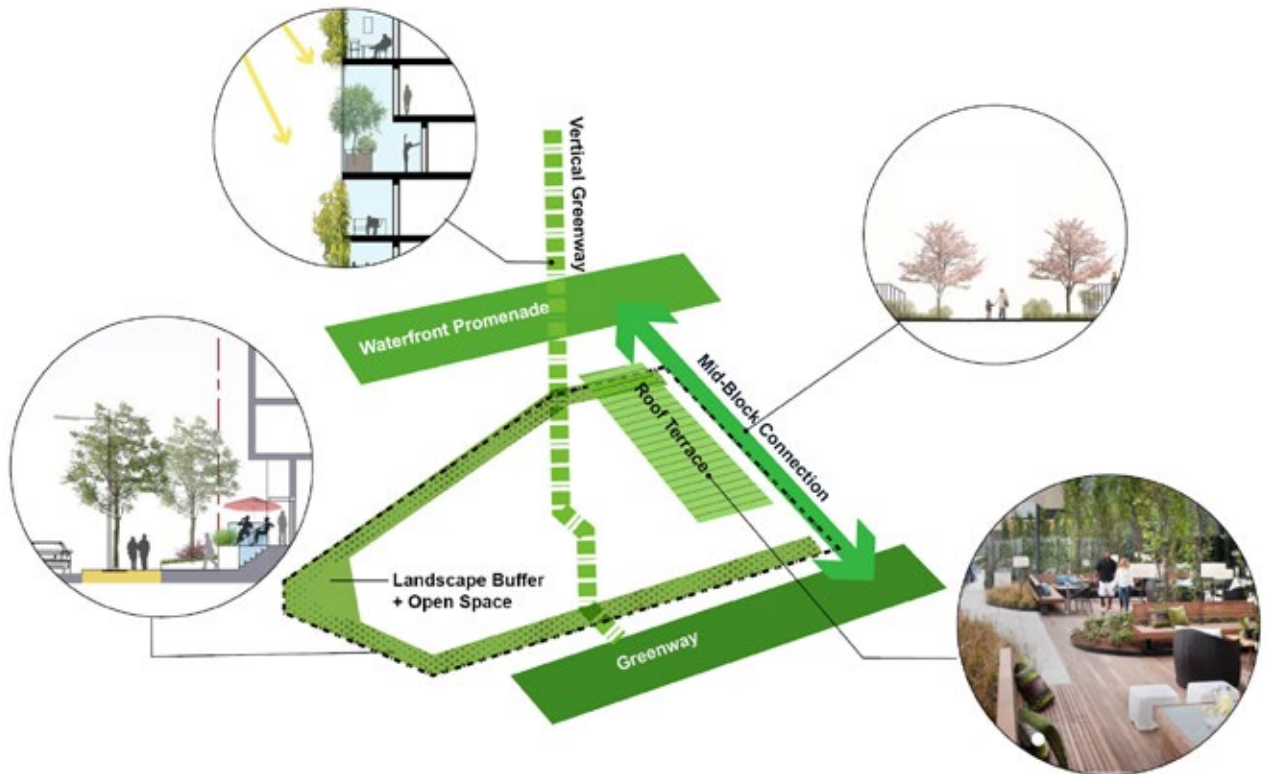


Illustration of the components of Private Open Space and the connections with Public Open Space.

3.4 Above Grade Balconies

Balconies should be an extension of private living spaces and as much as possible should be usable year-round. The design of balconies should enhance the building's facade.

Guidelines

- 3.4.1 All units shall have access to private outdoor space contiguous with, and accessible from, the residential unit in the form of a balcony or a terrace.
- 3.4.2 Private residential balconies on all sides and especially the south side should reference the Greenway through design themes and balcony infrastructure that supports outdoor planting.
- 3.4.3 Balconies should be designed to be large enough to accommodate a range of activities and hold basic furnishings while maximizing sunlight access. They should also be safe and generally free from uncomfortable wind conditions.



The facades of the building are encouraged to integrate design features that provide expansive balconies averaging 2.5 metres in depth that provide usable spaces for outdoor living. Screening elements should be considered as a way to extend the usability of balconies. The design of screens should consider referencing green elements as a way of expressing the Greenway that flanks the south side of the building.

- 3.4.4 The size of balconies may vary depending on location, orientation, and architectural design but should strive to create depths in some locations that support a wide range of outdoor functions such as outdoor dining.
- 3.4.5 The area of the balcony shall be free of any mechanical equipment, permitting full outdoor use as an extension of the indoor unit.
- 3.4.6 Balconies should be integrated into the building design composition and may include a combination of projecting and recessed balconies.
- 3.4.7 20% of the area of a terrace or balcony and 20% of its exterior width can be occupied by micro-sunrooms. These are small glass enclosures integrated within the terrace or balcony to serve as a sunroom or a small greenhouse providing opportunities for year round use of terraces and the integration of urban agriculture and visible plantings. These glass enclosures provide a means to articulate the facade of the building and extend the Greenway theme into its architectural expression. The area of the micro sunrooms will be exempt from the permitted GFA of the building but will be considered as contributing to the 2.0 square metre exterior amenity area required for every unit.

3.5 Public to Private Realm Interface

Provide an appropriate interface between the public and private realm to reflect the nature of the building use at-grade. When possible, include common spaces and other active uses within the first 4-storeys to create active frontages and promote views between interior and exterior areas.



Illustration of the transition between public to private spaces for at-grade units.

Guidelines

- 3.5.1 Ensure an appropriate level of visual and physical access and overlook at-grade.
- 3.5.2 Promote sufficient glazing and landscape design to promote natural surveillance and views towards public and private areas.
- 3.5.3 Provide direct, universal access from the public sidewalk for all public entrances to commercial uses and shared lobbies.
- 3.5.4 Provide high-quality landscaped setbacks, between 2.5 metres and 4.0 metres, for private entrances to ground floor residential units. Landscaping, minor changes in elevation, short fences, and front steps may also be included within setbacks.
- 3.5.5 At-grade units should, where possible, be elevated approximately 0.6 metres above the flanking public sidewalk, if an accessible path can also be provided, to allow for appropriate public-private transition.
- 3.5.6 Provide Live/Work or townhouse development along the east side of the building facing the mid-block connection, with at-grade entrances, to promote grade related activity.
- 3.5.7 Place common areas with active uses within the first 4-storeys of buildings.
- 3.5.8 Encourage green elements, such as trees, green walls, water features, and other visually engaging elements within and surrounding new development.

3.6 Expressing the Building Base

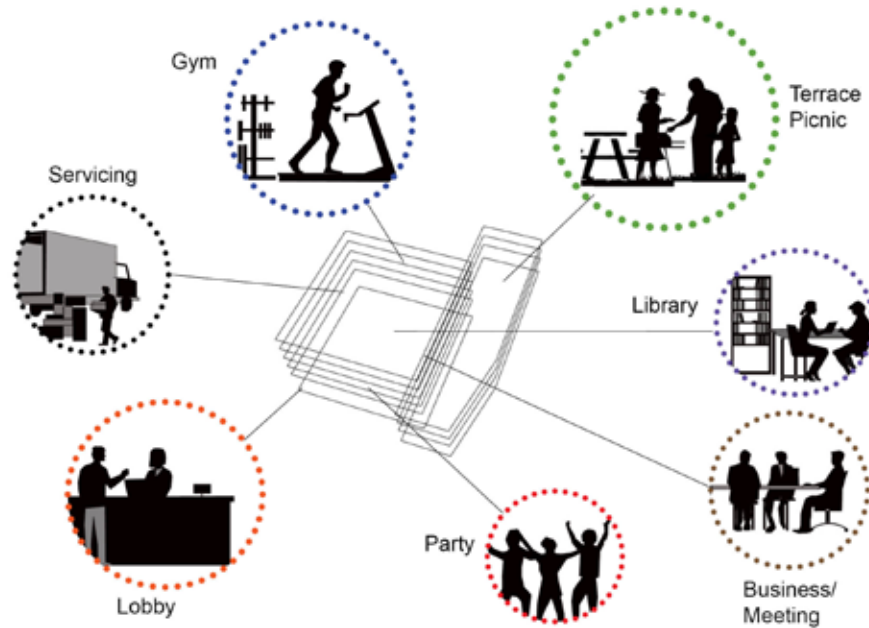
The lower storeys of the base building should be massed and designed to ensure there is a strong visual connection between the adjacent public realm and common uses at-grade. The base of the building should express common uses and connect them with green elements and lighting.

Guidelines

- 3.6.1 Feature views into common areas such as the lobby, gym and common rooms and integrate 'green' elements, such as trees, green walls, public art, and water features, inside and surrounding the building.

3.6.2

Integrate the creative use of featured lighting to enliven the site and base building.



Shared uses at the building base with an integration of “green” elements and lighting.

4.0

Public Realm Interface



Public Realm Interface refers to how the building and overall site interacts with public facing areas. The design of buildings and the overall site should promote a comfortable and attractive pedestrian environment.

4.1 Streetscape and Landscape Design

Provide high-quality, well designed streetscape and landscape elements between proposed buildings and the adjacent streets, parks, and open spaces to support a comfortable, safe, and vibrant public realm.

Guidelines

- 4.1.1 Organize streetscape and landscape elements to support a comfortable, vibrant, and safe public realm through the use of consistent design elements, materials, and landscaping.
- 4.1.2 Provide a minimum landscaped buffer of 1.5 metres on the north, west and south side of the site.
- 4.1.3 Provide decorative pedestrian oriented lighting.

4.2 At-Grade Units

Where appropriate, line the base of buildings with active, grade related uses to promote an animated and safe public realm.

Guidelines

- 4.2.1 Place Live/Work or townhouse units and other grade related units with an appropriate landscape setback and amenities to animate adjacent streets and open spaces.
- 4.2.2 All grade related units should be setback to allow for a landscaped front yard and an appropriate public-private transition.
- 4.2.3 Live/Work or townhouse units should have a minimum front yard depth of 2.5-4.0 metres.

4.3 Mid-Block Pedestrian Connection (Pedestrian Mews)

A new Pedestrian Mews connection should be provided at the east of Block 16 and the west of Block 1 to provide a north-south, mid-block pedestrian connection. The Pedestrian Mews would serve to connect the Waterfront Promenade and Greenway. It will also function as a gateway to prominent pedestrian areas and as a transitional green amenity space between Block 16 and Block 1.

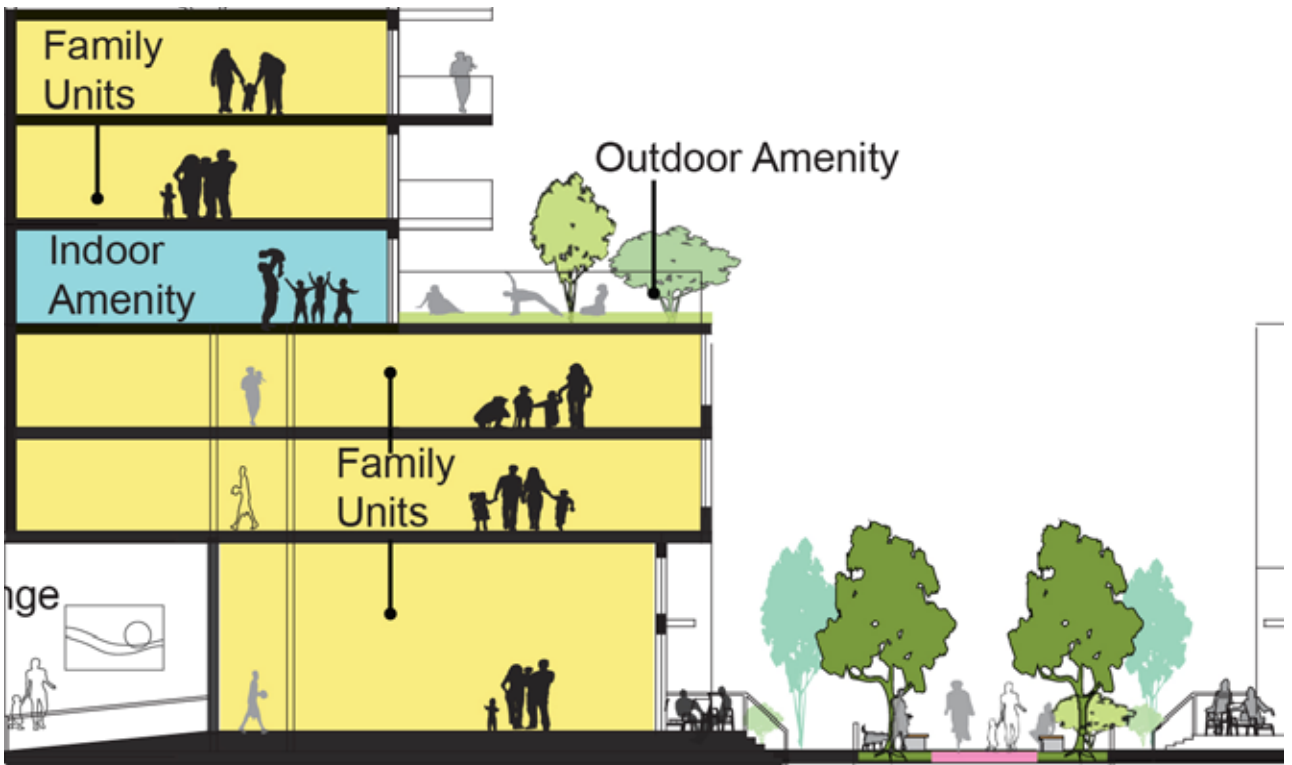
Guidelines

- 4.3.1 Provide a new Pedestrian Mews along the east edge of Block 16 and west edge of Block 1.
- 4.3.2 Public access will be provided through the Mews.
- 4.3.3 The width of the Mews measured from building face to building face between buildings on Block 16 and 1, should be 12.0 metres for a mid-rise building and 15.0 metres for a tall-building.
- 4.3.4 Three-storey at-grade Live/Work or townhouse units with front doors facing the Mews should flank the west (Block 16) and east (Block 1) sides of the Mews. To create adequate transition between private at-grade units and the public walkway within the Mews, a landscaped front yard zone should be provided within the Mews area in front of all at-grade units. This front yard area may include steps, landscaping, and other elements to provide suitable transition.
- 4.3.5 Live/Work or Townhouse units located adjacent to the Pedestrian Mews should have a minimum frontage width of 5.0 metres per unit.
- 4.3.6 The end units should be designed with a corner condition with architectural treatments and windows that address both frontages.

- 4.3.7 For a mid-rise building on Block 16 the entirety of the 12.0 metres Mews may be located on the east side of Block 16. A tree-lined public, pedestrian walkway of at least 3.0 metres in width should be centred within the Mews, with a seating, landscaping and tree planting zone of approximately 2.0 metres on either side and 2.5 metres depth landscaped front yards flanking grade-related Live/Work or Townhouse units on either side.
- 4.3.8 For a tall building, the 15.0 metres aggregate width of the Mews is proposed to be evenly split, with 7.5 metres located on the east side of Block 16 and 7.5 metres provided on the west side of Block 1. A tree-lined public, pedestrian walkway of at least 3.0 metres in width should be centred within the Mews, with a seating, landscaping and tree planting zone of approximately 2.0 metres on either side and 4.0 metres depth landscaped front yards flanking grade-related Live/Work or Townhouse units on either side.
- 4.3.9 Provide high-quality, well designed streetscape elements including granite unit pavers, benches, bike racks, pedestrian scale light standards or light bollards, to promote a comfortable pedestrian experience and safety.



A mid-block pedestrian connection linking the Greenway to the Waterfront Promenade between Block 16 and Block 1 is planned. The mid-block pedestrian connection will include live/work or townhouse units to create an animated residential edge condition.



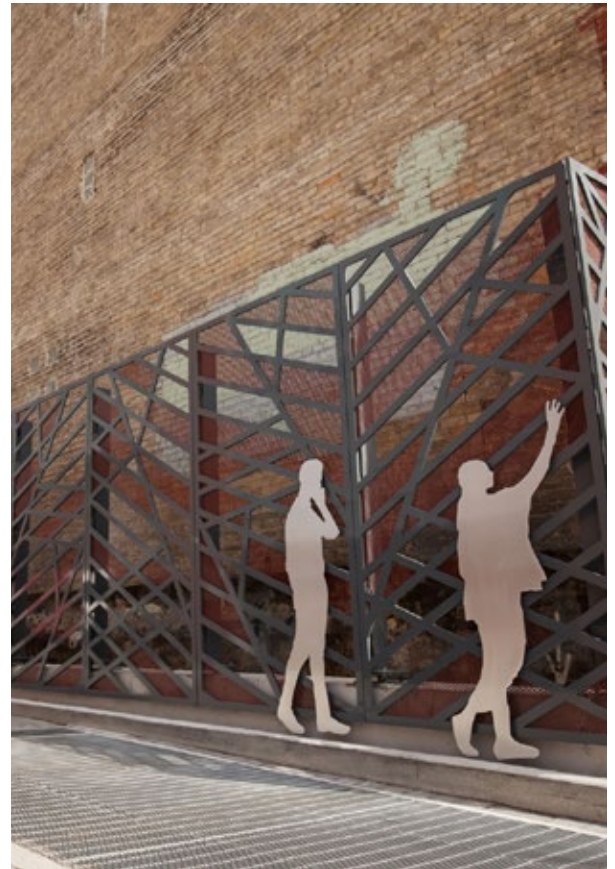
The mid-block pedestrian connection (Mews) provides a tree-lined public walkway flanked by landscaped front yards and at-grade live/work or townhouse units on both sides.

4.4 Public Art

Include public art on Block 16 to enhance the quality of new development and the surrounding public realm. Public art may serve as a distinguishing landmark for the Block and Pier 8.

Guidelines

- 4.4.1 Ensure adequate building setbacks and space surrounding public art to allow for visual accessibility.
- 4.4.2 Public art may be integrated into architectural designs or placed within the public realm.



Public art shall be an important element of the public realm, adding culture, beauty and interest to streetscapes as well as open spaces and buildings.

5.0

Residential Building Design



5.1 Lobby

Residential lobbies are the “living rooms” of buildings. They should be centred around functionality and social engagement providing more than a security desk and circulation. They should be functional and foster a sense of community and promote interaction between visitors and residents.

Guidelines

- 5.1.1 Residential lobbies should be visually and physically connected to adjacent open spaces, outdoor amenity areas, and public sidewalks.
- 5.1.2 Residential lobbies should be located on a ground floor with a minimum floor to floor height of 6.0 metres and should be generously glazed to provide interior and exterior views and natural observation.
- 5.1.3 Residential lobbies should be designed to encourage socialization and interaction.



Residential lobby in context with outdoor amenity spaces, family units, and the adjacent street.

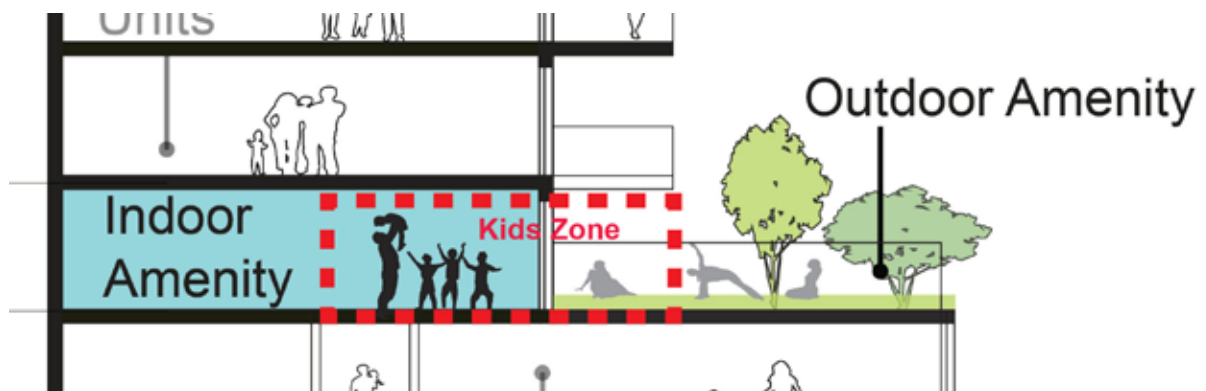
- 5.1.4 Residential lobbies should be flexible in their design to accommodate a range of activities.
- 5.1.5 Residential lobbies should provide designated areas to accommodate locker storage areas for parcel and food deliveries, waiting areas, communal lounge areas and recreational/activity spaces.

5.2 Amenity Spaces

Amenity spaces are both an extension of private residential areas and serve as shared common areas for communal activities. Well-designed and located common areas can foster a culture of neighbourliness in multi-story buildings, serving as places for shared activities and social interaction that supports the diverse lifestyle and socialization needs of residents of all ages.

Guidelines

- 5.2.1 New development should provide a minimum of 2.0 square metres of indoor and 2.0 square metres of outdoor amenity space per unit.
- 5.2.2 Common indoor and outdoor amenity spaces should be located adjacent to each other where feasible either at-grade or where indoor amenity spaces are adjacent to a large outdoor roof terrace.
- 5.2.3 Indoor and outdoor amenity areas should have provisions for child and youth areas and activities, as well for a range of ages.
- 5.2.4 Common outdoor amenity spaces should be located where they will have optimal sunlight access and mitigation from wind.



Common indoor and outdoor amenity spaces should be located adjacent to each other and should incorporate spaces for children and youth.

5.2.5 The design of common areas should imaginatively address the needs of people of all ages and abilities.

5.2.6 A common area for pet-friendly amenities should be provided.



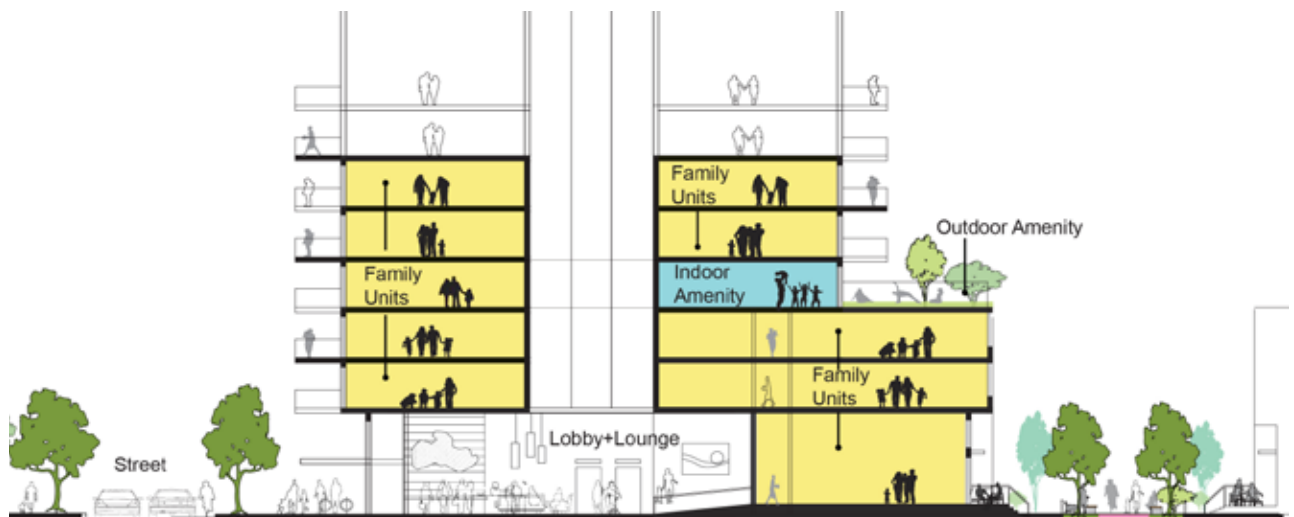
Top: Indoor amenity area connected to an outdoor amenity roof terrace. // Bottom: Designated indoor amenity area for kids.

5.3 Family Sized Units

New families are encouraged in the West Harbour Neighbourhood. Family friendly designs should be incorporated into a new building on Block 16 to support a vibrant, comfortable, safe, and inviting community. A sufficient mix of housing units should be included to encourage a diverse mix of residents. New development should encourage family sized units in vertical neighbourhoods.

Guidelines

- 5.3.1 A minimum of 10% of units should be three-bedroom units.
- 5.3.2 Three-bedroom units should be located on the first 6-storeys as much as possible to maintain a closer relationship with ground level activities or within proximity to indoor and outdoor amenity areas.
- 5.3.3 For both the mid-rise and tall building scenarios, larger floor plate sizes have been recommended in these guidelines for the lower levels of the buildings to provide sufficient dimensions for larger family-sized units.
- 5.3.4 Three-bedroom units should be placed in proximity to indoor and outdoor amenity areas where feasible.
- 5.3.5 Provide a varied mix of three-bedroom units in the form of grade-related units, live/work and townhouse units.

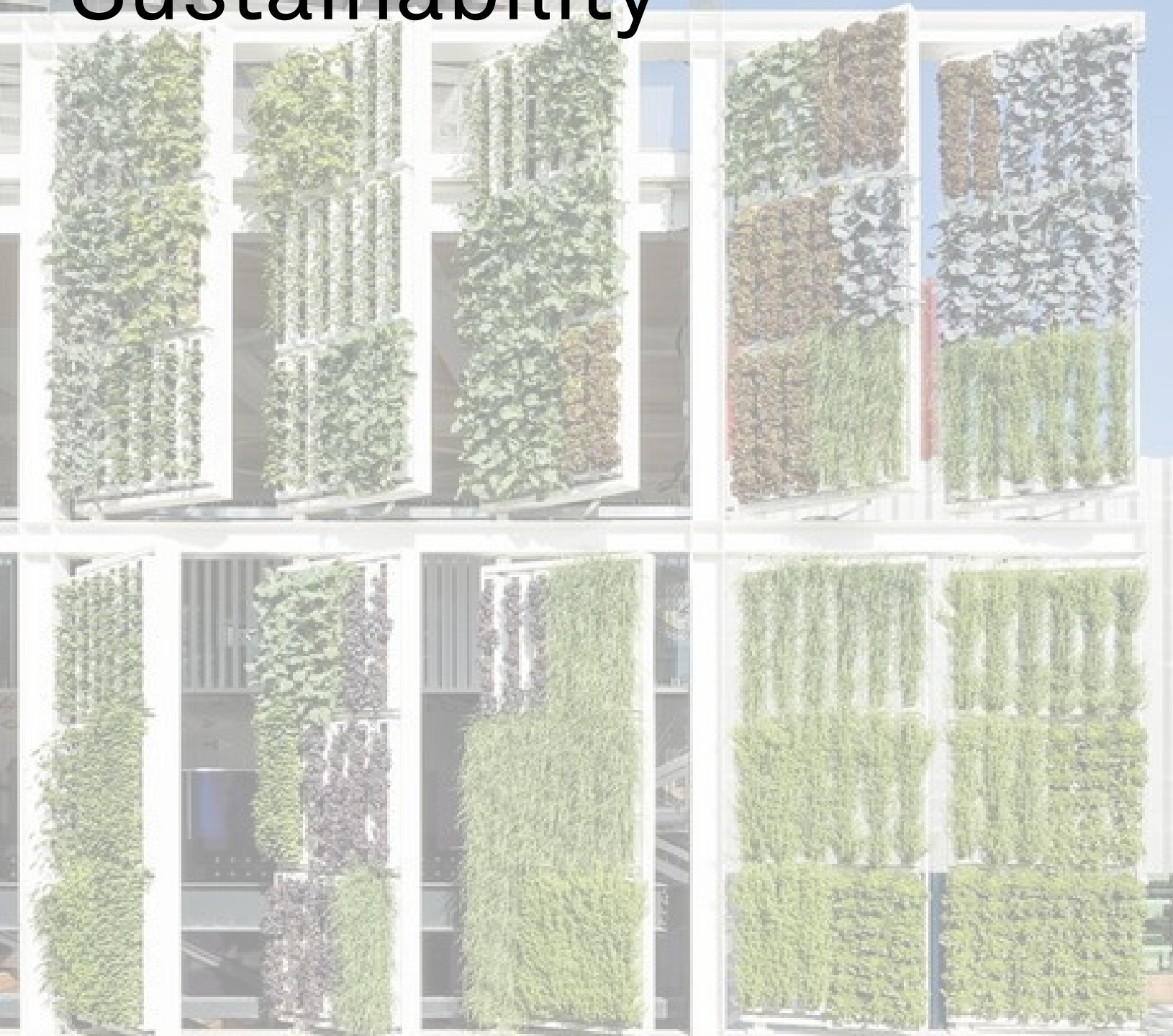


Family size units should be grouped within the first 6-storeys of new development to maintain a relationship with ground level activities.

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6.0

Sustainability



One of the guiding principles of the Pier 7 and 8 Urban Design Study is that future buildings on Pier 8 should have environmentally sustainable buildings and landscapes that contribute to a low impact community footprint.

In order to reduce the ecological footprint on Pier 8 and to minimize life cycle costs, a holistic design approach to development that considers the natural conditions of the site and sustainability opportunities is required.

Within the Pier 8 development lands, extensive work has already begun with the design of the public open space areas and the shoreline and as the buildings on Pier 8 are designed they will also be evaluated through the sustainability guidelines in the Pier 7 and 8 Urban Design Study.

Block 16 provides an opportunity to establish a progressive sustainability precedent for the City of Hamilton that exemplifies the community's commitment to a low-carbon, green future. The following guidelines pertain to both a Mid-Rise and a Tall building scenario. Additional sustainability requirements for a Tall building are provided in Section 8.12

6.1 Green Building

Guidelines

- 6.1.1 Energy Star certification shall be achieved for any new buildings on Block 16 including provision of Energy Star Certified appliances.
- 6.1.2 Complete Energy Modeling, Mechanical Commissioning and Air Tightness testing to the Energy Star certification standard is required.
- 6.1.3 Include high performance facade design that may include elements such as solar shading, lower glazing to wall ratio, triple glazing and renewable materials.
- 6.1.4 Consideration should be given to preparing for future District Energy connections by:
- Providing space for future equipment and thermal piping;
 - Securing an easement between the mechanical rooms and the property line for future thermal piping;
 - Including two-way pipes within the building to carry thermal energy from the district energy network to the section in the building where the future energy transfer station will be located.
- 6.1.5 Complete a Lifecycle Carbon Assessment (LCA) that is third party verified and identify opportunities to reduce carbon emissions through building material selection.



Cool roof and solar panels help reduce the heat island effect and improve energy efficiency.

- 6.1.6 Cool Roof design and material should be used to reflect UV rays and self-cool by efficiently emitting radiation away from the building.
- 6.1.7 Building roofs should include a minimum of 50% coverage for green roofs. Alternative configurations may include a minimum of 50% roof coverage for solar capture equipment, cool roofing materials, or a combination thereof.

6.2 Air Quality and Thermal Performance

Indoor air quality and temperature is important within and around buildings and structures, especially as it relates to the health and comfort of building occupants. Identifying and controlling common pollutants indoors can help reduce the risk of indoor health concerns.

Guidelines

- 6.2.1 Design the building's Heating, Ventilation and Air Conditioning (HVAC) system to support enhanced air quality and thermal performance.
- 6.2.2 Design building HVAC system to be mold resistant.
- 6.2.3 Include enhanced filtration systems to filter out particulate matter that may enter through operable windows.
- 6.2.4 Select building materials that reduce VOC emissions to contribute to healthy air within the building. Applicable materials include flooring, common amenity space furniture, sealants, paints and insulation.

6.3 Resiliency and Health

The design of buildings and landscapes should plan for natural and manmade disturbances and provide mitigating measures.

Guidelines

- 6.3.1 Implement design strategies to reduce viral transmission by reducing common touch points within shared spaces, including entryways, lobby, elevator and amenity areas.
- 6.3.2 In an effort to reduce contact with respiratory droplets, natural ventilation should be provided throughout all building areas to enhance fresh air flow.
- 6.3.3 The building should be designed with access to back up generators that can supply energy to the entire building for a period of up to 48 hours.
- 6.3.4 The building should be designed to provide residents with a back-up drinking water supply for a period of 48 hours.
- 6.3.5 The building should be designed to ensure ease of communication of updates during states of emergency.
- 6.3.6 The building should be designed to ensure equal access to high speed internet, including the provision of wi-fi in amenity areas.

6.4 Light

The building should be designed to capitalize on opportunities for natural daylight, which can be accomplished through efficiencies in building footprint design, window design, reflections, ceiling design, light filtering, and building orientation.

Guidelines

- 6.4.1 Amenity spaces, lobby areas and a minimum of 50% of a dwelling unit shall have access to natural light.
- 6.4.2 LED lighting should be provided to reduce energy requirements.

6.5 Microclimate (Pedestrian Weather Protection & Wind Effects)

Buildings should be located, orientated, and designed to minimize adverse wind conditions on adjacent streets, parks and open spaces, building entrances, and in public and private amenity areas. Sufficient mitigation measures should be applied to ensure pedestrian comfort and safety.

Guidelines

- 6.5.1 Building design and landscape design should mitigate adverse wind impacts on at-grade and elevated areas used by the public or building occupants.
- 6.5.2 Ensure building design and mitigation measures allow for the appropriate wind comfort criteria desired for an area.
- 6.5.3 Provide sufficient mitigation measures where wind comfort criteria is exceeded.
- 6.5.4 Provide permanent pedestrian weather protection, including overhangs and canopies, at building entrances and along at-grade frontages and pedestrian sidewalks.

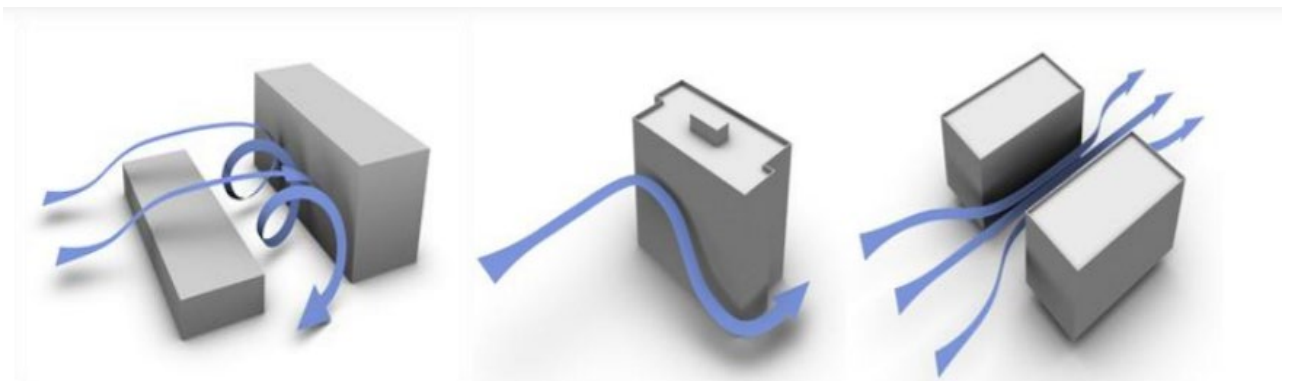


Illustration of the wind impacts: Downward wind flow, accelerated winds flow near building corners and Wind tunnels.

6.6 Water

Guidelines

- 6.6.1 The building design should be compliant with City and Provincial standards and guidelines for Low Impact Development Measures.
- 6.6.2 Water filtration systems should be designed to enhanced standards.
- 6.6.3 The building should be designed with appropriate ventilation systems to remove humidity from bathrooms.
- 6.6.4 Provision of water efficient fixtures that meet Energy Star standards shall occur to reduce indoor water use.
- 6.6.5 Domestic water heating fixtures that meet Energy Star standards should be provided.
- 6.6.6 Greywater recycling should be used as a source for irrigation of the site landscaping.

6.7 Waste

Guidelines

- 6.7.1 Buildings shall be designed with appropriate waste sorting facilities to ensure recycling and organic waste collection programs are supported.

6.8 Landscaping

Guidelines

- 6.8.1 Plant 100% native plants. Preference should be given to drought resistant planting strategies. Invasive species shall be avoided.
- 6.8.2 Utilize bioswale, rain gardens, and permeable paving materials within landscaping.
- 6.8.3 Greywater irrigation systems should be used.

- 6.8.4 Soil volumes for tree plantings should be increased at least 5% above City of Hamilton minimum standards.
- 6.8.5 Green roofs should be used on roof surfaces that are not used as active terraces and also as landscape features within active terraces.

6.9 Green Infrastructure

Green infrastructure should be provided to promote the use of bicycles and electric cars as sustainable transportation.

Guidelines

- 6.9.1 Provision of Electric Vehicle (EV) infrastructure for 10% of residential parking spaces.
- 6.9.2 The remaining vehicle parking spaces must be designed to be EV capable (i.e. a complete electrical circuit terminating in an electrical outlet for the purpose future installation of EV charging).
- 6.9.3 Provision of well-designed bicycle parking facilities to meet the needs of cyclists and support bicycle use. Short-term parking (visitors or less than two hours parking), long-term parking (residents parking) and bicycle parking facilities should be provided within the below-grade parking structure.
- 6.9.4 Short-term outdoor bike parking:
 - a. Located close to building entrances (no more than 20.0 metres) to make it easily accessible;
 - b. Within the view of residents, building security, or in an area close to street or public amenities and;
 - c. The design of bike parking racks or other systems should be attractive and integrated into the site design, public art opportunities, street furniture other amenities on site.

6.9.5

Short-term and long-term indoor bike parking:

- a. Located in the ground level or in the first level of the underground parking garage to provide easy access from the ground level designed to minimize the interactions between bicycles and automobiles.
- b. The below-grade parking garage bike parking room should be easily accessible by elevator and ramp. A dedicated two-way bicycle ramp (3.0m wide at 6-7% slope) should be provided.
- c. The ground level bike room should be located away from the main entrance but side of the building facing the mid-block connection.
- d. Ensure regular security surveillance to improve safety and prevent vandalism and misuse.
- e. Provide electrical outlets for electric bikes and scooters.

6.10 Bird Friendly Design

Bird friendly designs should be applied to reduce bird deaths associated with bird strikes.

Guidelines

- 6.10.1 Design new development with bird friendly best practices including sunshades or louvers, visual markers within glazed surfaces, and non-reflective glazing to reduce window collisions with birds.
- 6.10.2 Exterior lighting fixtures should be programmable to allow for dimming during migratory seasons.
- 6.10.3 Ensure the design of buildings complies with Bird Friendly Design Guidelines in accordance with the Canadian Standard Association's CSA A460 Bird friendly building design.



Bird-safe glass creates a special pattern that breaks up the reflectivity of the glass and alerts birds to its presence.

6.11 Setting Sail Secondary Plan (Sustainability Extract)

Environmental Policies

- 6.11.1 The design and construction of new development and redevelopment shall incorporate best practices and appropriate building technology to minimize energy consumption, conserve water, reduce waste and improve air quality.
- 6.11.2 New development and redevelopment shall be encouraged to incorporate rooftop terraces, greenwalls, rooftop gardens and/or other green technologies to improve micro-climatic conditions, energy efficiency, air quality and for stormwater management.

6.12 Pier 7 and 8 Urban Design Study (Sustainability Extract)

Community Character

- 6.12.1 A core focus on environmental sustainability should be reflected in both the building and landscape designs.

Naturalized Approach to Managing Storm Water

- 6.12.2 Pedestrian and cycling paths can double as a naturalized storm water management areas. The landscape features should be engineered to minimize the overall environmental impacts of development. If required, the overall water quality can be maintained by having water flow through an oil grit separator and then into the water gardens.

Infrastructure

- 6.12.3 An objective for redevelopment at Pier 7 + 8 is to reduce the ecological footprint of the community and to minimize life cycle costs. This is to be achieved through a holistic design approach to development that considers the natural conditions of the site and the sustainability opportunities that arise when planning a new community from the very beginning. Designers will be asked to further the area's sustainability goals through consideration of the following:
- Alternate energy sources such as wind or solar should be encouraged in the schematic design phases of each development project.
 - The landscape and architectural design of the community will highlight its sustainable features.
 - Landscape architectural design will prioritize the use of indigenous, non-invasive plant material and will promote biodiversity, stormwater management and creation of shade.

Cycling Network

- 6.12.4 Cycling should be accommodated in all development plans by providing for secure bicycle parking for visitors, residents and employees.
- 6.12.5 Bicycle parking should be placed closer to front doors and key destinations.

Parking Structures

- 6.12.6 Parking structures should include parking for bicycles, motorcycles, mopeds, e-bikes, small cars, electric car parking with charging stations and accessible parking.
- 6.12.7 Parking structures should be designed with the ability to be retrofitted into usable space should the area's demand for parking be reduced in the future.
- 6.12.8 Priority parking spaces should be provided for car share stations.
- 6.12.9 Priority parking spaces should be provided for electric cars as well as the provision for electrical supply stations and their expansion should be provided for in utility designs.

7.0

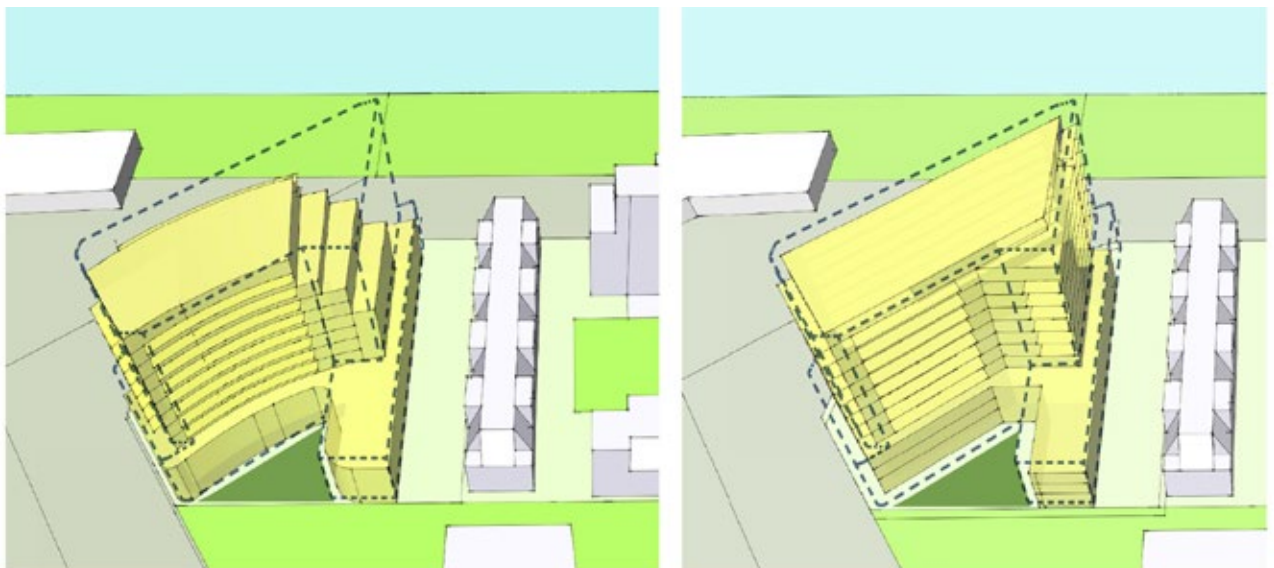
Mid-Rise Building Design



The following section is applicable to a mid-rise development on Block 16. For the purpose of these guidelines, the definition of a mid-rise building is a building that is a minimum of 5 storeys and a maximum of 12 storeys above grade. The guidelines are intended to provide sufficient flexibility for the building design. The massing envelope for a mid-rise building should ensure appropriate transitions and sufficient separation distances to surrounding development and public open spaces.

7.1 Massing Envelope

The massing envelope defines a three-dimensional volume within which the building must be located. The size of the building itself is controlled by a maximum building area which is less than the envelope. The massing envelope ensures that appropriate setbacks, transitions between development parcels and sufficient separation distances can be achieved while allowing for flexibility in the design and how a building fits within the envelope. For instance, while some sides of the massing envelope allow for a podium to be provided on the lower storeys of a building, the massing of the building itself does not have to provide a podium other than on the east side adjacent to the Mews.



The blue dashed lines represent the theoretical massing envelope. A variety of building shapes, forms and sizes can fit within the confines of the massing envelope. The massing envelope should provide flexibility to support innovative architectural design.

A variety of building designs can fit within the massing envelope permitting flexibility in the design solution. In the diagram above, the blue dashed lines represent the theoretical massing envelope within which a variety of building designs can fit. This massing envelope represents a volume of 56,100 cubic metres. The building design that fits into this volume should be no more than 48,000 cubic metres. This does not include the area for balconies.

The gross constructed area of the building should be no more than 14,000 gross square metres. The massing envelope therefore provides flexibility to support innovative architectural design deployed within the envelope. All setbacks and stepbacks are to the face of structure including any terraces or balconies.

The design of a mid-rise building on Block 16 should complement the planned public realm context while providing an appropriate transition to adjacent open spaces and buildings. The mid-rise building and site can function as a district level landmark that contributes to the quality of the surrounding public spaces including the Promenade, Greenway and Mid-Block Pedestrian Mews and surrounding streets and sidewalks.

Guidelines

- 7.1.1 Proposed building designs should fit within the massing envelope described in Sections 7.2 to 7.7 to ensure a compatible mid-rise building.

7.2 Height

The maximum building height for a mid-rise building on Block 16 should be no greater than 40.0 metres including the mechanical penthouse.

7.3 Building Area

The maximum Gross Construction Area of the mid-rise building, including above ground mechanical spaces but excluding below grade areas is 14,000 square metres.

7.4 Podium

A three storey podium is required on the east side of the building flanking the Mews. Storeys above the third storey should be setback a minimum of 3.0 metres. The north, west and south sides for the building may or may not incorporate a podium if adequate wind mitigation measures can be demonstrated.

7.5 Ground Floor Height

Minimum ground floor heights should be established to provide prominence to the building's base and support active uses.

Guidelines

- 7.5.1 All common spaces on the ground floor shall provide a minimum height of 6.0 metres, measured floor-to-floor from average grade.
- 7.5.2 At-grade units should, where possible, be elevated approximately 0.6 metres above the flanking public sidewalk, if an accessible path can also be provided, to allow for appropriate public-private transition.

7.6 Separation Distance and Setback

The mid-rise massing envelope defines a series of setbacks, stepbacks and heights which are intended to regulate building design to mitigate visual and physical impacts on the surrounding sites and public realm. The primary defining element for the site and adjacent public realm should be the lower portions of the building. All setbacks and stepbacks shall be measured to the exterior face of structure inclusive of balconies.

Guidelines

- 7.6.1 The massing envelope for the first 3-storeys should be setback:
 - a. A minimum of 1.5 metres from the north, south and west property line; and
 - b. A minimum of 12.0 metres from the east property line.

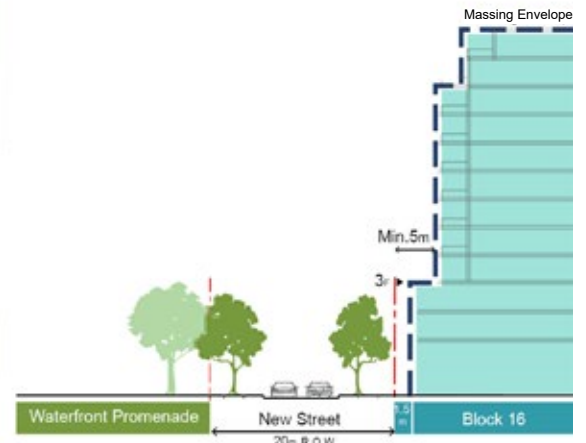
- 7.6.2 The following minimum setbacks define the massing envelope above the third storey:
- a. 3.5 metres on the north (this provides a minimum separation distance of 25.0 metres from the Waterfront Promenade);
 - b. 3.0 metres on the west (this provides a minimum separation distance 30.0 metres from the existing Hamilton Waterfront Trust Centre);
 - c. 3.0 metres on the south;
 - d. 3.0 metres on the east (which provides minimum separation distance above the third story of 15.0 metres from Block 1).
- 7.6.3 The following minimum setbacks define the massing envelope above the 10th floor:
- a. 2.0 metres from the north and west; and
 - b. 2.0 metres from the east.

7.7 Building Width and Articulation

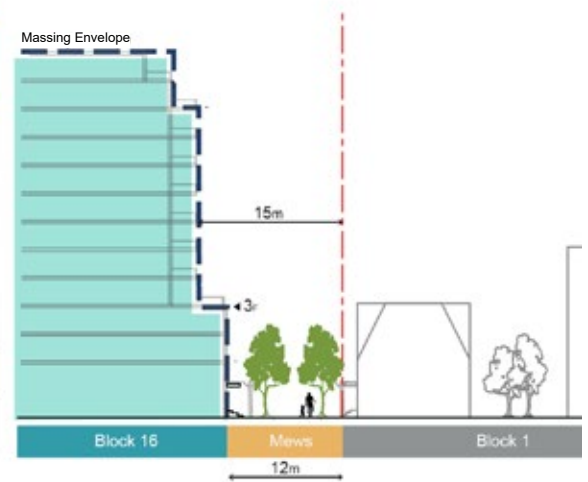
Large building widths should be mitigated with building articulations and facade changes to provide a fine grain appearance.

7.8 Green Building Feature

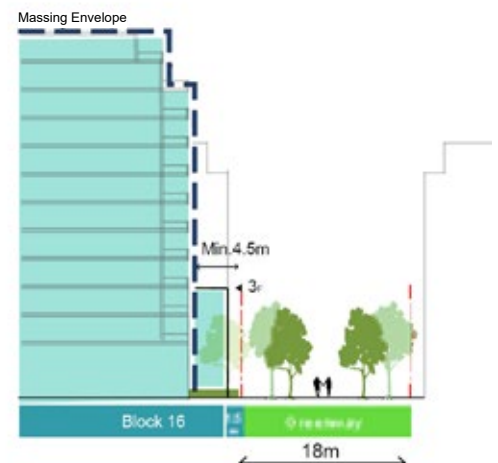
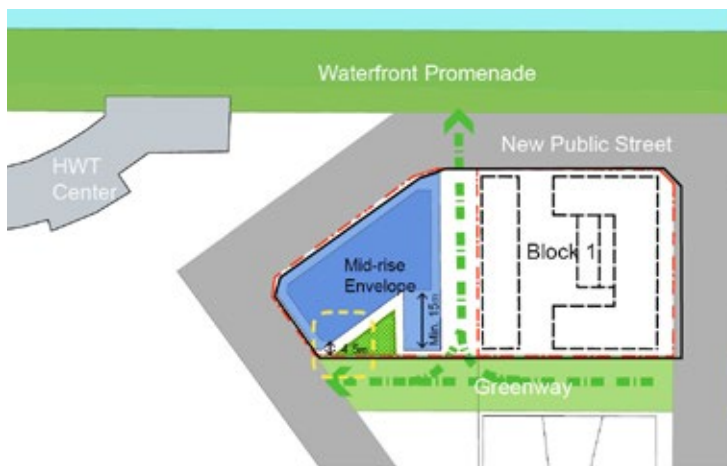
Integration of outdoor planting and trees on balconies, terraces and roofs should be provided to the greatest extent possible.



The application of appropriate setback and stepbacks are required on the north side of the block to provide a human-scale street edge and to reduce shadow impact.



The application of appropriate setback and stepbacks are required on the east side of the block to provide a transitional space for the mid-block pedestrian connection and to ensure sufficient separation distance to the Block 1 development.



The application of appropriate stepbacks are required on the south side of the block to provide a human-scale building edge along the Greenway anchoring the westernmost end of the Greenway.

7.9 Mechanical Penthouse

The mechanical penthouse and/or any mechanical rooftop units of a mid-rise building should not be visibly distinct from the form, massing, materiality and architectural expression of the main areas of the building.

Guidelines

- 7.9.1 Roof-top mechanical elements should fit harmoniously and complement the overall architectural design.
- 7.9.2 Where possible, mechanical penthouses and all rooftop units should be hidden from sight with screening or wrapped by residential units.
- 7.9.3 Mechanical penthouses may also be recessed from the building face to minimize the perceived height of the building, unless incorporated into the building design.

7.10 Materiality

Apply high-quality and environmentally sustainable materials and finishes to promote design excellence, innovation, and resilience.

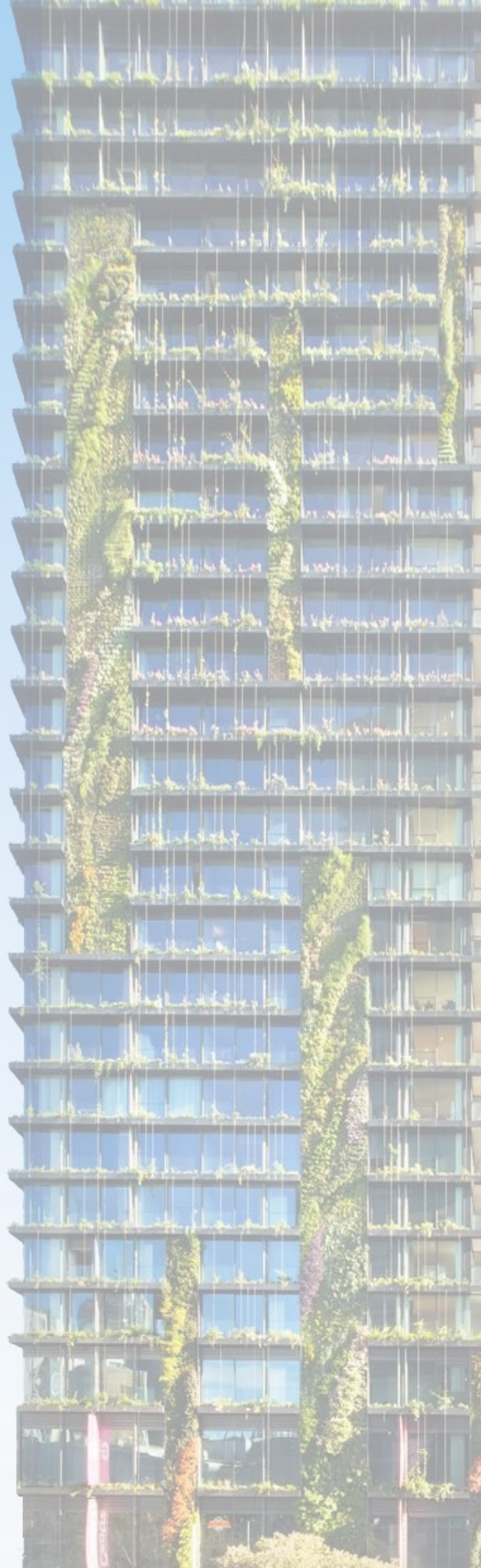
Guidelines

- 7.10.1 Bird friendly designs should be incorporated to reduce bird strikes.
- 7.10.2 High-quality, durable, and sustainable materials should be used.
- 7.10.3 Materials should be distinct while respecting the rhythm of existing materials used throughout Pier 8.
- 7.10.4 Exterior Insulation and Finish System (EFIS) is not permitted.

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8.0

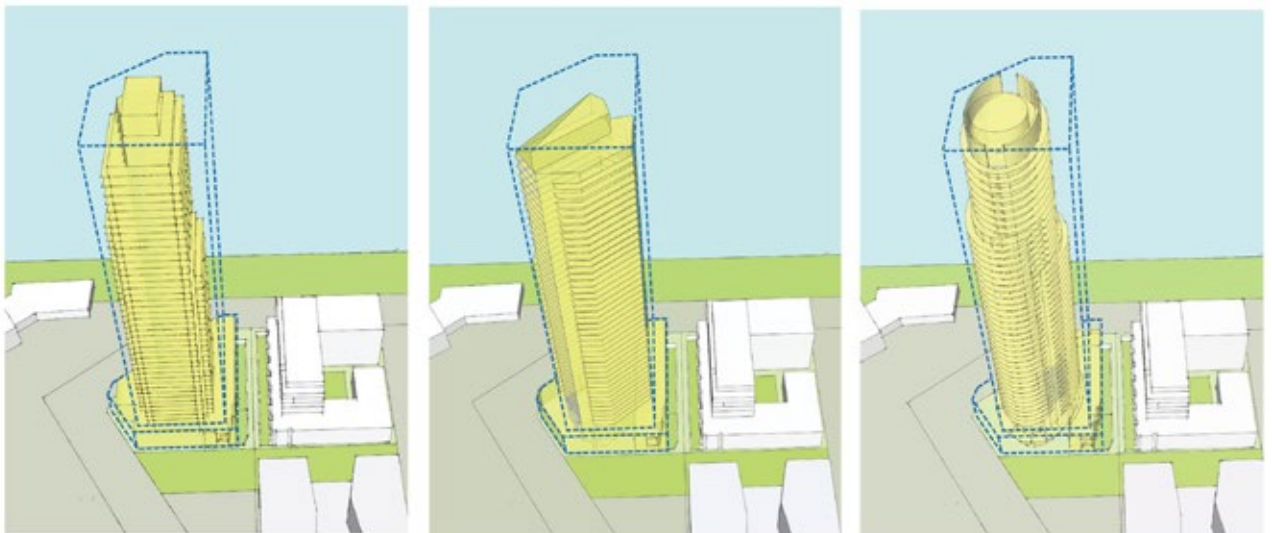
Tall Building Design



The following section is applicable to a tall-building development on Block 16. For the purpose of these guidelines, the definition of a tall-building should be no greater than 45 storeys and a maximum height of 147.0 metres including the mechanical penthouse. The guidelines are intended to provide sufficient flexibility for the building design. The massing envelope for a tall-building should ensure appropriate transitions and sufficient separation distances to surrounding development and public open spaces.

8.1 Massing Envelope

The massing envelope defines a three-dimensional volume within which the building must be located. The size of the building itself is controlled by a maximum building area which is less than the envelope. The massing envelope ensures appropriate setbacks, transitions between development parcels and sufficient separation distances are achieved while allowing for flexibility in the design and how a building fits within the envelope. For instance, while some sides of the massing envelope allow for a podium to be provided on the lower storeys of a building, the massing of the building itself does not have to provide a podium other than on the east side adjacent to the mid-block pedestrian connection.



The blue dashed lines represent the theoretical massing envelope. A variety of building shapes, forms and sizes can fit within the confines of the massing envelope. The massing envelope should provide flexibility to support innovative architectural design.

The massing envelope provides flexibility in the design solution. In the diagram above, the blue dashed lines represent the theoretical massing envelope within which a variety of building designs can fit. This envelope represents a volume of 221,000 cubic metres. The building mass that fits into this volume should be no more than 123,300 cubic metres. The gross constructed area of the building should be no more than 38,200 gross square metres. The massing envelope therefore provides flexibility to support innovative architectural design deployed within the envelope. All setbacks and stepbacks are to the face of structure including any terraces or balconies.

The design of a tall building on Block 16 should be of exceptional quality and innovation in order to create a landmark building at the metropolitan scale. It should also create a high quality public realm reflecting its strategic location between the Greenway and the Waterfront Promenade.

Guidelines

- 8.1.1 Proposed building designs should fit within the massing envelope described in Sections 8.2 to 8.8 to ensure a compatible tall-building.

8.2 Height

The recommended maximum height (147.0 metres) was derived from an analysis that reviewed the tallest building presently in Hamilton (Landmark Place), which has a geodetic elevation at 226.0 metres. For Block 16 the recommended maximum geodetic elevation is slightly lower at 224.0 metres which equates to 147.0 metres above grade. The intent of this recommended height is to avoid a building form that is above the presently established maximum. The 147.0 metre height can accommodate a 45-storey building based on a 6.0 metre ground floor, average floor to floor heights for upper levels at 3.0 metres as well as the height of a mechanical penthouse. The topmost elevation of the structure including the mechanical penthouse cannot be above 147.0 metres. (See Appendix A for maximum height diagrams).

8.3 Building Area

The maximum Gross Constructed Area of a tall building, including above ground mechanical spaces but excluding below grade areas, is 38,200 square metres.

8.4 Podium

A three storey podium is required on the east side of the building flanking the Mews. Storeys above the third storey should be setback a minimum of 5.0 metres. The north, west and south sides of the building may or may not incorporate a podium if adequate wind mitigation measures can be demonstrated.

8.5 Lower Development Zone

The lower development zone defines a build-to envelope that may include building area, such as a podium, but may alternatively be used for landscaping or free-standing built elements. This zone is defined by the height of the first 3-storeys of the building. This zone should be designed to animate the surrounding public realm, to express the themes associated with the Greenway, green building design and sustainability. This zone includes the Lobby, at-grade residential, live/work or townhouse units and may include common amenity areas.

Guidelines

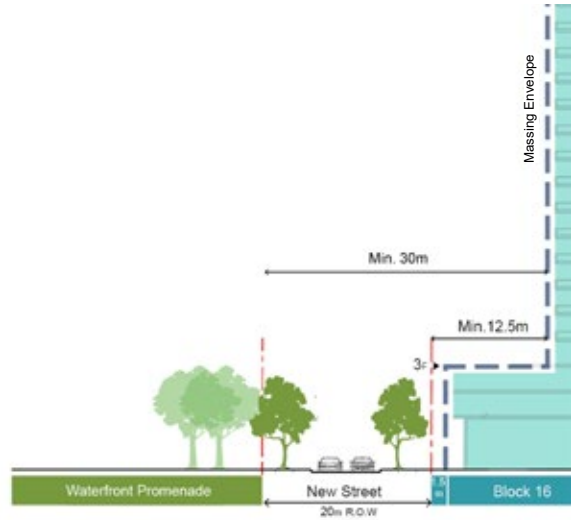
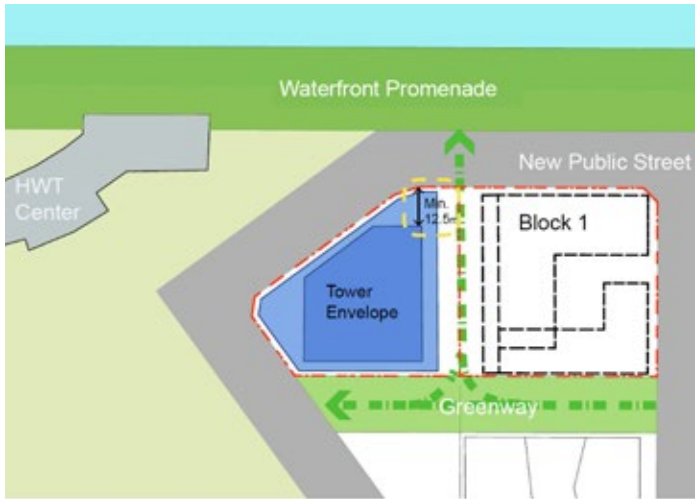
- 8.5.1 The following lower development zone setbacks define the massing envelope to ensure an appropriate transition between public and private spaces:
- a. 1.5 metres from the north, south, and west property line and a minimum of 4.0 metres from all property lines when adjacent to grade related units.
 - b. 7.5 metres from the east property line.

8.6 Tower Placement and Separation Distances

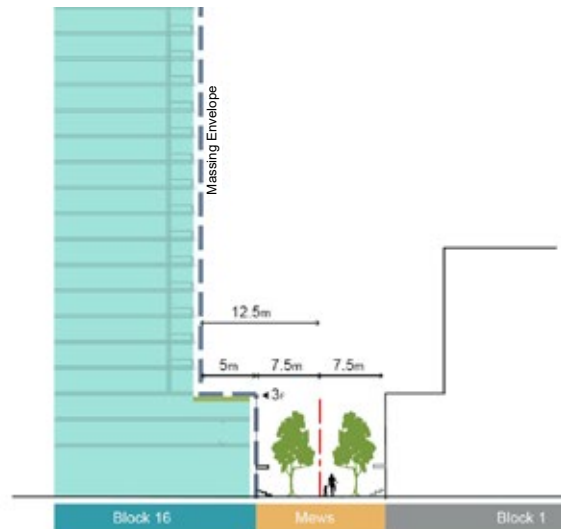
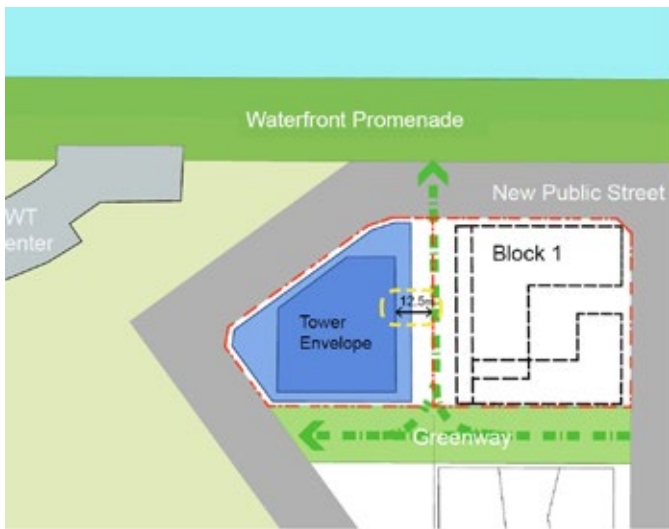
The massing envelope above the three storey lower development zone considers the visual and physical impacts of the surrounding site, buildings and public realm. Special emphasis should be placed on optimizing the building shape to mitigate wind impacts and to provide a slender, tapered building profile.

Guidelines

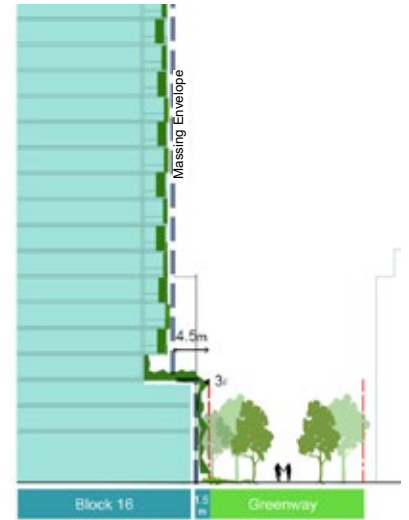
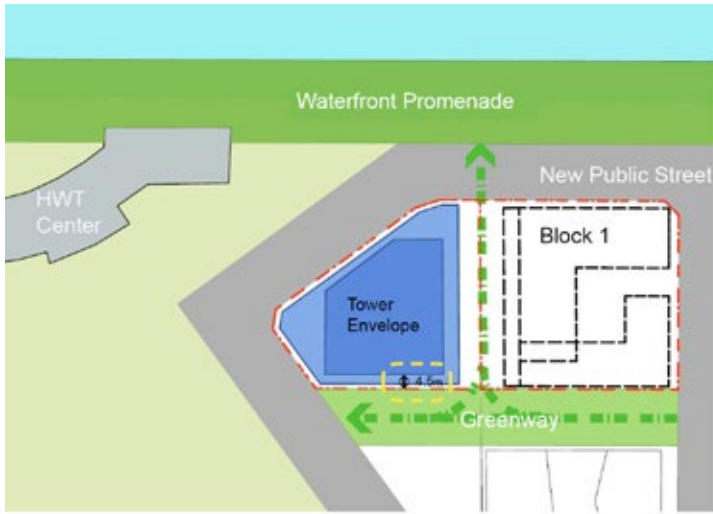
- 8.6.1 The following minimum building setbacks should be applied to the massing envelope above the third storey to ensure appropriate transition and separation distances between development sites, to provide adequate sky views and sunlight access and to reduce pedestrian level wind impacts:
- a. 11.0 metres on the north to provide a minimum separation distance of 30.0 metres from the Waterfront Promenade;
 - b. 13.5 metres on the west which provides a minimum separation distance of 45.0 metres from the existing Hamilton Waterfront Trust Centre;
 - c. 3.0 metres on the south which connects the vertical and horizontal Greenway; and
 - d. 5.0 metres on the east which provides a minimum separation distance of 25.0 metres for any buildings above three storeys on Block 1. Any portion of Block 1 above three storeys should incorporate an equivalent 12.5 metre setback in order to achieve an aggregate 25.0 metre separation distance between buildings above three storeys.
- 8.6.2 A multidisciplinary team of wind consultants, designers, and engineers should be engaged by the applicant early in the design process to ensure building designs are compliant with appropriate Pedestrian Level Wind conditions.



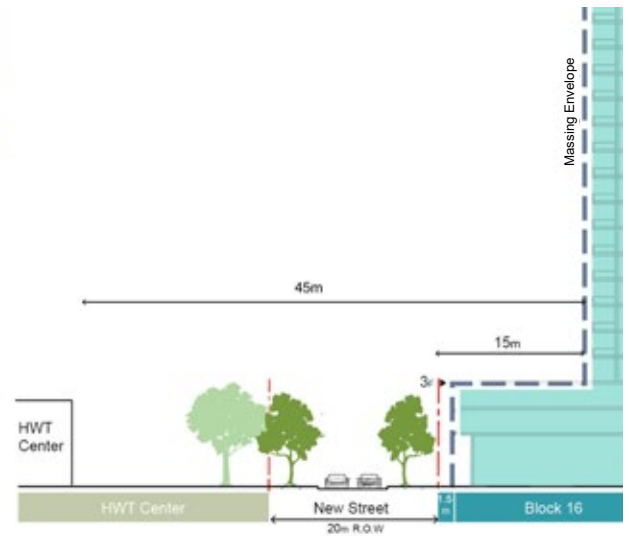
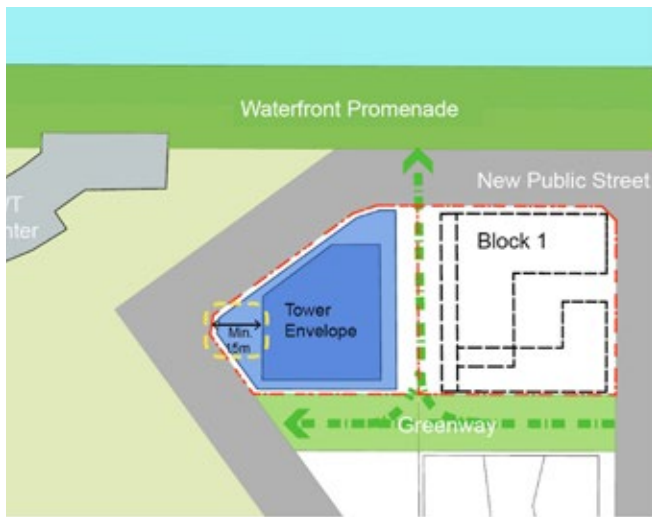
The application of appropriate setback and setbacks are required on the north side of the block.



The application of appropriate setback and setbacks are required on the east side of the block.



The application of appropriate setback and setbacks are required on the south side of the block.



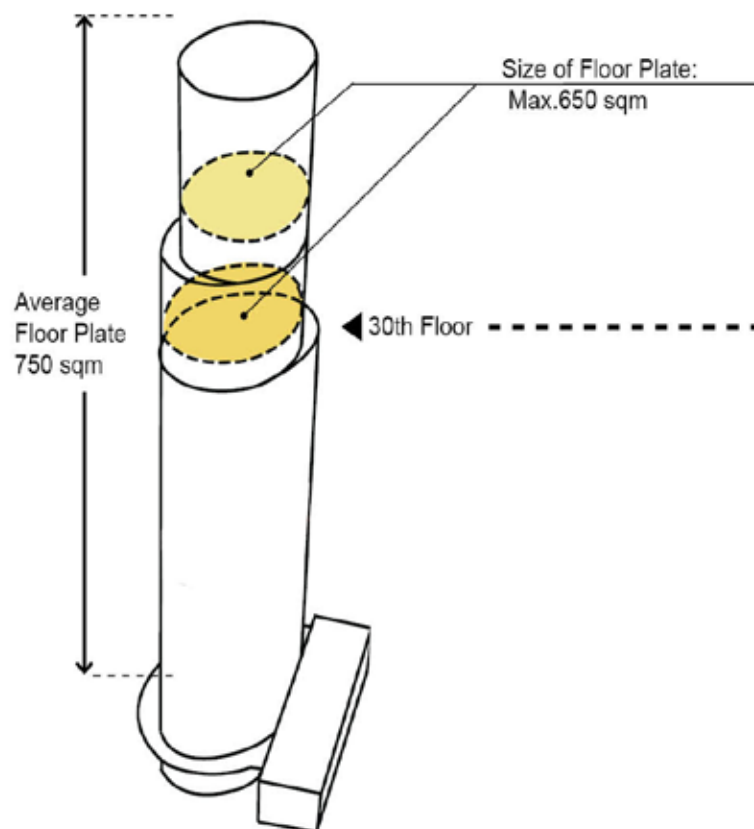
The application of appropriate setback and setbacks are required on the west side of the block.

8.7 Floor Plate Size and Shape

Regardless of the height of the building, up to a maximum of 45-storeys, the size of the tower floor plates above the third floor should be limited to a maximum average of 750.0 square metres. This permits some lower floor plates to be larger than 750.0 square metres, while others higher up will be less than 750.0 square metres. Floor plate size includes all building areas within the building, but excludes balconies.

Guidelines

- 8.7.1 To ensure a slender and tapered building design:
- Tower floor plates should not exceed 850.0 square metres between the 4th-30th storeys; and
 - Tower floor plates should not exceed 650.0 square metres above the 31st storey.



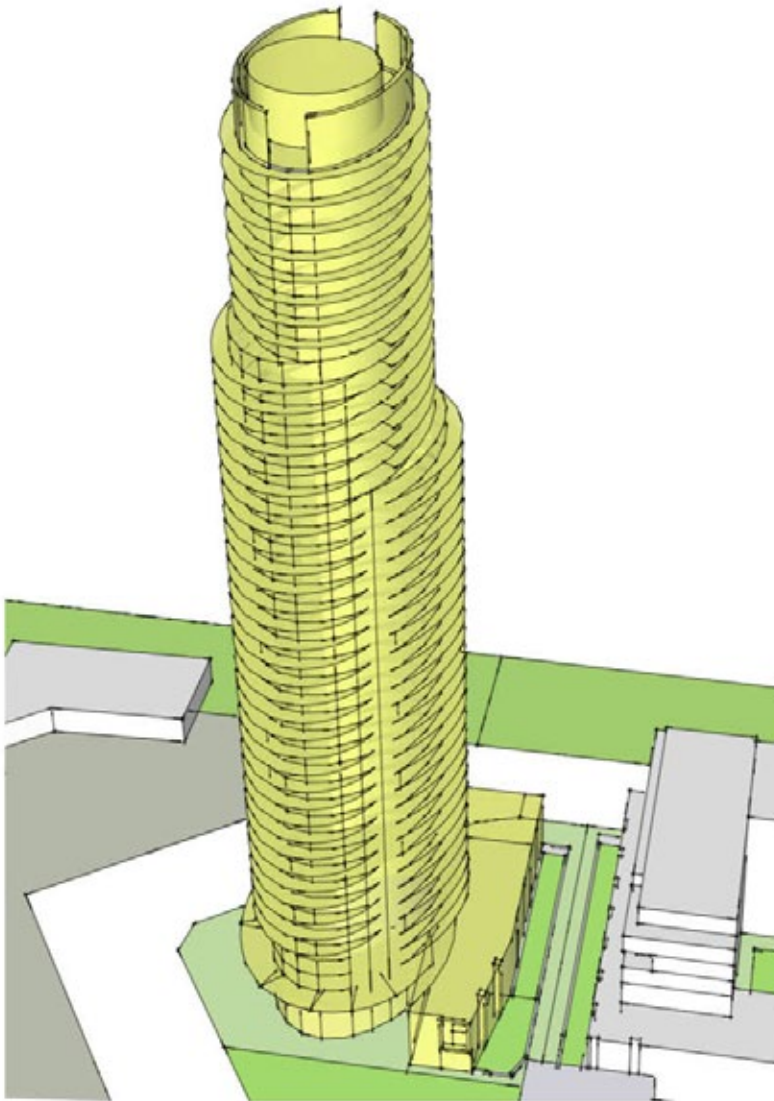
New development will have an average floor plate that should not exceed 750.0 square metres.

8.8 Building Proportion

The tall building massing envelope should be proportioned and articulated with consideration from multiple viewpoints.

Guidelines

- 8.8.1 A tall building on Block 16 should be proportioned to be slender when viewed from the James Street North corridor.



The articulation of the building massing for a tall building should create an image referencing the “harbour beacon” theme, using a slender profile as seen from the James Street corridor and other surrounding areas.

8.9 Green Facade

The south facade of the building is encouraged to integrate design features that reference green elements such as micro sunrooms, greenhouses, patterned wind screens, color accents and design themes that relate to elements within the Greenway.

Guidelines

- 8.9.1 The south side facade should include unique design patterns and additional balcony and terrace areas to accommodate outdoor planting and landscaping.



The south facade of the building is encouraged to integrate design features that reference green elements as a continuation of the Greenway theme.

8.10 Building Top (Tower Top)

The design of the top of a tall building should make a positive contribution to the quality and character of the Hamilton skyline.

Guidelines

- 8.10.1 Roof-top mechanical elements should be screened and complement the overall tower shape and design.
- 8.10.2 If exterior illumination is integrated into the design of a tall building it should enhance and promote the landmark location of Pier 8 and contribute to the character of the Harbour, without adversely impacting the surrounding neighbourhood context.
- 8.10.3 Programmable fixtures which can be dimmed or turned off are encouraged to reduce bird strikes during migration season.



A rooftop mechanical penthouse and equipment should be integrated into the architectural design to create an iconic skyline that references the “harbour beacon” theme. Exterior lighting may complement the design of the building and positively contribute to a distinctive landmark building.

8.11 Materiality

Apply high-quality and environmentally sustainable materials and finishes to promote design excellence, innovation, and resilience.

Guidelines

- 8.11.1 Materials with a lighter appearance are recommended for the portions of the building above the third floor.
- 8.11.2 Bird friendly designs should be incorporated to reduce bird strikes.
- 8.11.3 High-quality, durable, and sustainable materials should be used.
- 8.11.4 Exterior Insulation and Finish System (EFIS) is not permitted.
- 8.11.5 Landscaping materials should be of high quality including granite pavers for pedestrian paths.

8.12 Sustainability for a Tall Building

The following guidelines are additional to the guidelines from Section 6.0. The design of a Tall Building should reference both sections.

Critical to achieving the requirement of exceptional design excellence, a Tall Building on Block 16 must raise the bar for environmental sustainability and should serve as an exemplar for future community development.

A LEED Certification, Green Globes or similar sustainability standard shall be used to guide the design and development of a Tall Building and site on Block 16 in addition to the EnergyStar certification that applies to all buildings on Pier 8.

The type of standard and specific sustainability targets shall be agreed to by the City of Hamilton and the Developer as documented in the Sustainability Report to be submitted in support of the Official Plan and Zoning By-law amendments for Block 16. Additional standards such as the WELL standard that enhance human health and well-being should also be considered.

Guidelines

Energy

- 8.12.1 The design and operations of the building shall limit operational greenhouse gas emissions and encourage use of low-carbon energy sources using whole-building energy modeling and an annual greenhouse gas intensity (GHGI) target to be established and agreed to by the City of Hamilton as contained in the Sustainability Report to be submitted in support of the Official Plan Amendment and Rezoning.
- 8.12.2 A Building Automation System (BAS) shall be designed to monitor building-level data representing total building energy consumption (electricity, natural gas, chilled water propane, biomass, domestic hot water, etc.) and renewable energy production.
- 8.12.3 The building shall be enrolled in Energy Star Portfolio Manager to track / energy and water consumption and waste generation of the new development during operations. Enrollment of the project in the program must occur before the project presents Detailed Design to the City of Hamilton Design Review Panel.

- 8.12.4 In Energy Star Portfolio Manager, provide the City of Hamilton with read only access to the project on an annual basis.
- 8.12.5 An Operations & Maintenance (O&M) Manual will be prepared for the project and include direction and guidance for building operators into the building on how to upload data into Energy Star Portfolio Manager on a monthly basis.
- 8.12.6 Energy Star certification shall be achieved including provision of Energy Star Certified appliances.
- 8.12.7 Complete Energy Modeling, Mechanical Commissioning and Air Tightness testing to the Energy Star certification standard.
- 8.12.8 Include high performance facade design that may include elements such as solar shading, lower glazing to wall ratio, triple glazing and renewable materials.
- 8.12.9 Complete a Lifecycle Carbon Assessment (LCA) that is third party verified and identify opportunities to reduce carbon emissions through building material selection.

9.0

Implementation



The Pier 8 Block 16 Urban Design Guidelines establish a vision for Block 16 and provide a design framework to promote the creation of a high-quality development of exceptional design on Block 16. Future development of this site should reflect the positive attributes of the unique West Harbour context and create a landmark and visual anchor at Pier 8 that is emblematic of the Harbour's renewal.

The design guidelines and policy objectives contained within this document shall be used to prepare the official plan amendment, zoning by-law amendment and site plan conditions for a mid-rise or high-rise development scenario on Block 16.

As part of the formal planning process, the creation of an exceptional building will also require additional input and review through a Peer Review and Design Review Panel process.

In the case of a tall building proposal, a 3-stage design workshop, juried process will be used to ensure that the goals of exceptionalism and design excellence are achieved.

Although the urban design guidelines contained within this document provide direction for both a mid-rise and tall building, the final approval of the height and form of development will be a decision of Hamilton City Council and the development of Block 16 will be determined by this formal planning process. The success of these guidelines in positively shaping development on Block 16 will be directly related to the implementation process.

9.1 Planning Process

The West Harbour (Setting Sail) Secondary Plan and Zoning By-law 05-200 will require amendments to implement changes on Block 16, whether the change is for a mid-rise or tall building. The following recommendations and updates should be implemented.

- 9.1.1 When drafting the Setting Sail Secondary Plan amendment for Block 16, consideration should be given to creating a special policy area for Block 16 that contains key design considerations and performance criteria that has been identified in the Block 16 Urban Design Guidelines.
- 9.1.2 The following documents should be submitted to support the Official Plan and Zoning By-law amendments on Block 16:
- a. An Urban Design Brief that demonstrates compliance with the urban design direction of the Pier 8 Block 16 Urban Design Guidelines. The Urban Design Brief should include, at a minimum, the following:
 - i) Completion of an Urban Design Checklist (see Appendix B) to provide a brief evaluation of the proposed design and its conformity to the recommendations within these guidelines.
 - ii) Text, plans, details and/or elevations, as necessary, to demonstrate how the intent of the Block 16 Urban Design Guidelines have been met, to the satisfaction of the Director of Planning and Chief Planner.
 - iii) A Context Analysis Report providing a comprehensive assessment of the impact of the proposed development of Block 16 on the remaining development Blocks on Pier 8. The report shall evaluate revisions to the planned context of Pier 8 as a result of the Block 16 development including changes to the planned height and massing of Pier 8 buildings, the distribution of units and any revised plans for parking infrastructure. (Note: revisions must be within the approved planning permissions as set out in the existing Secondary Plan and zoning regulations).
 - iv) A Shadow Impact Study, a Pedestrian Level Wind Study, a Visual Impact Assessment, and a Noise Impact Study.

- v) In the case of a tall building proposal, a Sustainable Design Report identifying the sustainability standard to be used to guide the design and development of the building and site in addition to Energy Star certification. The type of standard (Leed, Green Globes, etc.) and specific sustainability targets including the GHGI target shall be agreed to in support of the Official Plan and Zoning By-law amendments. The report will provide a comprehensive summary of all sustainability initiatives, targets and third-party verification procedures that will be used to guide the development.

9.1.3

In order to achieve design excellence and to create an exceptional landmark building, in the case of a tall building proposal (greater than 12 storeys) it is recommended that a special design review process be required to develop three unique design options for a tall building that addresses innovation in the following areas:

- Sustainability;
- Quality of Life for Occupants; and
- Exceptionalism - defined as the creation of a landmark building of exceptional design excellence that is emblematic of the Hamilton Harbour's renewal.

The applicant will be encouraged to engage multiple design professionals in the development of three different tower design options that will each address innovation in the three areas (sustainability, quality of life, design excellence). Once the options have been developed, a special public meeting will be held where the applicant will present the three distinct tall building design options to the public for feedback. Each design option presented should be architecturally innovative and unique.

A special design review panel will be selected by the City of Hamilton to attend the public meeting to listen to feedback from the community on the three design options. At a minimum, this panel should include subject matter experts in the areas of sustainability, quality of life and architecture and should be impartial to the design team that has developed the three tower designs. The role of the special design review panel will be to attend the public meeting and listen to the public feedback regarding each of the designs. After the public meeting, a meeting will be held with the special design review panel to review and provide feedback on the three designs. Based on the information gathered at the public meeting and the special design review panel, the applicant will develop a final design option to be submitted to the director

of Planning and Chief Planner as the design to accompany the OPA/ZBA application. The Director of Planning and Chief Planner will review the final design option and will report back to planning committee with a recommendation on the OPA/ZBA.

To ensure that the recommended design option proceeds to site plan, a Holding provision will be placed on the zoning. In order to lift the Holding, the applicant will have to demonstrate that the recommended design option has been implemented through the site plan application process. Prior to receiving final site plan approval, the Holding provision must be lifted. Special conditions of site plan approval will include the review of the final design and site plan by a Control Architect and Sustainability Consultant (independent of the Design Architect and Engineers), to review the matters of urban design and sustainability as they relate to the Pier 8 Block 16 Urban Design Guidelines and the selected design.

9.1.4 Site Approval will be required to implement the urban design objectives of the Pier 8 Block 16 Urban Design Guidelines. In the case of a tall building proposal (greater than 44 metres in height) the following should be included as special conditions of Site Plan Approval:

- a. Prior to receiving final site plan approval, the Holding provision must be lifted.
- b. Prior to building permit, at the owner's expense, a "Control Architect" and a "Sustainability Consultant" independent of the "Design Architect and Engineers" shall be retained to the satisfaction of the Director of Planning and Chief Planner and whose function shall be:
 - i) To ensure, amongst other matters, the appropriate development of Block 16 with respect to design excellence, sustainability, siting, built form, materials, wind mitigation measures noise/dust and odour control measures and landscaping in compliance with the approved Urban Design Guidelines.
 - ii) To ensure the submission of a detailed landscaping plan prepared by a Landscape Architect showing how accessible and safe public amenity areas will be incorporated into the design of the block. Approval and implementation of the landscape plan shall be to the satisfaction of the Director of Planning and Chief Planner.

- iii) To ensure that the sustainability standards contained in the Sustainability Report with respect to all sustainability initiatives and targets are reflected in the design and specifications used to guide the design and development of the building and site.
 - iv) To demonstrate that the proposed development has implemented Bird Friendly Design Guidelines in accordance with the Canadian Standard Association's CSA A460 Bird friendly building design.
 - v) To ensure the intent and delivery of the above requirements will be sustained through submission and approval of the Urban Design Checklist (Appendix B).
- c. Prior to application for building permit, the City of Hamilton may undertake periodic reviews of certified drawings to ensure compliance with the Block 16 Urban Design Guidelines. Where inadequate compliance is evident, the City of Hamilton may cease to accept certified drawings by the Control Architect and Sustainability Consultant and the City shall retain another Control Architect and Sustainability Consultant satisfactory to the Director of Planning and Chief Planner.
 - d. Prior to application for building permit for Block 16, the owner shall submit detailed architectural and landscape drawings for review and advice from the City's Design Review Panel to the satisfaction of the Director of Planning and Chief Planner.
 - e. Prior to application for building permit, that as required, Site Plan Agreements be entered into in order to review and secure matters approved through the site plan process, subject to the sole discretion of the Director of Planning and Chief Planner.

9.1.5 As part of the development application, the existing special conditions of Draft Plan Approval for 25T-1605, Pier 8, 65 Guide Street East, Hamilton will be amended by updating Condition No. 35 to clarify that the 2021 Urban Design Guidelines apply to Block 16.

A detailed table summarizing the implementation process for a tall building proposal is located in Appendix "C".

10.0

Demonstration Plans

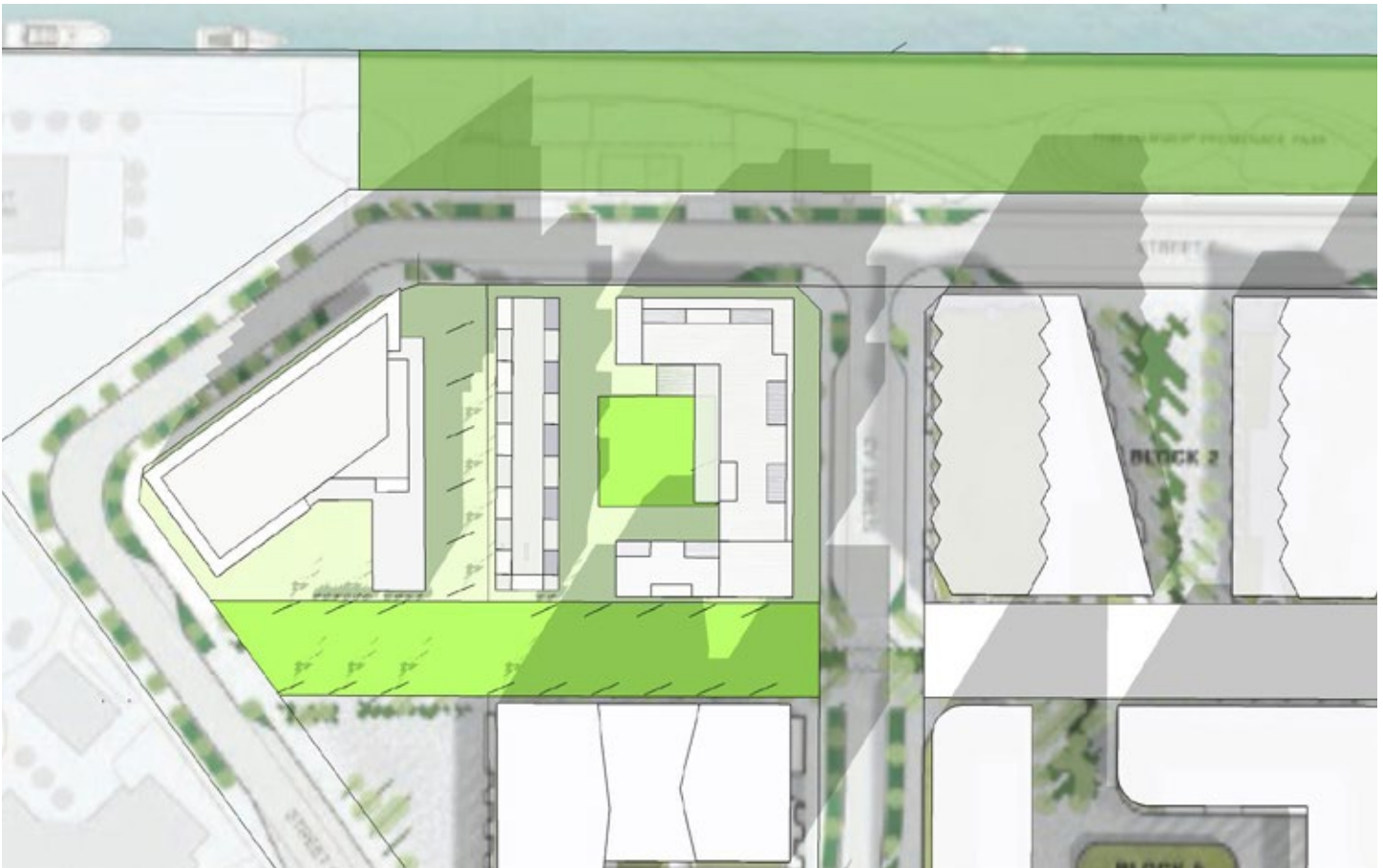


Aerial view of the 12-storey mid-rise development scenario at Block 16.



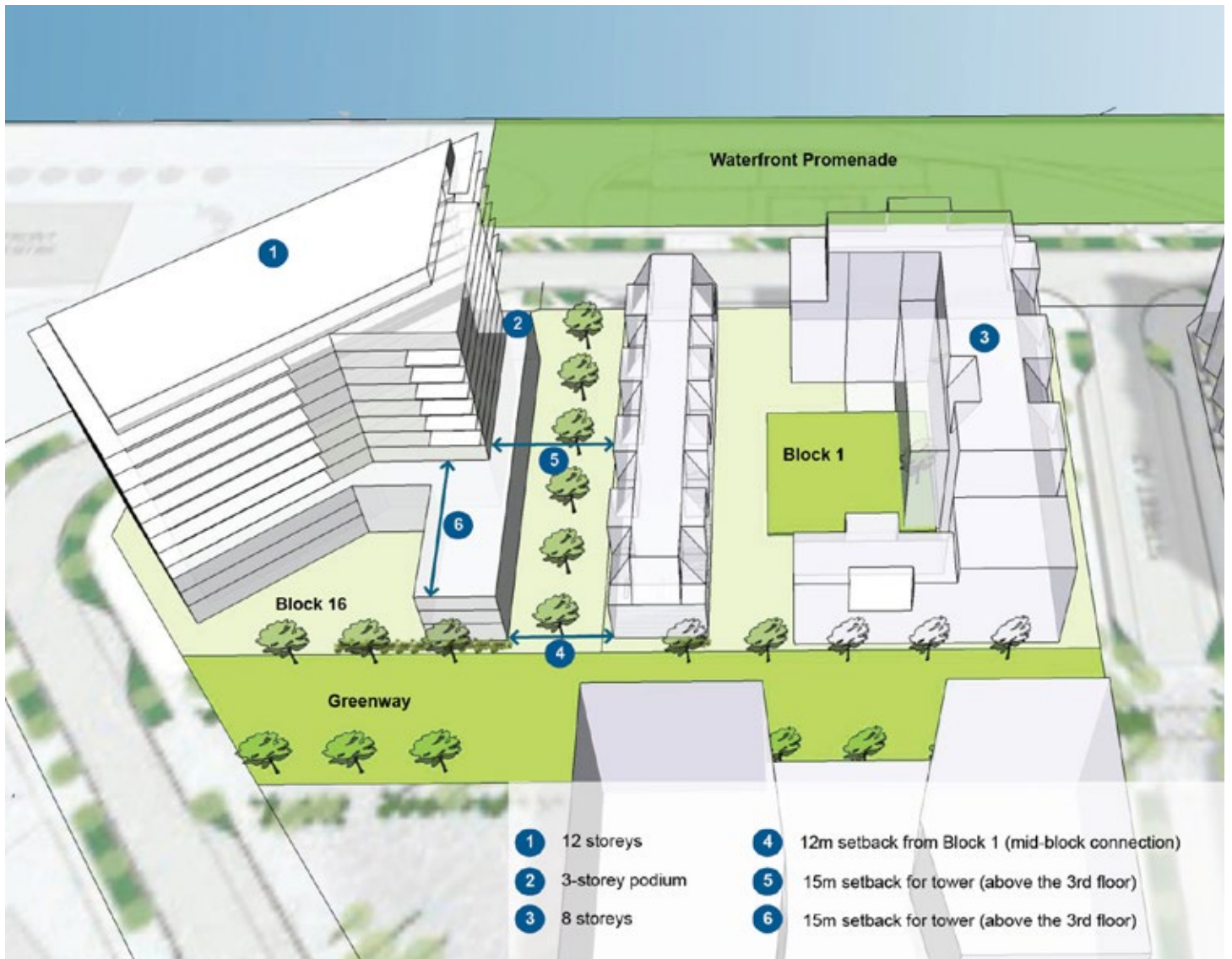
Aerial view of the 45-storey tower development scenario at Block 16.

Disclaimer: The demonstration and concept plans are not representative of what will be constructed on the site and are only an example of what could be constructed.



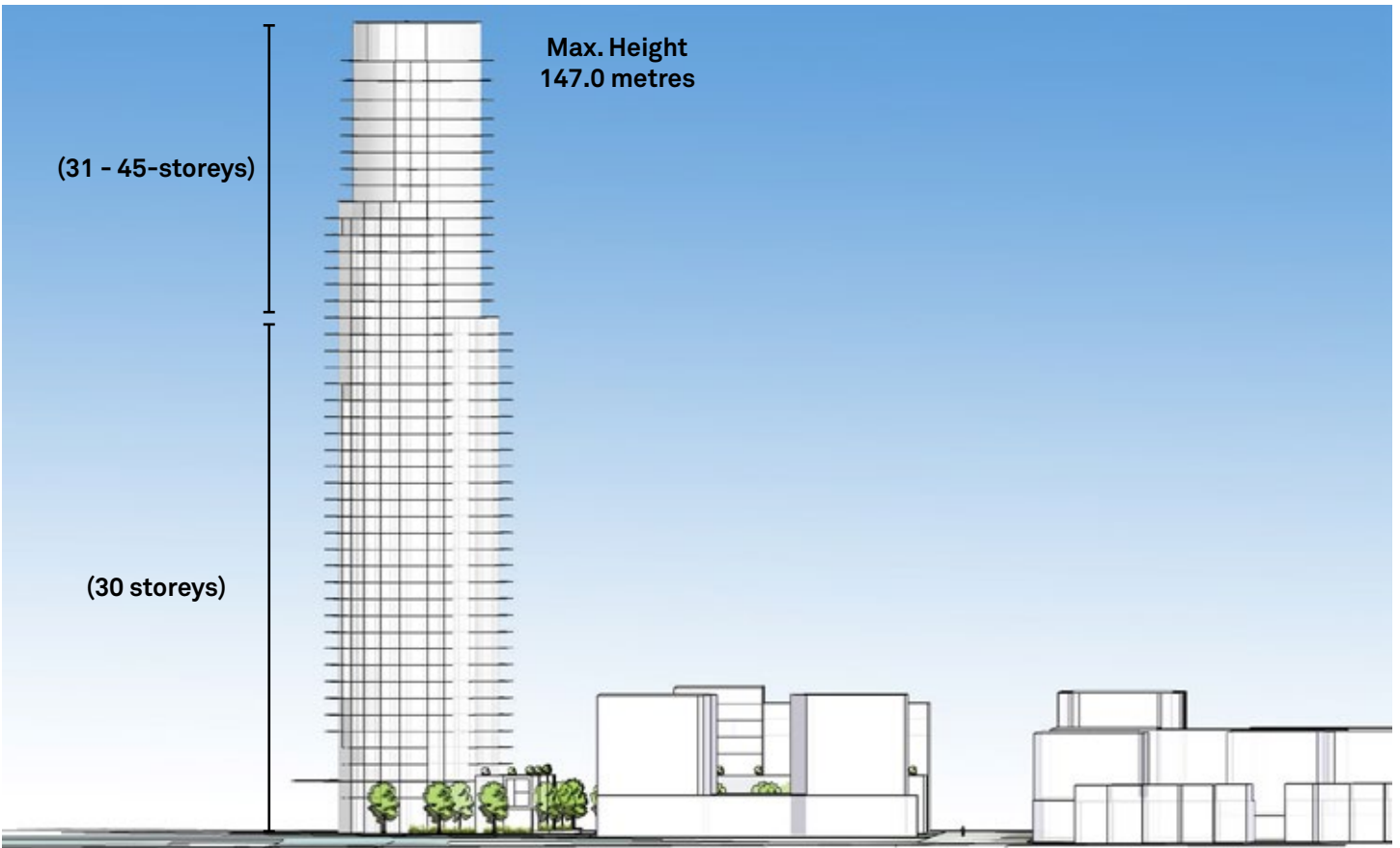
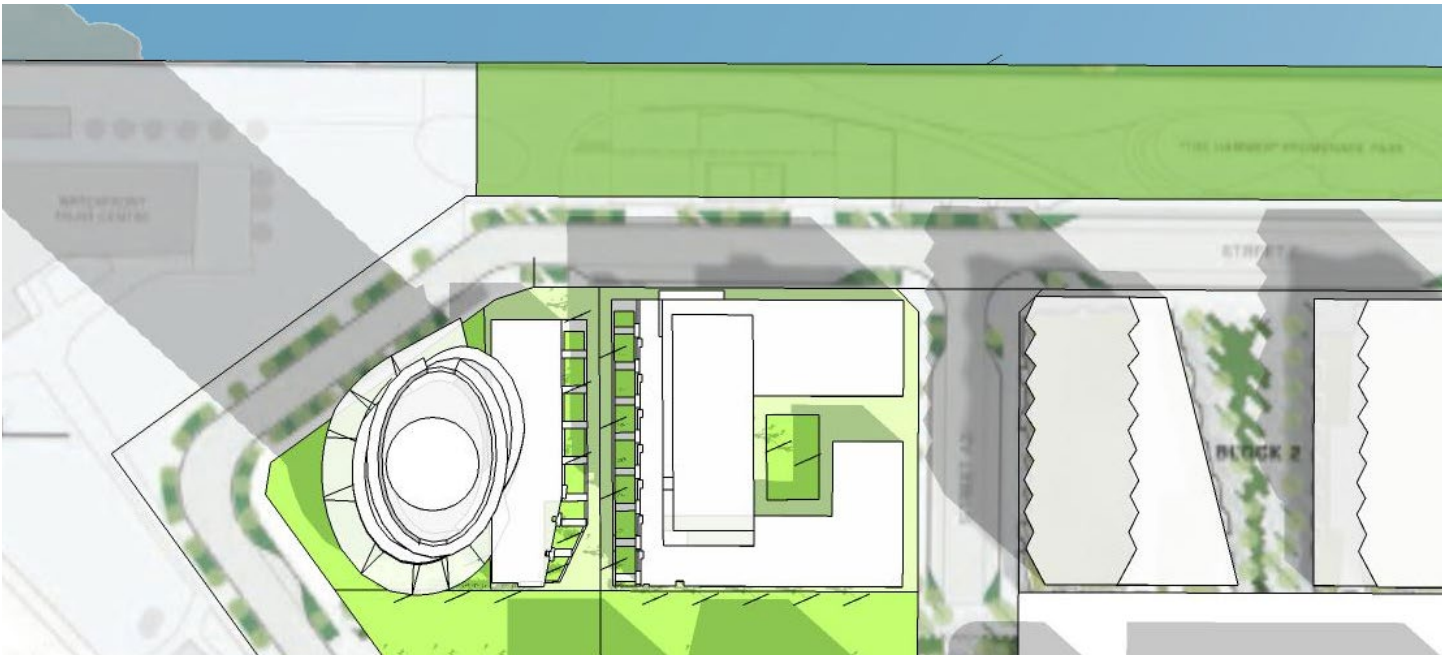
12-storey mid-rise building concept plan -Elevation and Demonstration Plan.

Disclaimer: The demonstration and concept plans are not representative of what will be constructed on the site and are only an example of what could be constructed.



12-storey mid-rise building concept plan - 3D model.

Disclaimer: The demonstration and concept plans are not representative of what will be constructed on the site and are only an example of what could be constructed.



45-storeys tower building concept plan -Elevation and Demonstration Plan.

Disclaimer: The demonstration and concept plans are not representative of what will be constructed on the site and are only an example of what could be constructed.



45-storeys tower concept plan - 3D model.

Disclaimer: The demonstration and concept plans are not representative of what will be constructed on the site and are only an example of what could be constructed.

11.0

Visual Analysis and Shadow Studies

Shadow Studies



12-storey mid-rise building
March 21st at 10:00 am



12-storey mid-rise building
March 21st at 12:00 pm

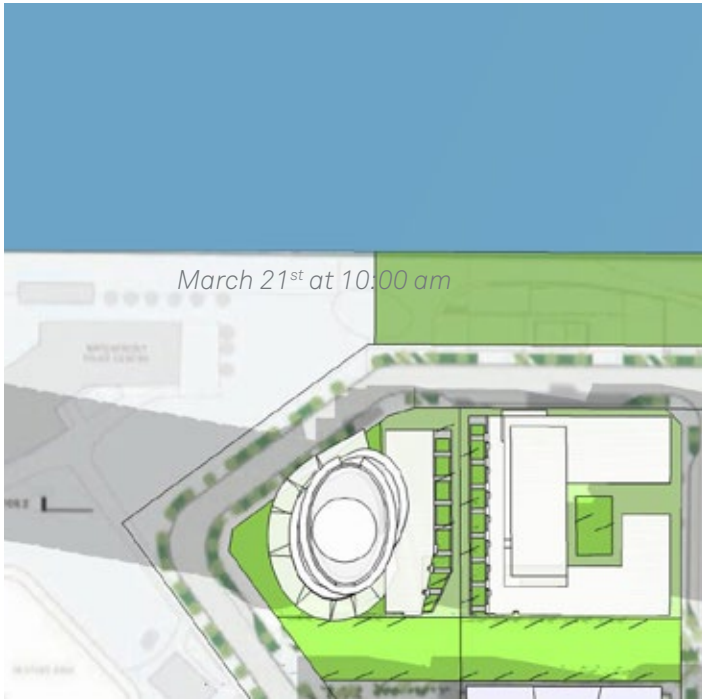


12-storey mid-rise building
March 21st at 2:00 pm

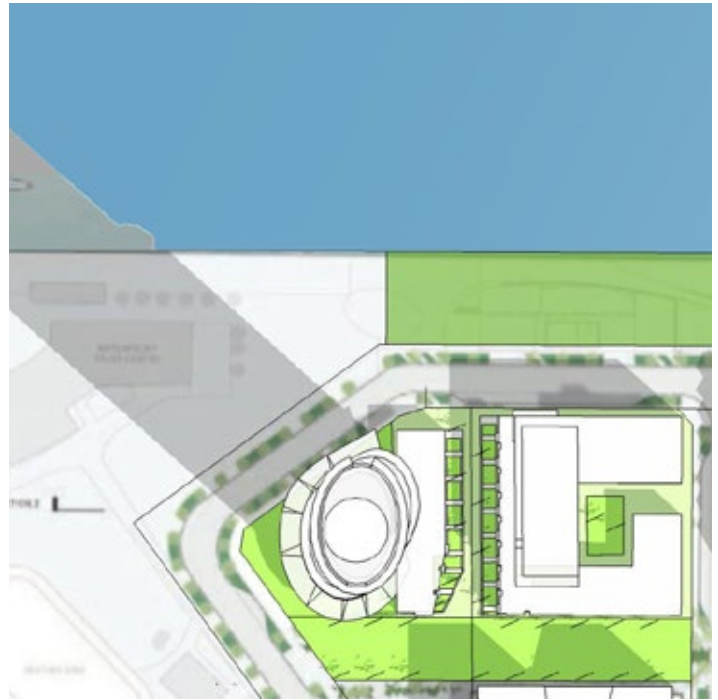


12-storey mid-rise building
March 21st at 4:00 pm

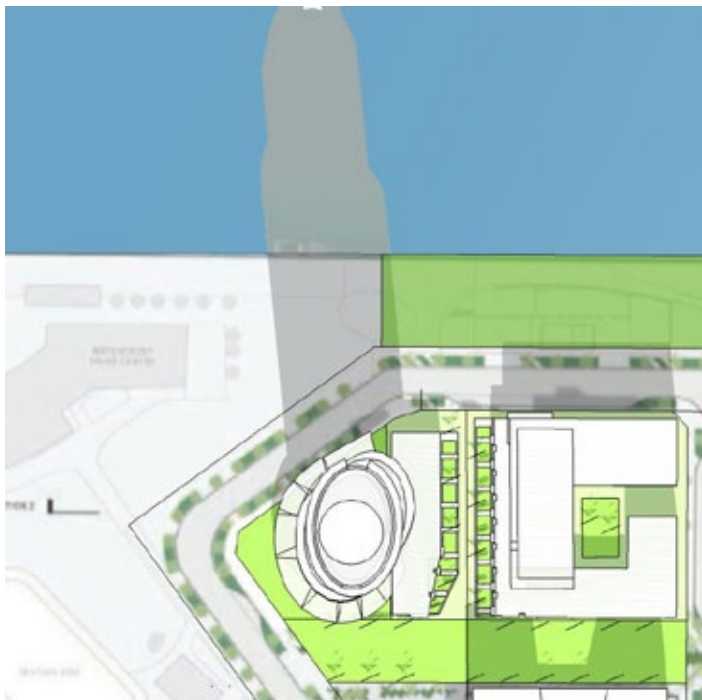
Shadow Studies (continued)



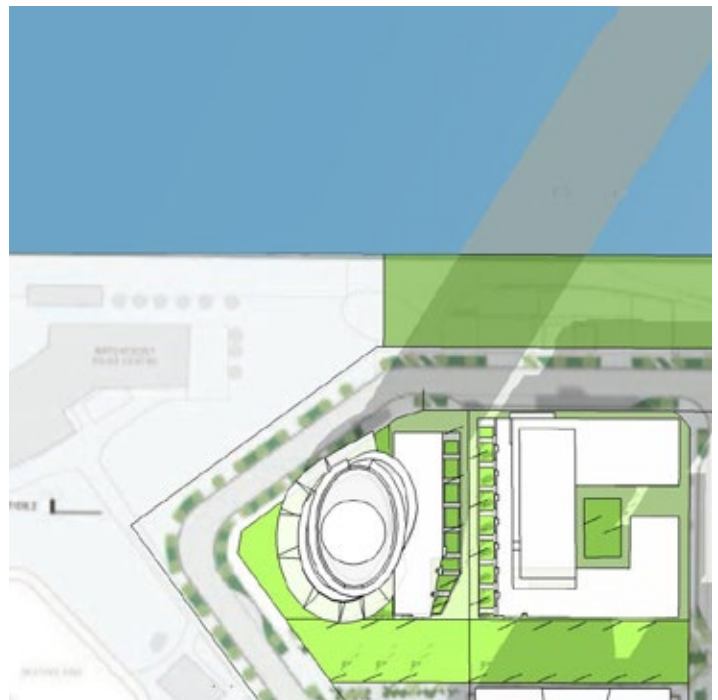
45-storey tower
March 21st at 10:00 am



45-storey tower
March 21st at 12:00 pm



45-storey tower
March 21st at 2:00 pm

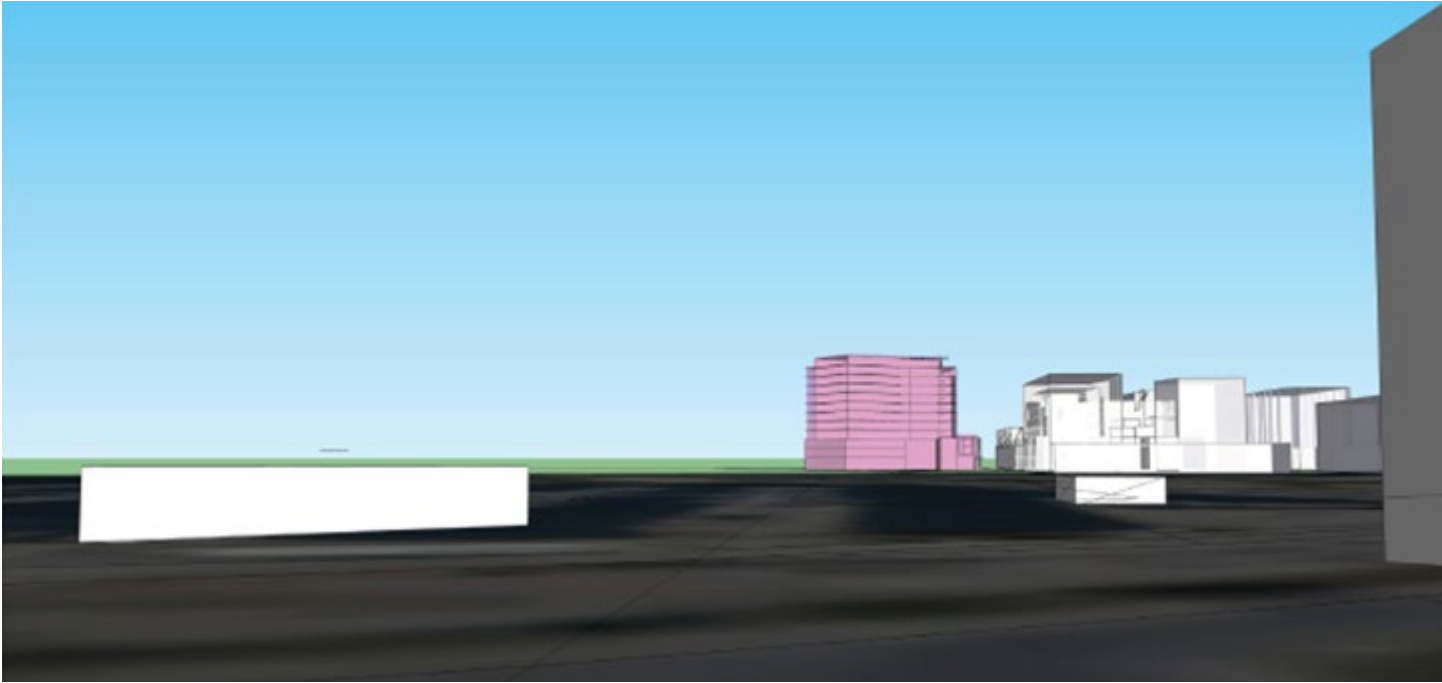


45-storey tower
March 21st at 4:00 pm

Visual Analysis



James Street North & Guise Street East - Looking north.

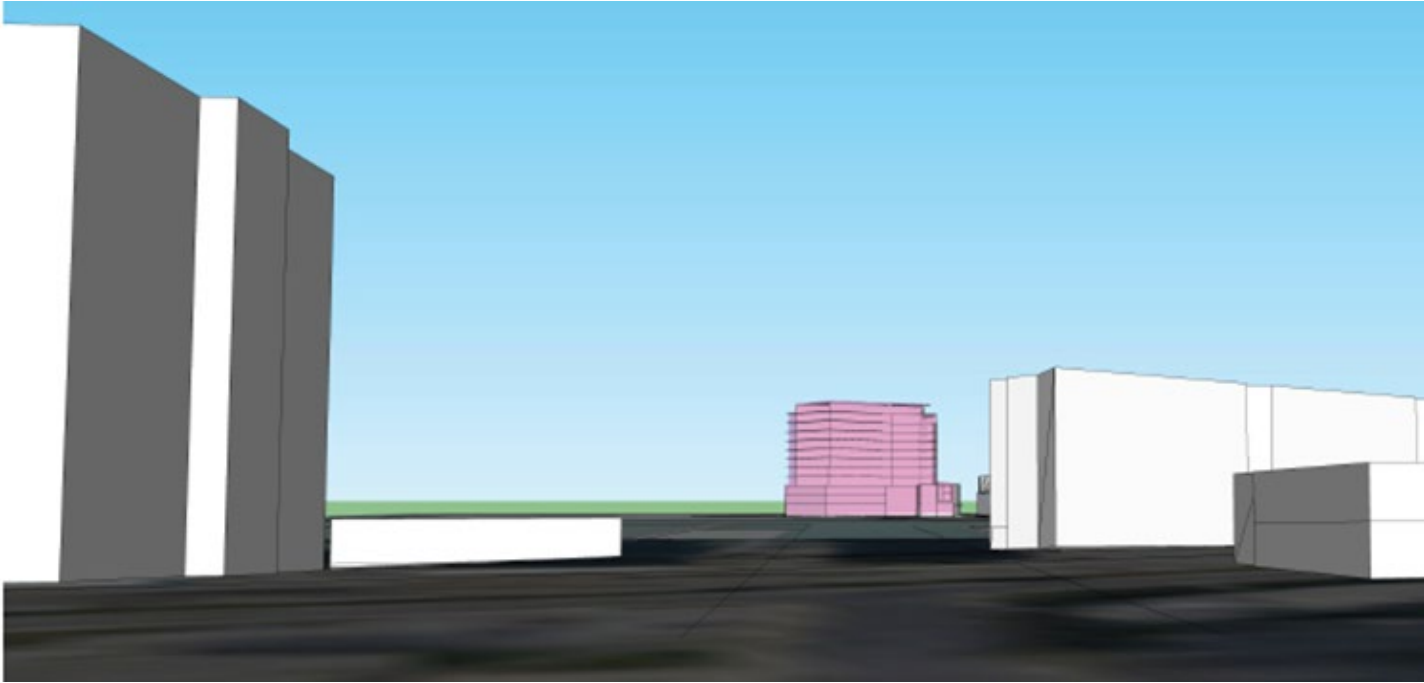


James Street North & Guise Street East - Looking north to a mid rise building massing illustration.

Visual Analysis (continued)



James Street North & Burlington Street - Looking north.

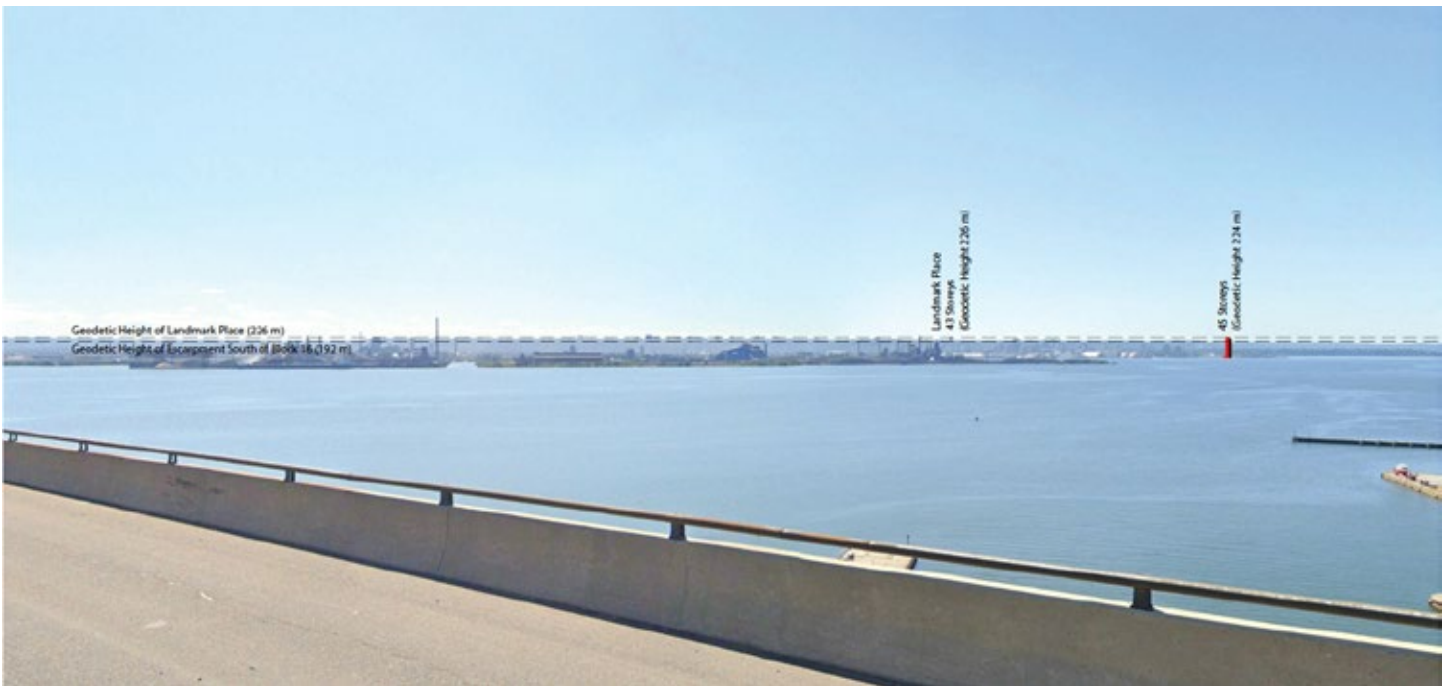


James Street North & Burlington Street - Looking north to a mid rise building massing illustration.

Visual Analysis (continued)



Tall building massing illustration on Block 16 as viewed from the McQuesten Bridge.

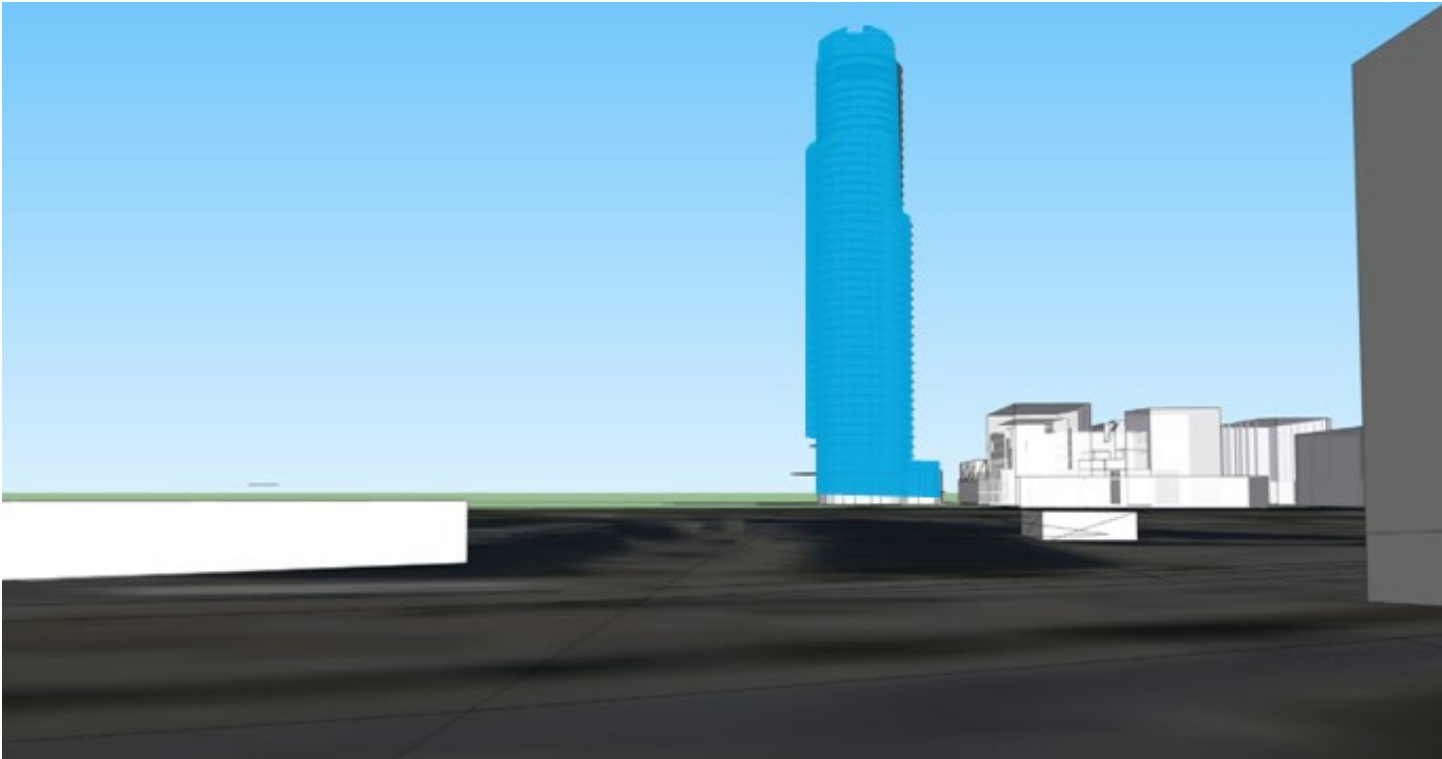


Tall building massing illustration on Block 16 as viewed from the Skyway bridge.

Visual Analysis (continued)



James Street North & Guise Street East - Looking north.

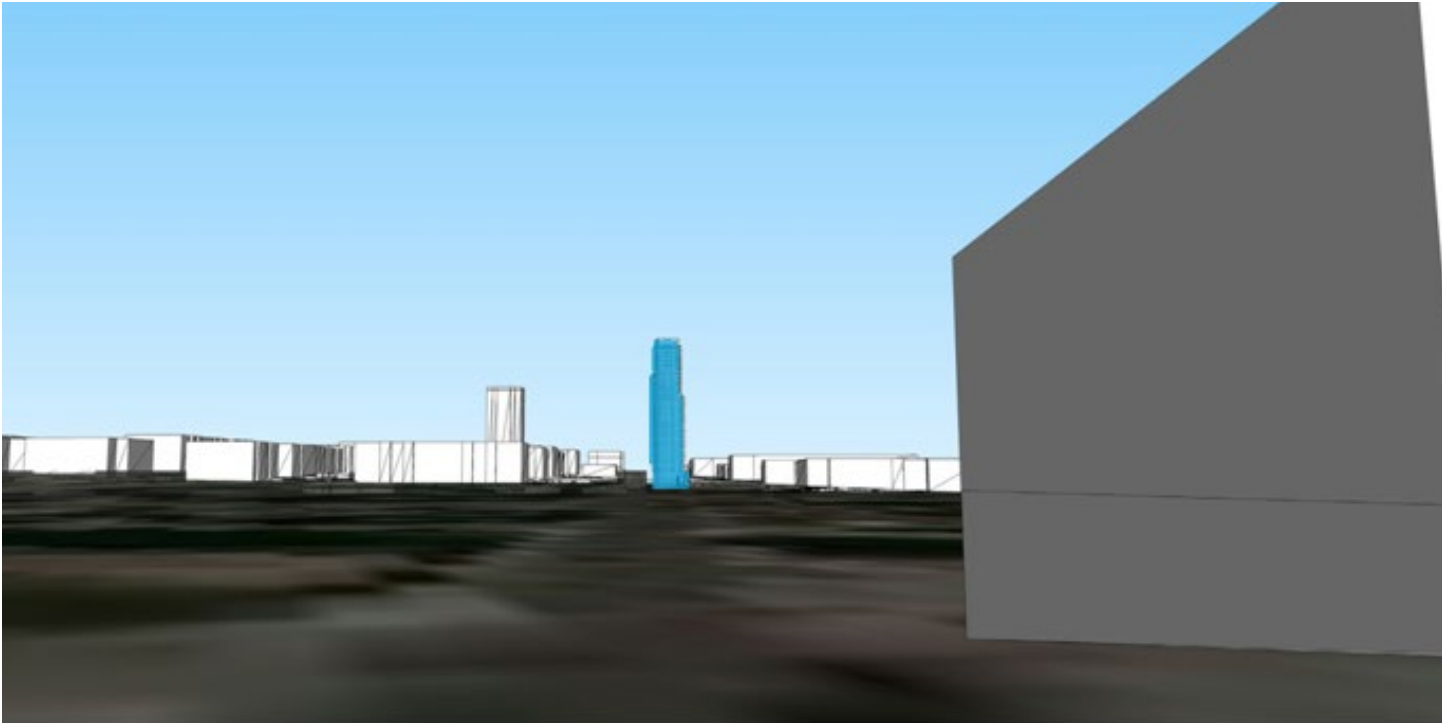


James Street North & Guise Street East - Looking north to a tall building massing illustration.

Visual Analysis (continued)



James Street North near Liuna Station - Looking north.

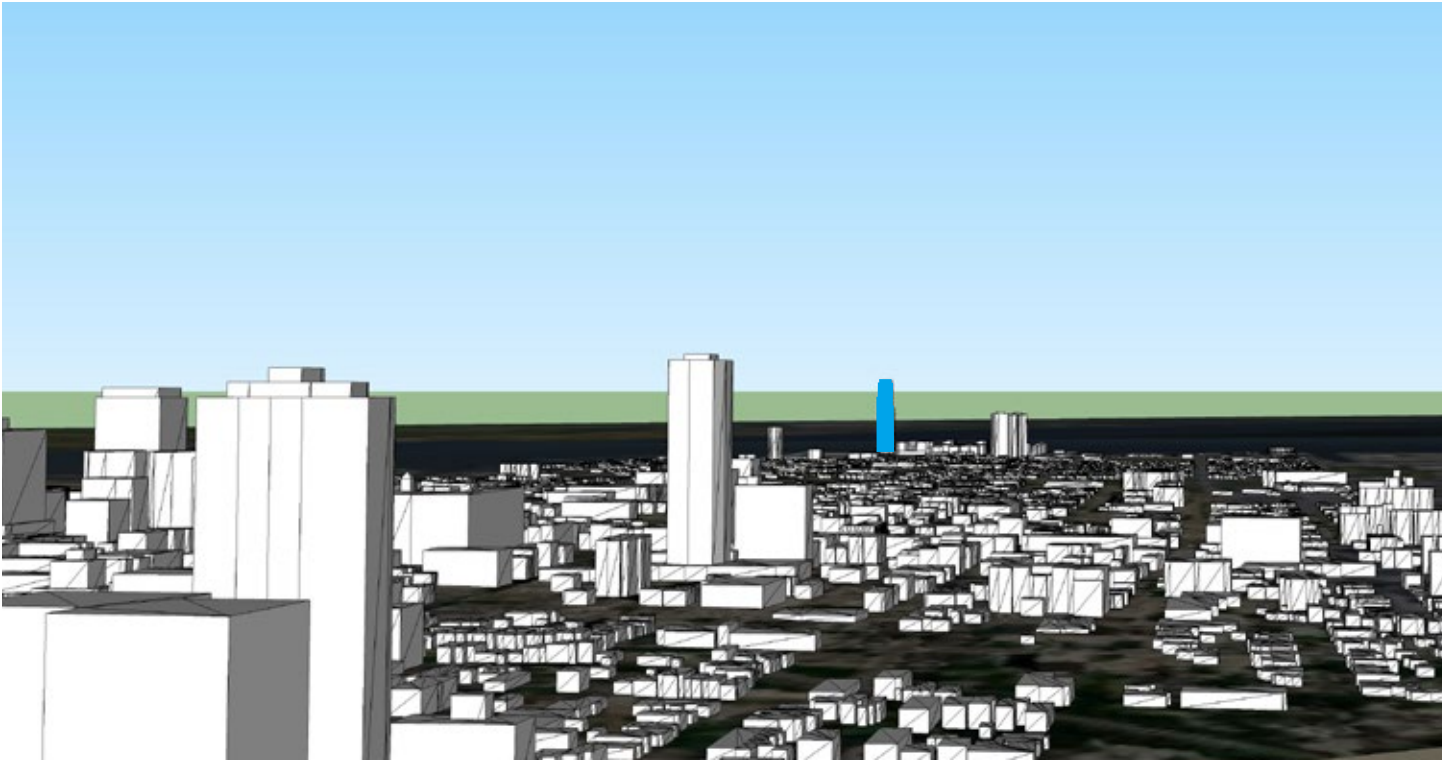


James Street North near Liuna Station - Looking north to a tall building massing illustration.

Visual Analysis (continued)



Sam Lawrence Park - Looking northwest.



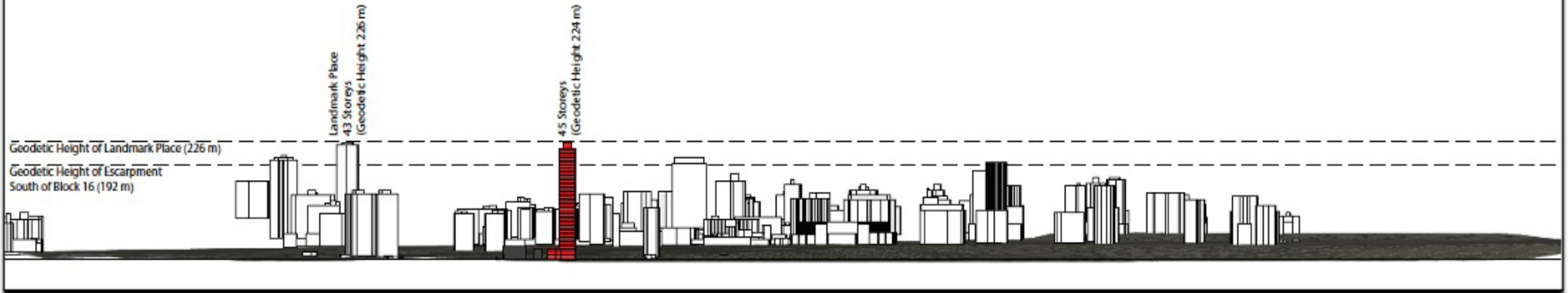
Sam Lawrence Park - Looking northwest to a tall building massing illustration.

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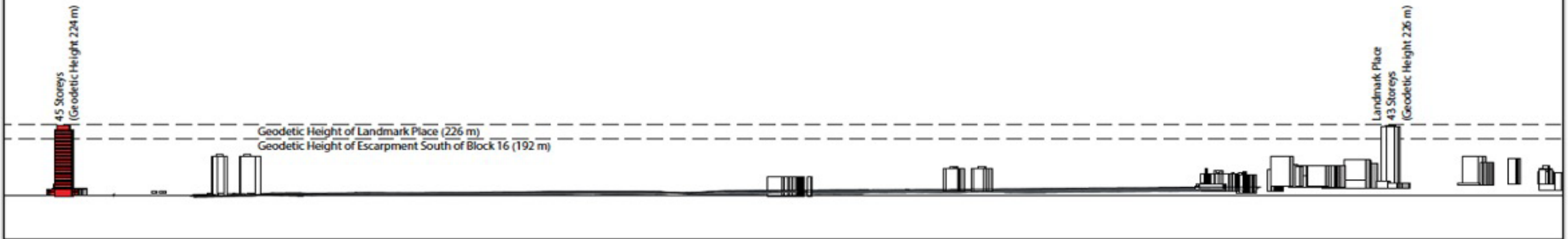
Appendix A:

Tall Building Analysis

East-West Cross Section



North-South Cross Section



The above cross sections illustrate the maximum building height of 147 metres for a tall building on Block 16 which should be no taller than the height of Hamilton's tallest existing building.

Appendix B:

Urban Design Checklist

PIER 8 BLOCK 16 DESIGN CHECKLIST DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
PIER 7 + 8 URBAN DESIGN VISION						
1.3 VISION AND GUIDING PRINCIPLES						
<p>The Urban Design Study Vision Statement states:</p> <p>“Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton’s urban waterfront will be supported by a mix of residential, commercial, community and cultural uses.”</p> <p>The Urban Design Study also established key development concepts that influence the potential character of future development on Block 16. These include:</p> <ul style="list-style-type: none"> • “A new Green Street (The Greenway) that connects from east to west. This open space is framed by new residences and has activity anchors at the east and west boundaries of the open space... • A mix of building heights and massing to provide a varied and interesting architectural character.” <p>Additional Considerations inform how development on Block 16 should be addressed. These considerations building upon the vision established in the Urban Design Study and are supplemented by the following site-specific objectives and guiding principles:</p> <ul style="list-style-type: none"> • “Because of its strategic location, flanked on all four sides by public and publicly accessible open spaces, and within the James Street view corridor, Block 16 has always been considered a site of strategic importance within the overall Pier 8 development. • Recognizing this high visibility, prominence and strategic role, the Urban Design Study designated Block 16 as a potential institutional site appropriate for a public facility. • In considering the potential for a residential or mixed-use development as an alternative use for Block 16, the public role of the site should continue to be 						

PIER 8 BLOCK 16 DESIGN CHECKLIST

DESIGN PRINCIPLES & DIRECTIONS

	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
<p>recognized and therefore requires a high-quality development of exceptional design in order to achieve the landmark status that this site calls for.</p> <ul style="list-style-type: none"> For both a mid-rise and tall-building scenario, future development of Block 16 has the potential to create a landmark and a visual anchor at Pier 8 that is emblematic of the Harbour's renewal. A mid-rise building in this location should strive to create a district level landmark given its strategic location and visibility as a feature centred on the James Street view corridor and as the block that serves as the western gateway to both the Greenway and the Waterfront Promenade. A tall-building in this location, when designed to standards of exceptional quality and design excellence, has the opportunity to create a metropolitan/regional landmark emblematic of the renewal of Hamilton Harbour. At the ground plane it can act as the gateway to the Greenway and Waterfront Promenade. The higher portions of the tower will be highly visible from the downtown, centred on the James Street Corridor. A tower will also be clearly visible as a landmark visible from the McQueston High Level Bridge and the James N. Allan Skyway. New development should strive to capture the public imagination by achieving a unique high-quality building design that is exceptional. Given Block 16's location on the north side of the Greenway, the identity of new development should express environmentally sustainable features, green design references, and exceptional high-quality landscaping. New development should animate the surrounding pedestrian areas with unique active uses at-grade and create a high-quality, accessible public realm. New multi-storey residential development should offer a high quality of life for residents of all ages including family-friendly units design and generous outdoor living spaces contiguous with units. 						

PIER 8 BLOCK 16 DESIGN CHECKLIST						
DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
<ul style="list-style-type: none"> New development should provide appropriate transition and sufficient separation distances between development on the surrounding blocks and public space. “ 						
PIER 8 BLOCK 16 URBAN DESIGN GUIDELINES						
2.0 CONTEXTUAL CONSIDERATIONS						
2.1 Fit and Transition in Scale						
2.1.1 Apply minimum horizontal separation distances and other building envelope controls (including setbacks and setbacks) to transition from new development to lower-scale buildings.						
2.2 Sunlight and Sky View						
2.2.1 Shadows from new development should allow for a minimum of 3.0 hours of sun coverage between 9:00a.m. and 6:00p.m. as measured from March 21 st to September 21 st for any spot on public sidewalks opposite the Block 16 development.						
2.2.2 Shadows from new development should allow for a minimum of 50% sun coverage at all times of the day as measured from March 21 st to September 21 st on the waterfront promenade.						
2.3 Prominent Sites and Views						
2.3.1 The following viewpoints towards Pier 8 Block 16 should be considered: <ol style="list-style-type: none"> Mid-span on the Burlington Bay James N.Allan Skyway; Mid-span on the McQuesten High Level Bridge; and James Street North at King Street. 						
3.0 SITE ORGANIZATION						
3.1 Building Entrances						

PIER 8 BLOCK 16 DESIGN CHECKLIST						
DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
3.1.1 Primary building entrances should be accessible and front onto public streets and pedestrian paths.						
3.1.2 Primary entrance(s) should be prominent and distinguished through articulation and façade variations.						
3.1.3 Entrances should be highly glazed to provide enhanced visibility, surveillance, interest, and activity.						
3.1.4 Primary building entrances should be weather protected by incorporating measures such as canopies, awnings, or overhangs.						
3.1.5 The location of the main building entrance to the lobby and at-grade entrance to individual units should consider wind impacts and provide mitigating measures to ensure pedestrian comfort and safety.						
3.2 Site Access, Servicing and Parking						
3.2.1 Consider shared site servicing and parking infrastructure for Block 16 and Block 1, with parking access located at the east side of Block 1 if a shared or consolidated access is provided.						
3.2.2 Minimize the extent of site area dedicated to site servicing and parking access through the use of shared infrastructure, efficient layouts, and reduced curb cuts.						
3.2.3 Recess, screen, and minimize the dimension of garage doors and service openings visible from public streets and open spaces. Apply high-quality finishes and design.						

PIER 8 BLOCK 16 DESIGN CHECKLIST

DESIGN PRINCIPLES & DIRECTIONS

3.2.4
Parking should be located below grade. Surface parking should be limited to short-term drop-off and delivery spaces.

Complies

Partially Complies

Does Not Comply

Not Applicable

Essential or Discretionary

DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET

(provide drawing reference as required)

3.3 Private Open Spaces

3.3.1
A minimum of 20% of the site area should be landscaped at-grade. Landscaped areas at-grade will include elements such as hard and soft exterior paved areas, water features, public art installations, etc.

3.3.2
Where appropriate, private open spaces should be visually integrated with the Greenway south of Block 16.

3.3.3
All at-grade units should have a front door facing the exterior with a landscaped front yard between a minimum of 2.5 metres to 4.0 metres in depth. Landscaping, minor changes in elevation, short fences, and front steps may be included within the front yard setback.

3.3.4
At-grade units should, where possible, be elevated approximately 0.6 metres above the flanking public sidewalk, if an accessible path can also be provided, to allow for appropriate public-private transition.

3.3.5
At-grade enclosed balconies should not be permitted.

3.4 Above Grade Balconies

3.4.1
All units shall have access to private outdoor space contiguous with, and accessible from, the residential unit in the form of a balcony or a terrace.

PIER 8 BLOCK 16 DESIGN CHECKLIST DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
3.4.2 Private residential balconies on all sides and especially the south side should reference the Greenway through design themes and balcony infrastructure that supports outdoor planting.						
3.4.3 Balconies should be designed to be large enough to accommodate a range of activities and hold basic furnishings while maximizing sunlight access. They should also be safe and generally free from uncomfortable wind conditions.						
3.4.4 The size of balconies may vary depending on location, orientation, and architectural design but should strive to create depths in some locations that support a wide range of outdoor functions such as outdoor dining.						
3.4.5 The area of the balcony shall be free of any mechanical equipment, permitting full outdoor use as an extension of the indoor unit.						
3.4.6 Balconies should be integrated into the building design composition and may include a combination of projecting and recessed balconies.						
3.4.7 20% of the area of a terrace or balcony and 20% of its exterior width can be occupied by micro-sunrooms. These are small glass enclosures integrated within the terrace or balcony to serve as a sunroom or a small greenhouse providing opportunities for year round use of terraces and the integration of urban agriculture and visible plantings. These glass enclosures provide a means to articulate the façade of the building and extend the Greenway theme into its architectural expression. The area of the micro sunrooms will be exempt from the permitted GFA of the building but will be considered as contributing to the 2.0 square metre exterior amenity area required to every unit.						
3.5 Public to Private Realm Interface						

PIER 8 BLOCK 16 DESIGN CHECKLIST						
DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
3.5.1 Ensure an appropriate level of visual and physical access and overlook at-grade.						
3.5.2 Promote sufficient glazing and landscape design to promote natural surveillance and views towards public and private areas.						
3.5.3 Provide direct, universal access from the public sidewalk for all public entrances to commercial uses and shared lobbies.						
3.5.4 Provide high-quality landscaped setbacks, between 2.5 metres and 4.0 metres, for private entrances to ground floor residential units. Landscaping, minor changes in elevation, short fences, and front steps may also be included within setbacks.						
3.5.5 At-grade units should, where possible, be elevated approximately 0.6 metres above the flanking public sidewalk, if an accessible path can also be provided, to allow for appropriate public-private transition.						
3.5.6 Provide Live/Work or townhouse development along the east property line, with at-grade entrances, to promote grade related activity.						
3.5.7 Place common areas with active uses within the first 4-storeys of buildings.						
3.5.8 Encourage green elements, such as trees, green walls, water features, and other visually engaging elements within and surrounding new development.						
3.6 Expressing the Building Base						
3.6.1 Feature views into common areas such as the lobby, gym and common rooms and integrate 'green' elements, such as trees, green walls, public art, and water features, inside and surrounding the building.						

PIER 8 BLOCK 16 DESIGN CHECKLIST DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
3.6.2 Integrate the creative use of featured lighting to enliven the site and base building.						
4.0 PUBLIC REALM INTERFACE						
4.1 Streetscape and Landscape Design						
4.1.1 Organize streetscape and landscape elements to support a comfortable, vibrant, and safe public realm through the use of consistent design elements, materials, and landscaping.						
4.1.2 Provide a minimum landscaped buffer of 1.5 metres on the north, west and south side of the site.						
4.1.3 Provide decorative pedestrian oriented lighting.						
4.2 At-Grade Units						
4.2.1 Place Live/Work or townhouse units and other grade related units with an appropriate landscape setbacks and amenities to animate adjacent streets and open spaces.						
4.2.2 All grade related units should be setback to allow for a landscaped front yard and an appropriate public-private transition.						
4.2.3 Live/Work or townhouse units should have a minimum front yard depth of 2.5-4.0 metres.						

PIER 8 BLOCK 16 DESIGN CHECKLIST DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
4.3 Mid-Block Pedestrian Connection (Pedestrian Mews)						
4.3.1 Provide a new Pedestrian Mews along the east edge of Block 16 and west edge of Block 1.						
4.3.2 Public access will be provided through the Mews.						
4.3.3 The width of the Mews measured from building face to building face between buildings on Block 16 and 1, should be 12.0 metres for a mid-rise building and 15.0 metres for a tall-building.						
4.3.4 Three-storey at-grade Live/Work or townhouse units with front doors facing the Mews should flank the west (Block 16) and east (Block 1) sides of the Mews. To create adequate transition between private at-grade units and the public walkway within the Mews, a landscaped front yard zone should be provided within the Mews area in front of all at-grade units. This front yard area may include steps, landscaping, and other elements to provide suitable transition.						
4.3.5 Live/Work or Townhouse units located adjacent to the Pedestrian Mews should have a minimum frontage width of 5.0 metres per unit.						
4.3.6 The end units should be designed with a corner condition with architectural treatments and windows that address both frontages.						
4.3.7 For a mid-rise building on Block 16 the entirety of the 12.0 metres Mews may be located on the east side of Block 16. A tree-lined public, pedestrian walkway of at least 3.0 metres in width should be centred within the Mews. With a seating, landscaping and tree planting zone of approximately 2.0 metres on either side and 2.5 metres depth landscaped front yards flanking grade-related Live/Work or Townhouse units on either side.						

PIER 8 BLOCK 16 DESIGN CHECKLIST						
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<p>4.3.8 For a tall building, the 15.0 metres aggregate width of the Mews is proposed to be evenly split, with 7.5 metres located on the east side of Block 16 and 7.5 metres provided on the west side of Block 1. A tree-lined public, pedestrian walkway of at least 3.0 metres in width should be centred within the Mews, with a seating, landscaping and tree planting zone of approximately 2.0 metres on either side and 4.0 metres depth landscaped front yards flanking grade-related Live/Work or Townhouse units on either side.</p>						
<p>4.3.9 Provide high-quality, well designed streetscape elements including granite unit pavers, benches, bike racks, pedestrian scale light standards or light bollards, to promote a comfortable pedestrian experience and safety.</p>						
4.4 Public Art						
<p>4.4.1 Ensure adequate building setbacks and space surrounding public art to allow for visual accessibility.</p>						
<p>4.4.2 Public art may be integrated into architectural designs or placed within the public realm.</p>						
5.0 RESIDENTIAL BUILDING DESIGN						
5.1 Lobby						
<p>5.1.1 Residential lobbies should be visually and physically connected to adjacent open spaces, outdoor amenity areas, and public sidewalks.</p>						
<p>5.1.2 Residential lobbies should be located on a ground floor with a minimum floor to floor height of 6.0 metres and should be generously glazed to provide interior and exterior views and natural observation.</p>						

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5.1.3 Residential lobbies should be designed to encourage socialization and interaction.						
5.1.4 Residential lobbies should be flexible in their design to accommodate a range of activities.						
5.1.5 Residential lobbies should provide designated areas to accommodate locker storage areas for parcel and food deliveries, waiting areas, communal lounge areas and recreational/activity spaces.						
5.2 Amenity Spaces						
5.2.1 New development should provide a minimum of 2.0 square metres of indoor and 2.0 square metres of outdoor amenity space per unit.						
5.2.2 Common indoor and outdoor amenity spaces should be located adjacent to each other where feasible either at-grade or where indoor amenity spaces are adjacent to a large outdoor roof terrace.						
5.2.3 Indoor and outdoor amenity areas should have provisions for child and youth areas and activities, as well for a range of ages.						
5.2.4 Common outdoor amenity spaces should be located where they will have optimal sunlight access and mitigation from wind.						
5.2.5 The design of common areas should imaginatively address the needs of people of all ages and abilities.						
5.2.6 A common area for pet-friendly amenities should be provided.						

PIER 8 BLOCK 16 DESIGN CHECKLIST						
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5.3 Family Sized Units						
5.3.1 A minimum of 10% of units should be three-bedroom units.						
5.3.2 Three-bedroom units should be located on the first 6-storeys as much as possible to maintain a closer relationship with ground level activities or within proximity to indoor and outdoor amenity areas.						
5.3.3 For both the mid-rise and tall building scenarios, larger floor plate sizes have been recommended in these guidelines for the lower levels of the buildings to provide sufficient dimensions for larger family-sized units.						
5.3.4 Three-bedroom units should be placed in proximity to indoor and outdoor amenity areas where feasible.						
5.3.5 Provide a varied mix of three-bedroom units in the form of grade-related units and townhouse/loft units.						
6.0 SUSTAINABILITY						
6.1 Green Building - Energy						
6.1.1 Energy Star certification shall be achieved for any new buildings on Block 16 including provision of Energy Star Certified appliances.						
6.1.2 Complete Energy Modeling, Mechanical Commissioning and Air Tightness testing to the Energy Star certification standard is required.						

PIER 8 BLOCK 16 DESIGN CHECKLIST						
DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
6.1.3 Include high performance façade design that may include elements such as solar shading, lower glazing to wall ratio, triple glazing and renewable materials.						
6.1.4 Consideration should be given to preparing for future District Energy connections by: <ul style="list-style-type: none"> • Providing space for future equipment and thermal piping; • Securing an easement between the mechanical rooms and the property line for future thermal piping; and, • Including two-way pipes within the building to carry thermal energy from the district energy network to the section in the building where the future energy transfer station will be located. 						
6.1.5 Complete a Lifecycle Carbon Assessment (LCA) that is third party verified and identify opportunities to reduce carbon emissions through building material selection.						
6.1.6 Cool Roof design and material should be considered to reflect UV rays and self-cool by efficiently emitting radiation away from the building.						
6.1.7 Building roofs should include a minimum of 50% coverage for green roofs. Alternative configurations may include a minimum of 50% roof coverage for solar capture equipment, cool roofing materials or a combination thereof.						
6.2 Air Quality and Thermal Performance						
6.2.1 Design the building's Heating, Ventilation and Air Conditioning (HVAC) system to support enhanced air quality and thermal performance.						
6.2.2 Design Building HVAC system to be mold resistant.						

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6.2.3 Include enhanced filtration systems to filter out particulate matter that may enter through operable windows.						
6.2.4 Select building materials that reduce VOC emissions to contribute to healthy air within the building. Applicable materials include flooring, common amenity space furniture, sealants, paints and insulation.						
6.3 Resiliency and Health						
6.3.1 Implement design strategies to reduce viral transmission by reducing common touch points within shared spaces, including entryways, the lobby, elevators and amenity areas.						
6.3.2 In an effort to reduce contact with respiratory droplets natural ventilation should be provided throughout all building areas to enhance fresh air flow.						
6.3.3 The building should be design with access to back up generators that can supply energy to the entire building for a period of up to 48 hours.						
6.3.4 The building should be designed to provide residents with a back-up drinking water supply for a period of up to 48 hours.						
6.3.5 The building should be designed to ensure ease of communication of updates during states of emergency.						
6.3.6 The building should be designed to ensure equal access to high speed internet, including the provision of wi-fi in amenity areas.						

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6.4 Light						
6.4.1 Amenity spacey, lobby areas and a minimum of 50% of a dwelling unit shall have access to natural light.						
6.4.2 LED lighting should be provided to reduce energy requirements.						
6.5 Microclimate (Pedestrian Weather Protection and Wind Effects)						
6.5.1 Building design and landscape design should mitigate adverse wind impacts on at-grade and elevated areas used by the public or building occupants.						
6.5.2 Ensure building design and mitigation measures allow for the appropriate wind comfort criteria desired for an area.						
6.5.3 Provide sufficient mitigation measures where wind comfort criteria is exceeded.						
6.5.4 Provide permanent pedestrian weather protection, including overhangs and canopies, at building entrances and along at-grade frontages and pedestrian sidewalks.						
6.6 Water						
6.6.1 The building design should be compliant with City and Provincial standards and guidelines for Low Impact Development Measures.						
6.6.2 Water filtration systems should be designed to enhanced standards.						
6.6.3 The building should be designed with appropriate ventilation systems to remove humidity from bathrooms.						

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6.6.4 Provision of water efficient fixtures that meet Energy Star standards shall occur to reduce indoor water use.						
6.6.5 Domestic water heating fixtures that meet Energy Star standards should be provided.						
6.6.6 Greywater recycling should be used as a source for irrigation of the site landscaping.						
6.7 Waste						
6.7.1 Buildings shall be designed with appropriate waste sorting facilities to ensure recycling and organic waste collection programs are supported.						
6.8 Landscaping						
6.8.1 Plant 100% native plants. Preference should be given to drought resistant planting strategies. Invasive species shall be avoided.						
6.8.2 Utilize bioswale, rain gardens and permeable paving materials within landscaping.						
6.8.3 Greywater irrigation systems should be used.						
6.8.4 Soil volumes for tree plantings should be increased at least 5% above minimum standards.						
6.8.5 Green roofs should be used on roof surfaces that are not used as active terraces and also as landscape features within active terraces.						

PIER 8 BLOCK 16 DESIGN CHECKLIST DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
6.9 Green Infrastructure						
6.9.1 Provision of Electric Vehicle (EV) infrastructure for 10% of residential parking spaces.						
6.9.2 The remaining vehicle parking spaces must be designed EV capable (i.e. a complete electrical circuit terminating in an electrical outlet for the purpose of future installation of EV charging).						
6.9.3 Provision of well-designed bicycle parking facilities to meet the needs of cyclists and support bicycle use. Short-term parking (visitors or less than two hours parking), long-term parking (residents parking) and overnight visitor bicycle parking facilities should be provided within the below-grade parking structure.						
6.9.4 Short-term outdoor bike parking: <ul style="list-style-type: none"> a. Located close to building entrances (no more than 20 metres) to make it easily accessible; b. Within the view of residents, building security, or in an area close to street or public amenities and; c. The design of bike parking racks or other systems should be attractive and integrated into the site design, public art opportunities, street furniture, and other amenities on site. 						
6.9.5 Short-term and long-term indoor bike parking: <ul style="list-style-type: none"> a. Located in the ground level or in the first level of underground parking garage to make an easy access from the ground level and minimize the interactions between bicycles and automobiles in the garage; b. The underground bike parking room should be easily accessible by elevator or ramp. A dedicated two-way bicycle ramp (3.0m wide at 6-7% slope) is preferred; 						

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DESIGN PRINCIPLES & DIRECTIONS						
c. The ground level bike room should be located away from the main entrance but side of the building facing the mid-block connection;						
d. Ensure regular security surveillance to improve safety and prevent vandalism and misuse; and,						
e. Provision of electrical outlets for electric bikes and scooters.						
6.10 Bird Friendly Design						
6.10.1 Design new development with bird friendly best practices including sunshades or louvers, visual markers within glazed surfaces, and non-reflective glazing to reduce window collisions with birds.						
6.10.2 Exterior lighting fixtures should be programmable to allow for dimming during migratory seasons.						
6.10.3 Ensure the design of buildings complies with Bird Friendly Design Guidelines in accordance with the Canadian Standard Associations CSA A460 Bird Friendly building design.						
6.11 Setting Sail Secondary Plan (Sustainability Extract)						
6.11.1 The design and construction of new development and redevelopment shall incorporate best practices and appropriate building technology to minimize energy consumption, conserve water, reduce waste and improve air quality.						
6.11.2 New development and redevelopment shall be encouraged to incorporate rooftop terraces, greenwalls, rooftop gardens and/or other green technologies to improve micro-climatic conditions, energy efficiency, air quality and for stormwater management.						

PIER 8 BLOCK 16 DESIGN CHECKLIST DESIGN PRINCIPLES & DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	Essential or Discretionary	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
6.12 Pier 7 and 8 Urban Design Study (Sustainability Extract)						
6.12.1 A core focus on environmental sustainability should be reflected in both the building and landscape designs.						
6.12.2 Pedestrian and cycling paths can double as a naturalized storm water management area. The landscape features should be engineered to minimize the overall environmental impacts of development. If required, the overall water quality can be maintained by having water flow through an oil grit separator and then into the water gardens.						
6.12.3 An objective for redevelopment at Pier 7 + 8 is to reduce the ecological footprint of the community and to minimize life cycle costs. This is to be achieved through a holistic design approach to development that considers the natural conditions of the site and the sustainability opportunities that arise when planning a new community from the very beginning. Designers will be asked to further the area’s sustainability goals through consideration of the following: <ul style="list-style-type: none"> • Alternate energy sources such as wind or solar should be encouraged in the schematic design phases of each development project. • The landscape and architectural design of the community will highlight its sustainable features. • Landscape architectural design will prioritize the use of indigenous, non-invasive plant material and will promote biodiversity, stormwater management and creation of shade. 						
6.12.4 Cycling should be accommodated in all development plans by providing for secure bicycle parking for visitors, residents and employees.						
6.12.5 Bicycle parking should be placed closer to front doors and key designations.						

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6.12.6 Parking structures should include parking for bicycles, motorcycles, mopeds, e-bikes, small cars, electric car parking with charging stations and accessible parking.						
6.12.7 Parking structures should be designed with the ability to be retrofitted into usable space should the area's demand for parking be reduced in the future.						
6.12.8 Priority parking spaces should be provided for car share stations.						
6.12.9 Priority parking spaces should be provided for electric cars as well as the provision for electrical supply stations and their expansion should be provided for in utility designs.						
7.0 Mid-Rise Building Design						
7.1 Massing Envelope						
7.1.1 Proposed building designs should fit within the massing envelope described in Sections 7.2 to 7.7 to ensure a compatible mid-rise building.						
7.2 Height						
The maximum building height for a mid-rise building on Block 16 should be no greater than 40.0 metres including the mechanical penthouse.						
7.3 Building Area						
The maximum Gross Construction Area of the mid-rise building, including above ground mechanical spaces but excluding below grade areas is 14,000 square metres.						
7.4 Podium						
A three storey podium is required on the east side of the building flanking the Mews. Storeys above the third storey should be setback a minimum of 3.0 metres. The north, west and south sides for the building may or may not incorporate a podium if adequate wind mitigation measures can be demonstrated.						

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7.5 Ground Floor Height						
7.5.1 All common spaces on the ground floor shall provide a minimum height of 6.0 metres, measured floor-to-floor from average grade.						
7.5.2 At-grade units should, where possible, be elevated approximately 0.6 metres above the flanking public sidewalk, if an accessible path can also be provided, to allow for appropriate public-private transition.						
7.6 Separation Distance and Setback						
7.6.1 The massing envelope for the first 3-storeys should be setback: <ul style="list-style-type: none"> a) A minimum of 1.5 metres from the north, south and west property line; and, b) A minimum of 12.0 metres from the east property line. 						
7.6.2 The following minimum setbacks define the massing envelope above the third storey: <ul style="list-style-type: none"> a) 3.5 metres on the north (this provides a minimum separation distance of 25.0 metres from the Waterfront Promenade); b) 3.0 metres on the west (this provides a minimum separation distance of 30.0 metres from the existing Hamilton Waterfront Trust Centre); c) 3.0 metres on the south; d) 3.0 metres on the east (which provides minimum distance above the third storey of 15.0 metres from Block 1). 						
7.6.3 The following minimum setbacks define the massing envelope above the 10 th floor: <ul style="list-style-type: none"> a) 2.0 metres from the north and west; and 						

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b) 2.0 metres from the east.						
7.7 Building Width and Articulation						
Large building widths should be mitigated with building articulation and façade changes to provide a fine grain appearance.						
7.8 Green Building Feature						
Integration of outdoor planting and trees on balconies, terraces and roofs should be provided to the greatest extent possible.						
7.9 Mechanical Penthouse						
7.9.1 Roof-top mechanical elements should fit harmoniously and complement the overall architectural design.						
7.9.2 Where possible, mechanical penthouses and all rooftop units should be hidden from sight with screening or wrapped by residential units.						
7.9.3 Mechanical penthouses may also be recessed from the building face to minimize the perceived height of the building, unless incorporated into the building design.						
7.10 Materiality						
7.10.1 Bird friendly designs should be incorporated to reduce bird strikes.						
7.10.2 High-quality, durable and sustainable materials should be used.						
7.10.3 Materials should be distinct while respecting the rhythm of existing materials used through Pier 8.						
7.10.4 Exterior Insulation and Finish System (EFIS) is not permitted.						

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8.0 Tall Building Design Guidelines						
8.1 Massing Envelope						
8.1.1. Proposed building designs should fit within the massing envelope described in Sections 8.2 to 8.8 to ensure a compatible tall building.						
8.2 Building Height						
The recommended maximum height (147.0 metres) was derived from an analysis that reviewed the tallest building presently in Hamilton (Landmark Place), which has a geodetic elevation at 226.0 metres. For Block 16 the recommended maximum geodetic height is slightly lower at 224.0 metres which equates to 147.0 metres above grade. The intent of this recommended height is to avoid a building form that is above the presently established maximum. The 147.0 metre height can accommodate a 45 storey building based on a 6.0 metre ground floor, average floor to floor heights for upper levels at 3.0 metres as well as the height of a mechanical penthouse. The topmost elevation of the structure including the mechanical penthouse cannot be above 147.0 metres. (See Appendix A for maximum height diagrams).						
8.3 Building Area						
The maximum Gross Constructed Area of a tall building, including above ground mechanical spaces but excluding below grade areas, is 38,200 square metres.						
8.4 Podium						
A three storey podium is required on the east side of the building flanking the Mews. Storeys above the third storey should be setback a minimum of 5.0 metres. The north, west and south sides of the building may or may not incorporate a podium if adequate wind mitigation measures can be demonstrated.						
8.5 Lower Development Zone						
8.5.1 The following lower development zone setbacks define the massing envelope to ensure an appropriate transition between public and private spaces: a) 1.5 metres from the north, south and west property lines and a minimum of 4.0 metres from all property lines when adjacent to grade related units.						

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b) 7.5 metres from the east property line.						
8.6 Tower Placement and Separation Distances						
8.6.1 The following minimum building setbacks should be applied to the massing envelope above the third storey to ensure appropriate transition and separation distances between development sites, to provide adequate sky views and sunlight access and to reduce pedestrian level wind impacts: <ul style="list-style-type: none"> a) 11.0 metres on the north to provide a minimum separation distance of 30.0 metres from the Waterfront Promenade; b) 13.5 metres on the west which provides a minimum separation distance of 45.0 metres from the existing Hamilton Waterfront Trust Centre; c) 3.0 metres on the south which connects the vertical and horizontal Greenway; and, d) 5.0 metres on the east which provides a minimum separation distance of 25.0 metres for any buildings above three storeys on Block 1. Any portion of Block 1 above three storeys should incorporate an equivalent 12.5 metre setback in order to achieve an aggregate 25.0 metre separation distance between buildings above three storeys. 						
8.6.2 A multidisciplinary team of wind consultants, designers and engineers should be engaged by the applicant early in the design process to ensure building designs are compliance with appropriate Pedestrian Level Wind conditions.						
8.7 Floor Plate Size and Shape						
8.7.1 To ensure a slender and tapered building design: <ul style="list-style-type: none"> a) Tower floor plates should not exceed 850.0 square metres between the 4th – 30th storeys; and 						

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b) Tower floor plates should not exceed 650 square metres above the 31 st storey.						
8.8 Building Proportion						
8.8.1 A tall building on Block 16 should be proportioned to be slender when viewed from the James Street North corridor.						
8.9 Green Facade						
8.9.1 The south side façade should include unique design patterns and additional balcony and terrace areas to accommodate outdoor planting and landscaping.						
8.10 Building Top (Tower Top)						
8.10.1 Roof-top mechanical elements should be screened and complement the overall tower shape and design.						
8.10.2 If exterior illumination is integrated into the design of a tall building it should enhance and promote the landmark location of Pier 8 and contribute to the character of the Harbour, without adversely impacting the surrounding neighbourhood context.						
8.10.3 Programmable fixtures which can be dimmed or turned off are encouraged to reduce bird strikes during migration season.						
8.11 Materiality						
8.11.1 Materials with a lighter appearance are recommended for the portions of the building above the third floor.						
8.11.2 Bird friendly designs should be incorporated to reduce bird strikes.						

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8.11.3 High-quality, durable, and sustainable materials should be used.						
8.11.4 Exterior Insulation and Finish System (EFIS) is not permitted.						
8.11.5 Landscaping materials should be of high quality including granite pavers for pedestrian paths.						
8.12 Sustainability for a Tall Building						
8.12.1 The design and operations of the building shall limit operational greenhouse gas emissions and encourage use of low-carbon energy sources using whole-building energy modeling and an annual greenhouse gas intensity (GHGI) target to be established and agreed to by the City of Hamilton as contained in the Sustainability Report to be submitted in support of the Official Plan Amendment and Rezoning.						
8.12.2 A Building Automation System (BAS) shall be designed to monitor building-level data representing total building energy consumption (electricity, natural gas, chilled water propane, biomass, domestic hot water, etc.) and renewable energy production.						
8.12.3 The building shall be enrolled in Energy Star Portfolio Manager to track energy and water consumption and waste generation of the new development during operations. Enrollment of the project in the program must occur before the project presents Detailed Design to the City of Hamilton Design Review Panel.						
8.12.4 In Energy Star Portfolio Manager, provide the City of Hamilton with read-only access to the project on an annual basis.						

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8.12.5 An Operations & Maintenance (O&M) Manual will be prepared for the project and include direction and guidance for building operators into the building on how to upload data into Energy Star Portfolio Manager on a monthly basis.						
8.12.6 Energy Star certification shall be achieved including provision of Energy Star Certified appliances.						
8.12.7 Complete Energy Modelling, Mechanical Commissioning and Air Tightness testing to the Energy Star certification standard.						
8.12.8 Include high performance façade design that may include elements such as solar shading, lower glazing to wall ratio, triple glazing and renewable materials.						
8.12.9 Complete a Lifecycle Carbon Assessment (LCA) that is third party verified and identify opportunities to reduce carbon emissions through building material selection.						

Appendix C:

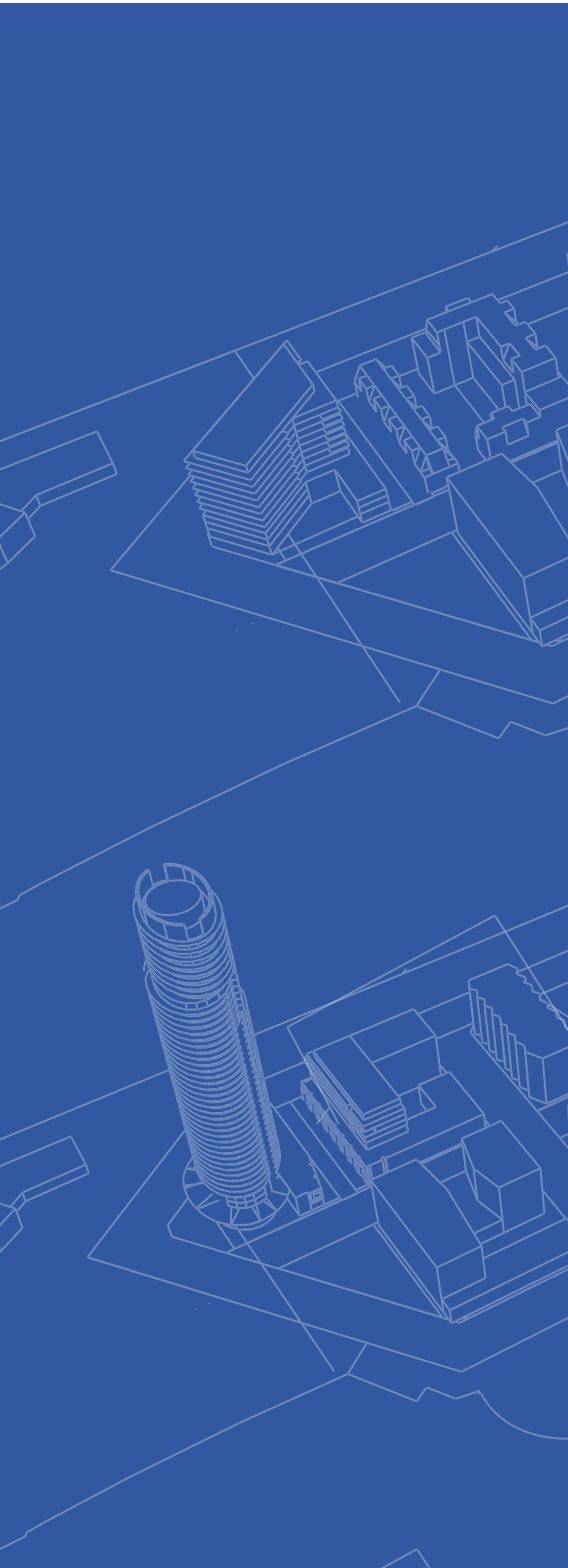
Implementation Chart

IMPLEMENTATION PROCESS FOR A TALL BUILDING PROPOSAL – PIER 8 BLOCK 16

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11
	PIER 8 BLOCK 16 UDG DECISION	OPA/ZBA APPLICATION (120 days to make a decision)	STATUTORY PUBLIC MEETING ON OPA/ZBA	DEVELOPMENT OF DESIGN OPTIONS (Applicant)	PUBLIC INFORMATION CENTRE	SPECIAL DESIGN REVIEW PANEL RECOMMENDATION	OPA/ZBA DECISION	SITE PLAN APPLICATION	CONDITIONAL SITE PLAN APPROVAL, HOLDING REMOVAL APPLICATION AND DRAFT PLAN OF SUBDIVIION CONDITIONS	FINAL SITE PLAN APPROVAL	IMPLEMENTATION (Transfer of Lands, Building Permit and Condominium Approvals)
Target Date for Completion	August 10, 2021 – PC August 15 - Council	October 2021	November 2021 – report deadline January/February 2022 – PC	Feb 2022	March 2022	March 2022	June 2022 – Report deadline September 2022 – PC	Timing for Site Plan application submission dependent on applicant’s phasing plan for Pier 8.			
DESCRIPTION	Present Pier 8 Block 16 Urban Design Guidelines to Council for approval.	Submission of the OPA/ZBA based on the design direction of the guidelines. Includes full scope of studies (urban design brief, sustainability report, sun/shadow, wind, noise studies, FSR, etc.)	Hold the statutory public meeting to present the proposed application and receive public input on the OPA/ZBA. Report Recommendation: that the applicant be directed to participate in a special design process to develop three tower designs. Each design should address innovation in following three areas: sustainability, quality of life and design excellence.	Applicant to engage in multiple design professionals to develop three tower designs that address innovation in three areas: sustainability, quality of life and design excellence.	Public Information Centre to present the three tower designs. The applicant will explain how each design is an example of innovation in sustainability, quality of life and design excellence. A special design review panel will also attend this meeting to understand feedback from the public on the three tower design options.	A special design review panel will review the feedback received at the PIC on the three tower design options presented to provide comments and feedback on the three options to staff.	Recommendation Report to Planning Committee on OPA/ZBA and preferred tower design option. The proposed ZBA will include a Holding provision that states that the proponent shall implement, through site plan approval, the preferred tower design option.	Site Plan application that implements the OPA/ZBA and detailed aspects of the preferred design option.	Once it has been determined that the preferred design option has been implemented through the Site Plan application process, an application can be made to remove the Holding Provision on the Zoning. The Holding Provision will be included as a special condition of conditional site plan approval. The condition of draft plan of subdivision related to the Urban Design Brief being compliant will be updated to reflect the Pier 8 Block 16 Urban Design Guidelines.	Final Site Plan approval can be granted. Special conditions should include review of the final design and site plan by a Control Architect and Sustainability Consultant (independent of the Design Architect and Engineers) to review the matters of Urban Design and Sustainability.	Control Architect Review for conformity with Design Guidelines
DECISION	Adopt; or Receive; or Deny	Notice of Complete application.	No decision at this meeting on the OPA/ZBA. Approve or deny the proposed special design process.	N/A	N/A	N/A	Approval or denial of OPA/ZBA If the UDG were received in Step 1 then Council could adopt here if approving the OPA/ZBA.	Site Plan application deemed complete.	Approve or Deny Holding removal By-law.	Prior to final site plan approval, staff will consult with Council and incorporate Council’s advice in making a decision on the application.	Transfer of lands/ Issuance of building permit/Condominium approvals.
APPROVAL AUTHORITY	Council	Planning Staff	Council	N/A	N/A	N/A	Council	Planning Staff	Council – Holding Staff – Subdivision and Site Plan Condition	Chief Planner and Director of Planning.	<ul style="list-style-type: none"> City Manager’s Office/Real Estate Department Chief Building Official Planning Staff

IMPLEMENTATION PROCESS FOR A TALL BUILDING PROPOSAL – PIER 8 BLOCK 16

<p>OUTCOME or ACTION</p>	<p>Approve Guidelines (proceed to Step 2); or</p> <p>Approve guidelines but hold in abeyance until decision on OPA/ZBA (Step 7); or</p> <p>Deny</p>	<p>Notice of Complete Application and Circulation of application.</p>	<p>At the statutory meeting Council and the public to provide feedback and comments on the proposed OPA/ZBA.</p> <p>Council could approve or deny recommendation to proceed with a special design process.</p>	<p>Three tower designs to be presented to the public and a special design review panel for comment.</p>	<p>Feedback received will be considered by the applicant in the development of the final preferred tower design option.</p>	<p>Applicant to review comments from public and the special design review panel and prepare one final design option that will proceed with the OPA/ZBA application.</p> <p>Chief planner to review the final design option and prepare a recommendation report on the preferred option and OPA/ZBA for Council's consideration.</p>	<p>Approve OPA/ZBA (If approved, proceed to Site Plan application)</p> <p>Or</p> <p>Deny OPA/ZBA</p>	<p>Prior to receiving final site plan approval, the Holding Provision must be lifted.</p>	<p>If the Holding Provision has been removed, proceed to Site Plan approval.</p>	<p>Approved site plan based on preferred design option, UDG and OPA/ZBA.</p> <p>Proceed to Building Permit.</p>	<p>Proceed to construction phase.</p>
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