



August 21, 2023

City of Hamilton
Planning & Economic Development Department
Planning Division
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Mr. Mark Kehler, MCIP, RPP
Senior Planner – Urban Team

Dear Mr. Kehler,

Re: Application for Official Plan and Zoning By-law Amendments
City File No.'s: UHOPA-22-001 & ZAC-22-003
Pier 8 - Block 16 (130 Haida Avenue), City of Hamilton

WEBB Planning Consultants are retained by the Municipal Land Development Office of the City of Hamilton to act as their Agent in processing planning applications for the proposed redevelopment of the municipally owned lands comprising Pier 8 on the Hamilton Harbour waterfront.

This letter report has been prepared as an addendum to materials that have previously been submitted in support of the proposed development applications seeking approval of a tall building on Block 16 of the recently approved Pier 8 Plan of Subdivision. The development proposal has been the subject of a unique and rigorous review process in keeping with City Council's adoption of the Pier 8 Block 16 Urban Design Guidelines. The key elements of the review process have included an enhanced program of public consultation, and secondly, the participation of a specially formed Design Review Panel to monitor public feedback and to provide design input towards the refinement of the proposal and achievement of the preferred tower design option.

This addendum to our previously submitted Planning Justification Report is provided for the specific purpose of evaluating the final Tower Design to document compliance with the applicable Policies of the Setting Sail Secondary Plan and adherence to the Council adopted Implementation Process that is outlined in the Pier 8 – Block 16 Urban Design Guidelines.

Additional supporting material that is included with this submission includes the updated Architectural design package prepared by KPMB Architects, an Addendum to the Urban Design Brief prepared by WND Associates, and the Community Benefits Document that provides an overall summary of the community benefits and public realm improvements associated with the proposal. Where appropriate, these materials have informed our planning opinion in support of the development proposal.

As detailed in this addendum letter, the preferred and final tower design option reflects the input that has been provided through the public consultation process and appropriately responds to the expert advice that was provided by the specially formed Design Review Panel. The discussion herein documents compliance with the applicable Policies of the Setting Sail Secondary Plan and the Pier 8 Block 16 Urban Design Guidelines. This letter concludes with the overall planning opinion that the proposed OPA and ZBA have met all of the required tests and represent good land use planning. The planning instruments provide the appropriate framework to ensure the preferred tower design is achieved.

BACKGROUND

As Staff are aware, Applications to amend the Urban Hamilton Official Plan and the Zoning By-law to facilitate the proposed redevelopment of Block 16 were submitted to the City on November 8, 2021. The City reviewed the materials and deemed the submission complete on November 18, 2021 and commenced the review process.

An updated submission was provided to the City in June 2022 that responded to the initial circulation comments from the various City Departments and external agencies, the materials provided with the submission included:

- Updated Architectural Plans
- Sustainability Report
- Updated draft Zoning By-law Amendment
- Summary of Public Consultation Completed to date.

The unique review process for this development proposal continues to be guided by the Pier 8 Block 16 Implementation Strategy for a tall building proposal. Endorsed by City Council, the unique review process established a public consultation strategy and a special design review process to develop and evaluate the proposal. The design review process provided for the detailed evaluation and refinement of alternative tower designs conducted by a specially constituted roster of Design Review Panelists.

At the time of submitting the Planning Applications, WEBB PC provided a Planning Opinion in support of the development stating that the proposal was in conformity with the Policies of the Setting Sail Secondary Plan and followed the recommendations of the Pier 8 Block 16 Urban Design Study to achieve a building of design excellence on the City's West Harbour.

It is noted that the Planning Opinion of our November 2021 PJR was premised on the building design at a conceptual stage with the subsequent review and evolution of the design to be implemented through the unique and robust planning process articulated in the Council Adopted Implementation Process. Our Planning Opinion was informed by the Architectural Plans prepared by the project designers – KPMB, and an Urban Design Brief prepared in support of the proposal by WND Associates Limited (WND). It is noted that the Design Review Process does extend beyond approval of the OPA & ZBA. The Process calls for the implementation of a Holding Provision to the Site Specific Zoning that requires Site Plan

Approval and role of a Control Architect and Sustainability Consultant to ensure the preferred tower option is implemented in keeping with the intent of the Design Guidelines.

As detailed in the following sections, the Implementation Process applicable to the review of the OPA & ZBA comprises two interconnected components – the requirement for enhanced public consultation at the application review phase, and secondly, the review of the proposal by a specially constituted Design Review Panel. The Role of the DRP was to consider public comment and feedback in evaluating the three tower design options and detailed analysis of the preferred tower option based on three criteria for innovation – sustainability, quality of life and design excellence and overall regard for the recommendations of the Pier 8 Block 16 UDG and objectives of Setting Sail. The processes are connected as the members of the Specially formed DRP monitored the public engagement sessions and the DRP meetings were also open to the public.

PUBLIC CONSULTATION AND DESIGN REVIEW PANEL

Public Consultation

As detailed in the attached Appendix “A” - Summary of Public Consultation, the Applicant has engaged in regular public outreach with area residents and stakeholders having an interest in the on-going development initiatives for the Pier 8 lands. In addition to standard Public Notice requirements such as posting Signage on the property and mailed Notices, the City has significantly expanded the consultation strategy for the Block 16 project. As detailed in Appendix “A”, the City has enabled a range of opportunities for consultation including social media, a dedicated West Harbour – Block 16 page on the City’s Website, webinars, in-person open houses, and participation in the DRP meetings.

A Public Meeting of the City’s Planning Committee meeting was held on February 15th to provide an opportunity for members of the public and Committee members to receive the presentation on the proposed development, ask questions and offer preliminary input. The input was considered by the Block 16 proponents and, where appropriate, reflected in the updated supporting materials and refinement of the development proposal.

The Staff Report prepared for the Public Meeting, Report No. PED22031, included two specific Recommendations that were approved by Planning Committee and subsequently adopted by City Council. These recommendations directed Planning staff to consider any written or oral submissions at the Public Meeting in preparing a future recommendation report, and secondly, to advise the Applicant to undertake the Council endorsed Implementation Strategy of the Pier 8 Block 16 UDG, specifically, the stakeholder engagement and special design review process.

To provide members of the public with additional opportunities for input, a Webinar was hosted on March 8, 2022, with City staff providing an overview of the planning process and Waterfront Shores presenting the three tower design concepts. The public was invited to ask questions and provide feedback on the proposal, the submissions ranged from questions on

sustainability, the provision of family dwelling units, integration with planned public open space, and comments on the proposed building heights. The consulting team provided responses where appropriate on the submissions and agreed to further consider the comments in the refinement of the development proposal.

In June of 2023, the consulting team hosted two further opportunities for public consultation in the form of a webinar and an in-person open house. Held on June 19th and 22nd, these community events were hosted by the MLDO and Waterfront Shores Partners to update the public on the status of the development applications and to present the details of the final building design and sustainability measures.

A range of public comments were received at the two June sessions. Positive feedback confirmed support for the final tower design, acknowledged the importance of incorporating the recommended sustainability measures and the redistribution of density across the overall Pier 8 development. The proposed Community Benefits were well received, these including the consolidation of entrances to below grade parking and associated improvements in traffic flow, proposed woonerf adjoining Block 16, additional family size dwelling units, and modification to the Block 16 tower design to include publicly accessible lookout. Additional feedback raised concerns on negative impacts including parking supply, shadow impacts, divergence from the initial planning framework, matters of compatibility and traffic impacts.

The submissions were consolidated and provided to City Planning staff for their consideration in preparing their recommendation report. A copy of the Q & A summary from the two meetings is attached to this letter as Appendix "B".

Design Review Panel

In keeping with the Planning Process recommendations of the PIER 8 Block 16 Urban Design Guidelines, the Implementation Process included the formation of a special design review process to ensure achievement of design excellence and the creation of an exceptional landmark building. The role of the special design review panel was to monitor public submissions at the Statutory Public Meeting and host two meetings of the Panel for the proponents to present the proposal, initially consideration of the three tower options followed by detailed review and feedback on the preferred tower design.

The two meetings of the specially formed DRP were held on March 10, 2022, and April 27th, 2022. Copies of the meeting summaries are included as Appendix "C-1" and "C-2".

At the initial meeting, the design team and sustainability expert for Waterfront Shores presented the three conceptual designs for the 45 storey tower with a discussion on the three areas of innovation – sustainability, quality of life and design excellence. Feedback from the Panel touched on areas including podium height, façade expression, sustainability targets, incorporation of human scale elements, broader public benefits, and possible elimination of loading and parking areas adjoining the northerly edge of the property.

For the second Panel meeting, the design team presented their preferred tower design option, referenced as “the Lily”. The submission materials prepared by the design team for the second meeting included commentary responding to the initial Panel feedback and an evaluation of the proposal in exemplifying innovation in sustainability, quality of life and design excellence. Excerpts from the KPMB submission include the following comments regarding the three areas of innovation:

- The Lily is an organic and innovative form that responds to mitigating wind impact on the public realm and fabric of Pier 8. The simplicity and proportions of the form and façade have the potential to create a civic identity with lasting beauty.
- The programming of spaces in the podium is an innovative combination of spaces and amenities that support families and build community within and beyond the tower.
- The sustainability strategy is innovative with the real estate development industry to make it the first tower in Canada to be triple certified – LEED Gold, Energy Star and WELL.
- The tower design is focused on the health and well being of individuals creating exceptional quality of life for residents and the community through good design and planning.

The feedback provided by the Panel at the second meeting confirmed that the development proposal had achieved the objective of an exceptionally designed project. As detailed in the attached Meeting Summary, the comments confirm the updated design meets the intent of the Pier 8 Block 16 Design Guidelines, comments are also provided for consideration as the project proceeds to final design.

Below are excerpts from the Meeting Summary confirming the Panels support for the project:

- *All agree that this is a strong proposal.*
- *The design concept is achieving its objective in meeting design excellence.*
- *We have seen improvements in the scale and development of the mews as a habitable outside street. On sustainability front, great to see LEED Gold commitment, WELL and Energy Star. Exemplary in innovation.*
- *Consideration of Greenway for whole campus, thinking broadly about the site, Lily theme complements the Greenway Theme.*
- *Addition of non-residential space at the grade level (i.e.: restaurant) use brilliant, increasing the public face around the building. Location acts as an animator of the Greenway.*

- Overall, great to see the development, this can be a landmark in the City.

Having regard for the Panel feedback, it is my opinion that the design team has achieved the objective for design excellence as articulated in the Pier 8 Block 16 Urban Design Guidelines. The Panel has confirmed that the preferred design is achieving the objective of design excellence with the opinion that a tower on this site is appropriate. The comments offer further guidance to be considered as the design team design advances from the concept stage to full detailed design, this overall opinion to be considered by City Planning staff in their review of the proposal and preparation of a recommendation report.

Taking into consideration the further evaluation of the proposal following significant public consultation it is my opinion that the project has successfully satisfied the intent of the Council Adopted Implementation Strategy, confirming that a tall building of 45 storeys can be accommodated on Block 16 in conformity with the Design Guidelines.

SUBSEQUENT DESIGN MODIFICATIONS AND COMMUNITY BENEFITS

As detailed in the accompanying materials prepared by KPMB, the preferred Tower Design has undergone refinements that reflect input from the Design Review Panel and further evolution of the design taking into consideration additional opportunities to address the interaction between the private and public realm and overall community benefits.

The proposed tower has retained its key elements – a maximum of 45 storeys of total height which incorporates the Lily floor plate, a two-tower form with the lower tower transiting at the height of 30 storeys. The building retains a two storey podium that has been refined to reflect the Lily curve design of the upper storeys and continues to propose at grade dwelling units fronting the mews along the easterly portion of the site.

Refinements to the design have focused on the at-grade and podium levels with a view to enhancing the integration with the public realm to better connect with the Hamilton Waterfront and opportunities to active the pedestrian character of the Greenway and proposed shared street. Responding to feedback from the general public and input by the City's Design Review Panel, the design now includes a publicly accessible area in the form of a lookout terrace on the podium level.

The at-grade conditions of the building also benefit from the proposal to utilize the below grade portion of the Greenway for consolidated parking and entrances. This modification allows for the replacement of prior elements including garage accesses and service areas with active facades to further activate the at-grade private realm and enhance interaction with the adjoining public spaces. This modification aligns with input from the initial DRP Meeting where the designers were encouraged to examine the possibility of eliminating loading and parking areas adjoining the northerly edge of the property.

The accompanying Community Benefits Document further evaluates the proposal and characterizes the design modifications in the context of community benefits and public realm

improvements that directly respond to the Secondary Plan Policies and Urban Design Guidelines applicable to Pier 8.

The Community Benefits Document affirms the opportunity for a well-designed building to be established on Block 16 to be emblematic of the revitalization of Pier 8 and the City's waterfront. The specific elements that are described in the document reinforce the appropriateness of a 45 storey tower on Pier 8, the built form demonstrating the City's objective to achieving a new standard in design excellence. The supporting rationale considers both the merits of the tower design and its integration and contributions to the public realm of the evolving Pier 8 neighbourhood.

The full Community Benefits Document is appended to this submission, the specific benefits that are detailed in the Document are summarized as below:

- Additional Family Sized Dwelling Units:
 - “The 45 Storey Tower will result in more family sized dwelling units through the Pier 8 lands.” The proposal results in an additional 150 family sized units (defined as two or more bedrooms), they will be distributed across the Pier 8 development. These additional family sized units are over and above the family sized units that are already required as an overall percentage of the total number of dwelling units built on Pier 8.
- Redistribution of Residential Density Away from Existing Neighbourhoods:
 - “Locating a Tower on Block 16 will ‘pull’ density away from existing neighbourhoods.” Consistent with the prior OLT Settlement, the total number of dwelling units on Pier 8, including Block 16, shall not exceed 1,645 units. The shift of dwelling units to Block 16 means the lowering of building heights elsewhere on Pier 8, logically along Guise Street where Pier 8 interfaces with the existing north end residential neighbourhood.
- Consolidated below grade vehicular access and Opportunity for Public Parking:
 - “Moving vehicle circulation below ground to improve traffic flow and safety.” The City is currently processing an Application for Zone Change that will enable the below grade portion of the Greenway to be used for below grade parking and connectivity of the adjoining development blocks. This will reduce the number of proposed entrances to below grade access locations, specific to Block 16 it’s access will now be provided from Block 4, reducing traffic flow and improving the interaction and integration of Block 16 with the adjoining public realm. There is also opportunity for the City to pursue public parking supply within the underground parking structures.
- Haida Avenue Shared Pedestrian Street:

- “Putting people first along Haida Avenue to enhance safety and community.” The reduction in vehicle traffic and access creates an opportunity to rethink the function of the adjoining municipal streets. The proposal is to reimagine the public realm adjacent to Block 16 by creating a shared street, serving to enhance the pedestrian character and public realm, creating a space that can be actively programmed or used for passive recreation.
- Community Space and Activation:
 - “Expanded opportunities for public art and programming.” The unique shape of the tower base element, undulating along each frontage, creates areas for activation through interactive sculpture or native landscape designs. The base includes non-residential spaces which provide opportunities for activating uses such as cafes, patio’s and restaurant space.
- Public Lookout Terrace and Pedestrian Activation:
 - “A new perspective on the Hamilton Waterfront.” The proposed tower design builds on and enhances the substantial public realm of Pier 8 and provides a new way to experience the waterfront in the form of a publicly accessible lookout terrace. Strategically oriented to provide views of the waterfront, the addition of the terrace specifically responds to input from the public and DRP to include a publicly accessible component to the project. The addition also aligns with objectives of Setting Sail to augment existing parkland with publicly-accessible open spaces for use and enjoyment of Hamilton’s residents and visitors in keeping with the objectives of the Setting Sail Secondary Plan.
- Building Sustainability & Quality of Life for Residents & Visitors”
 - “Setting a new bar for sustainability and quality of life in the City of Hamilton.” Sustainability is one of the three areas of innovation the Pier 8 Block 16 UDG identified as key in designing an exceptional landmark building. As documented in the Block 16 Sustainability Report completed by Purpose, the proposed building will achieve triple certification – LEED Certification, Energy Star Certification and WELL Certification, serving as a demonstrative example as a commitment to sustainability and quality of life for residents and visitors.

The Community Benefits Document is to be read in conjunction with the updated architectural design materials and Urban Design Brief for the purpose of highlighting the further refinements to the building design and demonstrating implementation of key objectives of Planning Policy and the Urban Design Guidelines.

It is my opinion that the elements detailed in the Document further reinforce the projects conformity with key objectives including excellence in architectural design, realizing

opportunities for publicly accessible open space and connections with the waterfront, innovation in the area of sustainability, and contribution to a safe and vibrant new neighbourhood.

URBAN DESIGN BRIEF – WND & ASSOCIATES

To further document compliance with the recommendations of the Pier 8 Block 16 UDG and the Policies of Setting Sail, WND & Associates (WND) have completed an update of their previously submitted Urban Design Brief (UDB).

The UDB reviews and evaluates the substantial City building opportunity presented by the revised development proposal from an urban design context and makes findings as to the appropriateness of the urban design considerations. The proposal is evaluated based on the applicable Land Use Planning framework which includes the PPS and Growth Plan and the Setting Sail Secondary Plan. More particularly, the evaluation confirms the building is well designed and adequately responds to all of the Pier 8 Block 16 Urban Design Guidelines as appropriate to the subject site's context and built form.

It is the Opinion of WND that “the Proposed Development achieves important urban design goals and objectives of the City of Hamilton. Not only in massing, scale and form, but in the active ground plane proposed with residential, amenity and landscape uses which are in demand across the City.”

The following comments are provided in support of the Opinion:

- Frames, at good proportion, the new public realm with desirable, active uses such as community space and retail, designed to be flexible in use and blur the transition between indoor and outdoor space;
- Has regard for the urban-design related matters of Provincial Interest as identified in Section 2 of the Planning Act, R.S.O. 1990, including providing a high-quality public realm, well-designed architecture that fosters a sense of place and activation, and ground plane uses that will contribute to the planned neighbourhoods overall vibrancy;
- Is consistent with the applicable urban-design policies of the Provincial Policy Statement, 2020 by providing for a compact built form with a desirable mix of uses and residential dwelling units in a transit-supportive context;
- Conforms to the urban-design direction of the Growth Plan, 2020 consolidation by supporting the achievement of a well-designed complete community within proximity to planned transit where a variety of dwelling types and sizes are provided for;
- Conforms to the policies of, and implements the urban design goals and policies of the City of Hamilton’s Urban Hamilton Official Plan, including with respect to built form and the public realm;
- Provides for building massing and scale that has appropriate regard for, and directly implements the standards contained within the City of Hamilton’s Pier 8 Block 16 Urban Design Guidelines;

- Provides complementary and activating public realm interventions, such as the proposed shared street on Haida Avenue, public lookout terrace, and non-residential uses at-grade; and,
- Provides for expansive and desirable indoor and outdoor amenity areas, as well as an overall unit mix that supports the achievement of a family-friendly development with dedicated child-friendly recreational areas.

To further document compliance with the Pier 8 Block 16 Urban Design Guidelines, the resubmission materials include the completed Urban Design Checklist. The intent of the Checklist is to provide a brief evaluation of the proposed design and its conformity to the Recommendations of the Guidelines.

DRAFT ZONING BY-LAW AMENDMENT

We have previously prepared a draft Zoning By-law amendment that identifies the site-specific Zoning modifications that are necessary to implement the development proposal. The proposed Zoning establishes a Site Specific Waterfront Residential Zone with Regulations to guide the location and massing of the building and modifications as necessary to certain General Provisions of the By-law.

The draft By-law has been further evaluated having regard for the preferred building design and will require a minor refinement to address the modified design of the podium level. The podium design has evolved to incorporate the preferred “Lily” tower theme and the publicly accessible lookout terrace. A further Regulation has been added to the By-law to recognize the podium design and permit projections to within 0.5 metres of any lot line.

Subject to the City’s processing of proposed Rezoning to allow the integration of the below grade portion of the Greenway with the adjoining development Blocks, the By-law may in fact be further streamlined as the Draft By-law had included site specific provisions to ensure no conflicts Regulations guiding the placement of loading areas and entrances to the below grade parking structure.

It is noted that the draft Zoning By-law amendment includes the use of Holding provision to ensure the recommended design option will be implemented through the City’s Site Plan Approval Process. The Site Plan review process will ensure that matters of design excellence and sustainability are implemented. Coupled with the Condition of Draft Plan Approval that requires a Control Architect be retained to review the final design prior to the issuance of a Building Permit, these measures will ensure that the design objectives of the Pier 8 Block 16 Urban Design Guidelines and the resulting preferred Tower design option is achieved.

It is recommended that the updated Zoning By-law and architectural plans be forwarded to the City’s Zoning Division for review and any refinements as may be necessary to ensure that all aspects of the proposed building layout will comply with the applicable Regulations of the City’s comprehensive Zoning By-law 05-200.

DISCUSSION & CONCLUSION

This addendum letter is intended to provide City Planning Staff with updated materials and analysis in support of the proposed development of Block 16. The project has been the subject of a unique and rigorous review process that was initiated upon the submission of the planning applications in November 2021, this process following the Implementation Process for a Tall Building outlined in the Council adopted Pier 8 Block 16 Urban Design Guidelines.

The initial design options for a tall building have been the subject of extensive public consultation and consideration by a specially formed Design Review Panel focused on evaluating the proposal based on innovation in the areas of quality of life, sustainability and design excellence. The review process establishes a new precedent for public consultation and design review.

The initial tower design has evolved in keeping with the public input and design review and resulted in a preferred tower design that in my opinion achieves the stated objective of a high quality development of exceptional design for Block 16. This opinion aligns with the review undertaken by the Design Review Panel, stating their opinion that the design concept is achieving its objective in meeting design excellence.

As the primary component of the Council Adopted Implementation process is now complete, it is appropriate for City Planning staff to finalize their evaluation of the proposal. This addendum report and accompanying materials document the public consultation and the opinions of the Design Review Panel and will assist in staff's evaluation.

The PJR that was initially submitted in support of the planning applications provided a detailed analysis of the proposal having regard for the Planning Policy framework – regard for the matters of Provincial Interest outlined in the Planning Act, consistency with the PPS, and conformity with the Growth Plan. The proposal was considered in the context of the applicable Policies of Setting Sail and in our opinion conforms in all regards. The conclusions and recommendations of the PJR remain valid.

As described in the preceding sections of this letter report, the preferred tower design has incorporated a number of design refinements that respond to input from the public and DRP review. As characterized by the design team – “the proposed “Lily” tower design is an organic and innovative form, the simplicity and proportions of the form and façade have the potential to create a civic identity with lasting beauty.”

Additional and significant elements of the final design include the publicly accessible viewing platform oriented towards the harbour and the addition of non-residential uses at grade that are intended to interact with the adjoining Greenway and further activate the public realm. With proposed use of Greenway to facilitate below grade connectivity of the adjoining development blocks for parking and service access, there is a direct and positive refinement of the at-grade condition along the northern edge of the site. Formerly proposed as access and service areas, this northerly area is now proposed as an enhancement of the adjoining

public realm, integrating with the proposed shared street to enhance the pedestrian environment and open space character.

It is our opinion that the preferred tower design and supporting materials maintain conformity with the applicable Planning Policy framework. The final building design and the process that was followed to refine and update the proposal further aligns with Policies and objectives of the Setting Sail Secondary Plan. The following observations are provided to support our opinion.

Planning Principles: The Planning Process for the Secondary Plan was guided by eight core principles as outlined in Policy A.6.3.2, the principles that directly align with the proposed development of Pier 8 and Block 16 include: Strengthening existing neighbourhoods, provide safe continuous public access along the waters edge, enhance physical and visual connections , and promote excellence in design.

Policy A.6.3.2.2 - Strengthen Existing Neighbourhoods: the proposal implements and aligns with a number of specific criteria that are intended to ensure the relationship of existing neighbourhoods to the waterfront is protected and enhanced. The proposal respects and enhances character by protecting view corridors to the harbour and improving access to the waterfront, including new commercial uses that will cater to the local neighbourhood, and augmenting of existing parkland with additional publicly accessible open spaces.

Policy A.6.3.2.4 - Create a diverse, balanced and animated waterfront: the proposed tower design, in particular the addition of at grade commercial uses, connections to open space and creation of sheltered and animated public spaces, creates uses along the waterfront that can be enjoyed year round. These elements contribute to the balance of passive and active recreational uses and indoor and outdoor attractions, enhancing the waterfront for area residents and its role as a tourist destination.

Policy A.6.3.2.5 – Enhance physical and visual connections: the design concept for Block 16 includes interaction with the Greenway and a mews character along the easterly boundary intended to integrate and further aminate public spaces. The shared street provides physical connections to the linear waterfront park with improved spaces that will cater to pedestrian and cycling connections to link the waterfront and support the continuous waterfront trail.

Policy A.6.3.2.8 – Promote Excellence in Design: The objective in meeting design excellence has been achieved. Confirmed following two meetings with the specially formed Design Review Panel, the preferred “Lily” tower design is confirmed to meet the design excellence objectives of the Pier 8 Block 16 Urban Design Guidelines. The Panel provided initial feedback on the proposal that was considered by the design team in formulating their preferred tower design that was presented at the subsequent meeting and generally endorsed. The Panel did provide added commentary that will be considered as the project proceeds from conceptual design to the detailed architectural phase.

Urban Design: Policies for Urban Design are detailed in Section A.6.3.3.4 of the Secondary Plan. New development shall respect, complement and enhance the best attributes of West Harbour Criteria include the creation of comfortable and interesting pedestrian environments, mitigating the visual impact of parking by locating to the rear or side of buildings and ensuring barrier free access. Policy also calls for the City to establish a design review process to review development applications in areas of major change to ensure proposals support the objective of the Plan to achieve excellence in design. The integration of public art into building design is strongly encouraged.

The accompanying Urban Design Brief evaluates the proposal and confirms appropriate regard for the urban design principles including the incorporation of opportunities for public art. The Council Adopted Implementation process has successfully achieved the objective of ensuring the development achieves the objective for design excellence.

Areas of Major Change – the Waterfront: Policy A.6.3.5.1.1 sets a Vision for the Waterfront with a series of criteria intended to help the City Realize a vision that:

- Is beautiful, publicly accessible and inviting;
- Promotes a healthy world class harbour;
- Offers a variety of attractions to Hamilton Residents and visitors;
- Facilitates active & passive enjoyment of the harbour;
- Contains a variety of linked open spaces at the waters edge, including parks, trails, promenades, and plazas;
- enhances recreational boating opportunities;
- accommodates waterfront-appropriate commercial amenities;
- accommodates new residential neighbourhoods;
- is active throughout the day, the week and the year;
- Enhances adjacent neighbourhoods and complements the vision for Downtown;
- extends the existing grid pattern of streets in West Harbour;
- displays pride in the City's heritage and excellence in design.

The overall development of the new Pier 8 neighbourhood and the innovative design for the Block 16 tower have successfully implemented the criteria that are relevant to this strategic and significant portion of the City's Waterfront. Development has been guided by the preparation of urban design studies and design review to ensure the word class characteristics of the harbour are promoted for the enjoyment of residents of the City and adjoining neighbourhoods. The new neighbourhood exemplifies and enriches opportunities for active and passive recreation and access to the waters edge. The preferred Tower design is acknowledged by the special design review process in meeting the objective of design excellence.

Areas of Major Change – Piers 6 - 8: Policies A.6.3.5.1.7 – A.6.3.5.1.22 set out specific physical improvements to be considered in the development of Piers 6 - 8 to establish a distinct urban waterfront neighbourhood. The majority of these objectives have been

implemented through the design and approval of the Pier 8 plan of subdivision and Zoning Regulations including the grid pattern of streets, the new promenade municipal park, and a mix of lands uses including commercial uses, these building blocks established by the Pier 7 & 8 Urban Design Study completed by Brook McIlroy and adopted by City Council in May 2016.

The Implementation Process is specifically structured to adhere to Policy for achieving Design Excellence through the collaboration between the City, residents and private interests in the design of new building and open spaces in the West Harbour.

Implementation Policies: Policies to guide Implementation of the Secondary Plan Are outlined in Section A.6.3. There are two specific directions that are directly relevant to consideration of the Block 16 redevelopment – the use of Holding By-law and completion of an Urban Design Study as below:

Policy A.6.3.6 – Holding By-laws: the development will be subject to further review and approval as required to address the Holding Provision that will be applied through the rezoning process. Augmented by the requirement to retain a control architect for the purpose of reviewing compliance with the Design Guidelines, the Site Plan Approval process will include a Sustainability Consultant to ensure that the recommended standards are reflected in the design and development of the building and site.

Policy A.6.3.8.9.4 - Urban Design Study for Pier 7 & 8: The intent of the Policy is for the City to initiate and complete an Urban Design Study in advance of adopting new development and Zoning Bylaw amendments for Piers 7 & 8.

An initial Urban Design Study was completed by Brook McIlroy and adopted by City Council in May 2016 intended to guide the development of the Pier 7& 8 Neighbourhood. This document informed the design of the Pier 8 Plan of Subdivision and Zoning By-law Regulations intended to establish the permitted uses, scale and form of development for the neighbourhood.

City Council subsequently retained Brook McIlroy to prepare the Pier 8 Block 16 Urban Design Guidelines as an addendum to the 2016 Study, providing specific direction for the design of a tall building on Block 16 including the unique and rigorous public consultation and design review process.

In keeping with the recommendations UDG, a range of detailed design, sustainability and compatibility studies have been completed in support of the increased building height and evaluated through the comprehensive Implementation Process. Addendums to the Urban Design Brief and a Community Benefits Document has been prepared to further evaluate the final and preferred tower design and document implementation of the UDG and conformity with the applicable policies of Setting Sail.

To address the innovation in sustainability, a detailed Sustainability Report prepared by Purpose has been completed in support of the proposal and accompanies this submission.

The project is regarded as exemplary in innovation with a commitment to set a new Canadian standard as the first tower to propose triple certification – LEED Gold, Energy Star and WELL. The report documents the proposed incorporation of sustainability measures within the categories of Energy Efficiency and Carbon Emissions, Air Quality and Thermal Comfort Strategies, Water Quality and Efficiency Strategies, and Resilience, Health & Well Being. Implementation will be addressed at the Site Plan Approval Phase with the added requirement of review by an independent Sustainability Consultant.

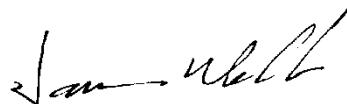
In summary, the Applications have been thoroughly evaluated having regard for the Planning Act, PPS and the Growth Plan and in my opinion all matters of provincial interest have been addressed. The proposal have been reviewed having regard for the Applicable Policies of the Setting Sail Secondary Plan and in my opinion conforms in all regards.

In conclusion, it is my overall opinion that the proposed OPA and ZBA have met all of the required tests and represent good land use planning. The planning instruments provide the appropriate framework to ensure the preferred tower design is achieved, implementing the recommendations of the Council adopted Pier 8 Block 16 Urban Design Guidelines.

We trust that you will find the enclosed materials complete and suitable for the purpose of completing the City's review of the Application to amend the Official Plan and Zoning By-law. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: City of Hamilton MLDO

Appendices: "A" - Summary of Public Consultation and Communications
"B" – Community Engagement Event Summary
"C" – DRP Meeting Summaries

APPENDIX “A”

Summary of Public Consultation and Communications

Pier 8 Block 16 Applications for OPA and ZBA for Lands Located at 65 Guise Street East

Summary of Public Consultation and Communications

(Note: all consultation events or communications below were led by the Applicant, unless otherwise noted)

- November 30, 2021 – Communications Update regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications was posted on City's Government Information Page.
- December 1, 2021 – Public Notice ground sign posted on the site.
- December 1, 2021 – Update to the City's Waterfront Redevelopment – West Harbour webpage to provide information about the proposed Applications, including posting Application materials (plans, studies and reports).
- December 1, 2021 - Email update to the West Harbour mailing list subscribers advising them of the Applications and directing them to the City's Waterfront Redevelopment – West Harbour webpage for more information.
- January 28, 2022 – Notice of Public Meeting mailed to 80 property owners within 120 m of the subject property (Mailing completed by the Planning Department)
- February 3, 2022 – Email to the West Harbour mailing list subscribers providing notice of the virtual Public Meeting scheduled for February 15, 2022 and providing a link to the public participation guide.
- February 17, 2022 – Email to the West Harbour mailing list subscribers advising them of three meetings related to tower design options in relation to the subject applications and providing details about how to register to attend the meetings, as follows: March 8, 2022 Community Meeting (Webinar); March 10, 2022 Design Review Panel Meeting No. 1; and April 27, 2022 Design Review Panel Meeting No. 2.
- February 18, 2022 – The Hamilton Spectator, Notice for the March 8th Community Meeting (Webinar) regarding proposed design options for the 45-storey tower.
- February 15, 2022 – City of Hamilton, Public Meeting at Planning Committee held regarding the proposed Official Plan Amendment and Zoning-By-law Amendment for the subject lands. (Planning Division staff led staff report process at Public Meeting)
- March 1, 2022 – North End Breezes, Notice for the March 8th Community Meeting (Webinar) regarding the proposed design options for the 45-storey tower.
- March 3, 2022 – Email reminder to the West Harbour mailing list subscribers advising them of three upcoming meetings related to tower design options.

- March 4, 2022 – City of Hamilton Tweet to followers providing notice of March 8, 2022 Community Meeting (Webinar) and information on how to register.
- March 8, 2022 – Community Meeting (Webinar)
An independent facilitator was retained to facilitate the meeting. At this meeting Waterfront Shores Partners presented three tower design concepts and the community was invited to ask questions and provide feedback. The staff presentation, Waterfront Shores Partners presentation, meeting summary and video recording of the presentation were made available on the City's Waterfront Redevelopment – West Harbour website.
- March 10, 2022 Design Review Panel Meeting No. 1
At this meeting, Waterfront Shores Partners presented 3 tower design options to the Design Review Panel. The Panel reviewed the options, asked questions and provided feedback. The DRP meeting agenda, DRP meeting summary and video recording were made available on the City's Waterfront Redevelopment – West Harbour website.
- March 11, 2022 – Email to the West Harbour mailing list subscribers advising them that meeting materials related to the Community Meeting (Webinar) and DRP Meeting No. 1 are available on the City's Waterfront Redevelopment – West Harbour webpage.
- April 20, 2022 – Email to the West Harbour mailing list subscribers providing notice of the April 27 Design Review Panel Meeting No. 2.
- April 26, 2022 City of Hamilton Tweet to followers providing notice of April 27 Design Review Panel Meeting No. 2 and information on how to register.
- April 27, 2022 Design Review Panel Meeting No. 2
At this meeting, Waterfront Shores Partners presented the preferred design option to the Design Review Panel. The Panel reviewed the option, asked questions and provided feedback. The DRP meeting agenda, DRP meeting summary, video recording of the meeting, and video of the Pier 8 Block 16 Tower Walkthrough were made available on the City's Waterfront Redevelopment – West Harbour website.
- May 11, 2022 – Email to West Harbour mailing list subscribers to let people know that materials related to the DRP Meeting No. 2 are available and that additional material related to the Mar Community Meeting (Webinar) is available.
- June 2, 2023 – Update to the City's Waterfront Redevelopment – West Harbour webpage to add information about June 2023 Community Consultation events. Webpage updated following the meeting to provide the presentation material and link to video of the presentation.
- June 2, 2023 – Email to the West Harbour mailing list subscribers advising them of upcoming Community Information Meetings regarding the revised design of the Proposed Residential Tower.

- June 2, 2023 – Email to North End Neighbourhood Association, Progressive North End Neighbours Association, Harbour West Neighbours, and to the Ward 2 Councillor’s Office.
- June 5, 12, and 19, 2023 – City of Hamilton social media post to followers about upcoming Community Information Meetings regarding the revised design of the Proposed Residential Tower.
- June 19, 2023 Virtual Presentation (Webinar)
This City of Hamilton Municipal Land Development Office along with Waterfront Shores Partner hosted a meeting to update the community on the applications, to provide an overview of the proposed revised design, and to outline how input received on the applications has been considered.
- June 22, 2023 Drop in Open House (No Presentation)
The purpose of this community event was similar to the June 19 Virtual Presentation. The format of the meeting provided members of the community the opportunity to view displays and ask questions of City staff, Waterfront Shores Partners and consulting team.
- August, 2023 Email to West Harbour mailing list subscribers to let people know that the materials for the revised application have been submitted and are available for review on the City’s Pier 8 Block 16 project website.
- August, 2023 Update to the City’s Waterfront Redevelopment – West Harbour Pier 8 Block 16 webpage to provide links to the revised application materials.

APPENDIX “B”

Community Engagement Event Summary – June 2023

Pier 8, Block 16 Proposed Residential Tower - Revised Design

Community Engagement Events Summary and Q & A

The purpose of this document is to summarize two recent community events that were hosted by the City of Hamilton's Municipal Land Development Office and Waterfront Shores Partners about the proposed development applications for Pier 8 Block 16 to permit a residential tower. The purpose of the events was to update the community on the development applications, provide an overview the proposed revised design and outline how input received on the applications has been considered to date.

Based on the feedback provided the community, City staff have prepared Table No. 1 further below summarizing questions and answers related to the development application. The Table will be added to the City's Pier 8 Block 16 website.

Virtual Presentation (Webinar), June 19, 2023

The first community engagement event was held on June 19, 2023 from 6:00 p.m.to 8:00 p.m. through an online Webinar. There were 159 individuals who participated in the meeting through 106 connections.

The meeting was facilitated by Sue Cumming, Cumming+Company, and presenters included the following:

- Chris Phillips, Municipal Land Development Office, City of Hamilton
- James Webb, Webb Planning Consultants
- Bruce Kuwabara, KPMB Architects
- Sean McGaffey, WND Associates
- Luka Matutinovic, Purpose Building

The live presentation provided information about:

- the development application and planning context;
- proposed revised building and site design;
- community benefits;
- sustainability measures; and,
- ways to stay involved in the process and learn more.

The presentation was followed by Q and A. Residents could ask questions or provide comments by typing these into the Q and A and the Facilitator read out the questions for the Project Team for their response. The names of residents asking questions were not read aloud. Residents could ask multiple questions.

Participants were encouraged to provide comments to:

- Development Planner reviewing the file, Mark Kehler – Senior Planner by email Mark.Kehler@Hamilton.ca or by phone at 905-546-2424, ext. 4148; and,
- Municipal Land Development Office by email westharbour@hamilton.ca or by phone at 905-546-2424 ext. 2085

It was noted that additional information about Pier 8, Block 16 is available at <https://www.hamilton.ca/build-invest-grow/planning-development/waterfront-redevelopment/pier-8-block-16>

People were also encouraged to sign up for updates about the application and other updates by subscribing to the City's West Harbour email list by signing up at: www.hamilton.ca/westharboursignup

Following the meeting, the recording of the meeting presentation and slides were added to the City's website.

Drop In Open House (No Presentation), June 22, 2023

A Drop In Open House was held on June 22 from 6:00pm to 8:00pm at the Discovery Centre, the same week as the virtual presentation where the same materials were reviewed and discussed. The Open House event provided the community the opportunity to view over 30 displays and ask questions directly to City staff, Waterfront Shores and team of consultants.

Community Feedback Summary

A wide range of comments were received about the revised plans. Some people expressed support with positive comments about the building design, sustainability measures, redistribution of density across Pier 8, community benefits, while others expressed opposition with comments about negative impacts to the character and function of the neighbourhood (e.g. shadows, crime, traffic), and opposition to the departure from the existing planning framework from the area which was approved for a 4 to 8 storey building height.

Based on comments and questions received about the proposed tower, the following Q and A has been prepared to address the range of feedback.

Table No. 1 – Pier 8 Block 16 Proposed Development Q & A**General****Q. Will this proposed tower set a precedent of tall buildings at the waterfront?**

- A. No, the City owns the Pier 8 lands, as well as most of the West Harbour waterfront. The proposed tower, if approved, would be the singular exception to the 4 – 8 storey building form on Pier 8.

Q. Who gets financial benefit from the development?

- A. The City currently owns the land and holds an agreement with its selected development partner – Waterfront Shores Partners. The City receives payment from Waterfront Shores at different points during the development process, as follows: upfront payment when the agreement of purchase and sale was executed; payment when building permits are issued at each development phase based on an appraised value at that point in time; and payment after buildings are occupied based on Waterfront Shores revenue from homebuyer sales.

The City also receives ongoing tax revenue, as well as other payments such as development charges, parkland dedication fees and community benefit charges.

Q. How many people will live here?

- A. There are approximately 400 units proposed in the building, and a maximum of 1,645 units across all of Pier 8. The proposed tower does not introduce density above what was previously approved. The approved density was based on technical review of various studies through previous planning processes including the secondary planning process known as West Harbour ‘Setting Sail’. Environmental assessments, servicing requirements, traffic and transportation studies were conducted to ensure density could be accommodated.

Q. Is it necessary to build a tower at the waterfront to get more family units?

- A. In 2017, the proposed planning framework for Pier 8 was appealed to a land use tribunal. The outcome of the hearing was a settlement that directed the City to bring forward, for Planning Committee and Council’s consideration, a development

application for a residential or mixed-use development in mid-rise or high-rise form on Block 16.

Municipalities do not typically regulate the mix of unit types (e.g. number of bedrooms) within developments. However, the tribunal settlement required that City Council consider a development application to redesignate and rezone the existing institutional block (Block 16) to permit either residential or mixed-use development in mid-rise or high-rise form. Provisions within the settlement also encourage additional family units (two bedroom or more) within the development and specify a proportionate increase of family units relative to the proposed height.

Permitting a tower is a means of regulating a minimum number of family units across the Pier 8 development. The development applications are required to go through the same statutory planning processes as any private proposal. A Council decision has not yet been made on the development applications.

Q. How will the community's broader needs be met? (e.g. gas station, grocery store, library, day care etc.)

- A. The West Harbour ‘Setting Sail’ secondary planning process was the planning process that comprehensively assessed the future waterfront neighbourhood which determined the appropriate land use mix in the area. Agencies and city services are among the stakeholders who review and comment during the secondary planning process to ensure development is effectively and efficiently planned for and coordinated. Commercial and institutional uses are permitted uses within the established zoning for Piers 6, 7 and 8. Further, it is anticipated that the market will respond by ‘setting up shop’ for the new residents once the site is developed to meet community needs.

Process

Q. How will the City ensure that the building will be built beautifully?

- A. As part of implementing the minutes of settlement, the City developed urban design guidelines to evaluate any mid-rise or tall-rise development applications for the Block 16 site. The guidelines set out performance standards for these building forms. Related to the guidelines, City Council also approved an implementation strategy, which if the proposed official plan and zoning by-law amendment for the tower was approved, would require an “Holding” zone. A Holding zone is planning

tool that would be used at the site plan approval stage, to ensure that the design meets performance standards of the City's urban design guidelines for the site.

Further, the site plan process would include special conditions that the final design be reviewed by a Control Architect and Sustainability Consultant to review matters of urban design and sustainability. As a note, the City has high degree of control during this process as it is the landowner of these lands until sold to Waterfront Shores at building permit stage.

Q. Has this application been approved by Council?

- A. No, the official plan and zoning by-law amendment applications for the proposed tower are currently under review by Planning Division. It is anticipated that the application will be brought forward to Planning Committee and Council for consideration in fall 2023. The application will be considered at a Statutory Public Meeting under the *Planning Act* and notice of this meeting will be provided.

Q. What is the development timeline?

- A. The overall build-out of Pier 8 is expected to occur over approximately 10-15 years in a phased manner across the nine development blocks.

At this time, it is anticipated that Waterfront Shores will begin their promotion and sales program in 2024, and construction and occupancy are estimated approximately two years out of the first development phase.

Functional Considerations

Q. Will sunlight be blocked?

- A. Waterfront Shores design team have completed a shadow analysis. Given the siting of the building on the northern portion of the Pier 8, the shadows fall towards the lake rather than south over the future residential / mixed-use development.

Q. How will all the traffic from the density be managed?

- A. The proposed tower does not introduce density beyond what was approved. The official plan, zoning and plan of subdivision approvals required technical planning studies to be completed as part of establishing the approved planning framework.

As part of these planning processes, a North End Traffic Management plan was conducted, and included implementation of traffic-calming measures. The majority of traffic flow is directed to James Street, Dock Service Road and Ferguson rather than Bay, John and Catharine. The assessment of traffic on site will be reviewed through the site plan approval applications at each of the development phases.

Q. Where will residents and visitors park?

- A. Each of the development blocks across Pier 8 will be required to accommodate required parking for residents and visitors associated with the buildings to be provided on site (e.g. within below grade parking structures). The required parking standard is set out in the applicable zoning for the area.

Q. Will there be public parking?

- A. The proposed residential tower provides the opportunity to incorporate public parking on one of the underground levels providing additional supply within the West Harbour.

The City is also considering options to add public parking supply in other areas of the West Harbour, in conjunction with encouraging a transportation modal shift of from vehicular to other forms such as transit and active transportation.

Q. How is underground parking physically possible near the water?

- A. Underground parking can be provided through an engineering practice informally called 'bathtub' construction. This practice, while costly, is commonly used for underground parking structures in many cities that are located in proximity to a waterfront.

Public Access to the Tower

**Q. How is public access to the site being considered
(e.g. can public access the top)?**

- A. To respond to the community feedback, and to the comments of the Design Review Panel, the building was redesigned to enhance public access to the tower. The revised design incorporates a publicly-accessible second storey lookout

terrace, with views towards the lake. The terrace is fully accessible by public stairways and ground-floor access elevator. Further, the at-grade design permits commercial uses such as a restaurant, that allows for the public to access

Providing public access at the top of the tower is not feasible as incorporating a public use within the centre of a private residential building generates a range of condo management and design issues.

Sustainability

Q. What makes this building sustainable?

A. The proposed tower would serve as a City-wide demonstration of a ‘triple-certified’ building, achieving LEED, Energy Star, and WELL certifications. It will be the first triple-certified residential development of its kind in Canada, and one of the most sustainable market-led projects in the City of Hamilton.

Key sustainability features and benefits of the proposed tower include:

- 30-40% more energy efficient than typical high-rise development
- Upwards of 70% lower greenhouse gas emissions during operations
- 10-20% GHG emissions from materials and construction practices
- 40% less water use
- Designed to potential 2050 climate
- Improved indoor air quality and thermal comfort for residents
- 48-hour back-up power for key building systems and refuge area
- Healthier materials and finishes
- Fitness, mental, health and wellness spaces
- Electric car and bike parking
- Communal Gardening Space
- Connection to Nature

Energy efficiency and carbon emissions strategies include: hybrid geothermal system; embodied carbon reduction; moderate glazing ratio of 60%; in-suite ventilation heat recovery; energy star appliances; low carbon concrete; locally sourced materials; recycled content.

Air Quality and Thermal Comfort strategies include: operable windows; enhanced filtration; contaminant capture; healthy materials; thermal comfort monitoring; shade protection; high reflectance materials, weather protection.

Water Quality and Efficiency strategies include: 40% indoor water use reduction, 100% of irrigation demand met with rainwater; enhanced water filtration; mold resistant HVAC system; moisture resistant finishes in kitchens and bathrooms.

Resilience, Health and Wellbeing strategies include: hands free operation (doors, sensor) in shared spaces; emergency management plan; 48-hour back-up power and refuge area; connection to nature; daylight; dimmable lightings; aesthetic staircase design; restorative amenity space; communal gardening; bike and e-bike storage and repair; fitness amenities.

A full Sustainability Report prepared by Purpose will be made available on the City's website for Pier 8 Block 16 under "Reports and Studies":

<https://www.hamilton.ca/build-invest-grow/planning-development/waterfront-redevelopment/pier-8-block-16#reports-studies>

Q. Will pollinator friendly native species be planted?

- A. Incorporation of native species plantings is an important consideration at the site plan stage when the landscape plans are submitted to the City for review and approval.

Q. Will the building be bird-friendly?

- A. Waterfront Shores Partners design team, KPMB, worked with an organization called FLAP (Fatal Light Awareness Program) for guidance on incorporating bird-friendly measures (e.g. using window treatments on the outside glass to provide visual contrast for birds).

Q. Are there concerns about building on the landfill?

- A. As part of the plan of subdivision approvals, the City was required to obtain a Record of Site Condition (RSC) and Certificate of Property Use (CPU) from the Ministry of Environment, Conservation and Parks. Dillon Consulting was retained by the City to facilitate the multi-year process in obtaining the RSC and CPU which are requirements to register the Pier 8 Plan of Subdivision enabling subsequent planning processes to commence (e.g. site plan approval and building processes).

APPENDIX “C”

DRP Meeting (#1) Summary, March 10, 2022

DRP Meeting (#2) Summary, April 22, 2022



PIER 8 BLOCK 16

City of Hamilton

Design Review Panel

VIRTUAL WebEx

Meeting Summary – March 10, 2022

Meeting Summary

The Design Review Panel met virtually on Thursday March 10, 2022 via Webex Events.

Panel Members Present:

- Jennifer Mallard, OAA, MRAIC, AIA (Chair)
- Ted Watson, OAA ARCHITECT AIBC AAA SAA NSAA Int'l. Assoc. AIA FRAIC LEED AP Partner (Vice-Chair)
- Calvin Brook, FRAIC, MCIP, OAA, MAA, SAA, RPP, AICP, LEED AP
- David Clusiau, OAA, AIBC, NCARB, FRAIC, LEED AP
- Tony Cupido, Ph.D., P.Eng.
- Petra Matar, OAA, MRAIC, CPHD
- Richard Witt, B.E.S., B.Arch., OAA, AAA, AIBC, MAA, SAA, NSAA, AANB, FRAIC, NCARB, LEED AP
- Paula Hamilton, BES, OAA

Panel Member Regrets:

- Eldon Theodore, BES, MUDS, MLAI, MCIP, RPP

City of Hamilton Staff Present:

- Steve Robichaud, Director of Planning and Chief Planner
- Ken Coit, Manager, Heritage and Urban Design
- Christine Newbold, Manager, Sustainable Communities
- Mark Kehler, Senior Planner, Development Planning
- Jennifer Roth, Planner I, Sustainable Communities
- Chris Phillips, Manager, Municipal Land Development Office
- Andrea Smith, Senior Consultant – West Harbour Redevelopment, Municipal Land Development Office

Applicant and Design Team Present:

- Bruce Kuwabara, KPMB Architects
- Luka Matutinovic, Purpose Building Inc.

Declaration of Interests:

None

Summary of Comments

Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff. These comments should be reviewed in conjunction with all comments received by commenting agencies and should be discussed with Planning Division staff prior to resubmission.

Proposal Overview

Waterfront Shores Partners is the developer of Pier 8, municipally known as 65 Guise Street East. The architect and sustainability expert from the Waterfront Shores Partners development team presented three conceptual 45 storey tower designs. Bruce Kuwabara indicated that the point tower would become a landmark similar to the McQuesten High Level bridge entry markers designed by John Lyle. Vertical windows in all options allow for views both up and down.

The three tower options include:

1. Cylinder
 - This tower option is a response to the geometry of the site and has an aerodynamic form.
2. Waves
 - The scalloped edges of this option allow a wider view from each individual unit. This is a variation of the basic form.
3. Lily
 - The floorplan shape of this option is a reference to the lilies at Cootes Paradise, and brings this reference of the natural environment to the working waterfront.

Key Questions to the Panel

- 1) To what extent do each of the proposed options implement the Pier 8 Block 16 Urban Design Guidelines?

- 2) To what extent do each of the tower design options capture the standards and design criteria required to create a unique building with high quality design and exceptionalism?
- 3) To what extent do each of the tower design options portray innovation in sustainability and quality of life for occupants?
- 4) To what extent do each of the proposed options serve as a visual anchor and regional/metropolitan scale landmark?
- 5) Are there design considerations that have not been contemplated that would contribute to design excellence, innovation in sustainability and quality of life for occupants?
- 6) What are the key features related to design excellence, quality of life for its occupants and/or sustainability that are integral and should be carried forward to the final proposed development concept for the official plan and zoning by-law amendment and site plan application?

Panel Comments and Recommendations

Overall Compliance with the Urban Design Guidelines and Implementation Process

- The Panel sought clarification on the podium height. Confirmation was provided that all three tower concepts have a two-storey condition which is not reflective of the guidelines requirement for a three storey podium.
- The Panel clarified that the building envelope of the three tower design options is within the envelope stipulated by the urban design guidelines.
- The Panel stated that this building should be an exemplar for all tall buildings to live up to and that it should be an inspiration for the City of Hamilton.
- Several Panel members suggested that there could be an opportunity to soften the transition between the two floor plate sizes (850 and 650 square metres). The Panel requests additional exploration of alternatives (ie. gradual transition/stepbacks) to the design concepts that illustrate two distinct floor plates.
- The Panel noted that they expected three very distinct tower concepts including variations in application of sustainability and quality of life measures. The three tower concepts presented have been viewed by the Panel as minor variations on the same core design, with no significant distinction in sustainability or quality of life initiatives. The Panel proffered that without three distinct tower concepts, the implementation process outlined in the urban design guidelines may not be adequately implemented.

Site Context

- The Panel understands that should the 45 storey height be permitted, Blocks 7 and 8 on Pier 8, which are two blocks adjacent to two storey homes on Guise Street East, would have their building heights reduced to improve the transition into the existing residential neighbourhood. The Panel requested further detail on the changes to Blocks 7 and 8.

Design Excellence

- The Panel notes that they are confident in the architectural team's ability to design a building that will be beautiful regardless of which design is selected.
- Several of the Panel Members appreciated the natural design shape of the Lily design concept. The Panel valued the story of this design iteration, where it represents a transition between the industrial working waterfront and the natural heritage lands in Cootes Paradise. The Panel also appreciated how the Lily design concept changes as you move around the harbour, giving it subtly different readings. The softer curves of the Lily design gives the appearance of a more slender form and is representative of the residential nature of the building.
- The Cylinder design concept is an iconic form, however the Panel expressed that there are some challenges that come with that purity of the cylinder form including a very corporate and downtown expression.
- The Panel suggested that there could be a more significant expression on the top of the building and expressed concern that the mechanical penthouse would dominate the massing.
- The Panel noted that the three design concepts have been designed to be iconic from many miles away, however they have requested that further detail be provided to understand how the buildings have been designed to address the human scale along the mews space, greenway and the public realm.

Sustainability

- The Panel was concerned that the sustainability targets presented for the three tower design options were not reflective of the aspirations that have been outlined in the urban design guidelines.
- The Panel commented that a landmark building of this stature should be an inspiration for sustainable development within Hamilton and Ontario more broadly.

- The Panel stated landmark tall building in this location should seek aspirational sustainability certification levels to address the fact that the City of Hamilton has declared a Climate Emergency.
- The Panel cautioned that LEED Silver is not sufficient for a building of this landmark stature and location. The Panel suggested that LEED Platinum and Toronto Green Standard Version 4 should be the minimum standard sought for a building of this stature.
- The Panel was encouraged to hear that geothermal heat exchange is being explored. Further detail on the application of geothermal heat exchange was requested. The Panel requested that consideration should be given to how a geothermal system could be provided across the entirety of Pier 8.
- The Panel is supportive of partial electrification and heat pumps to reduce energy consumption within the tower form.
- The Panel was supportive of the passive design elements of the conceptual building designs that will assist in reducing the energy required for cooling in warmer months. The passive design elements include massing, recessed balconies and the ratio of vertical wall surface to enclosed floor area. The Panel recommended that further consideration be given to the window to wall ratio and the material selection to improve energy efficiency through passive design.
- The Panel sought further clarification and information on the methods that the proponent will use to reduce embodied carbon.
- The Panel sought further detail on the mechanical systems and how they could be enhanced for efficiency.
- The Panel considered if there were alternative financial sources to encourage a higher standard of sustainable development.
- The Panel requests a firm commitment to a sustainability target in the next iteration of the design.

Quality of Life

- The Panel inquired about the methodology of the wind study and suggested that a wind tunnel study be completed instead of just computer modelling. In addition to the wind mitigation methods presented (recessed lobby entrance, landscape elements and podium wind screen), the Panel wanted further detail about the range of options to mitigate wind on the north side of the building.
- The Panel suggested that community participation through public art could benefit the proposal.
- The Panel appreciated the large lobby space and the explanation of the indoor amenity spaces co-located with the outdoor spaces above the podium.

- The Panel requested that further detail be provided on how the WELL standard would enhance quality of life of the residents through community building programming.
- The Panel requested further detail on Family Friendly design.

Visual Anchor/Landmark and Public Access

- The Panel suggested consideration should be given to providing innovative ways for the site to benefit the broader public.
- The Panel suggested that Block 16 may have been viewed as publicly accessible based on the current Planning policy framework. The Panel recommended the building design should incorporate publicly accessible community programming within a three storey podium (ie. commercial uses or meeting rooms for rent) or alternatively, public access to the building could include access to the rooftop to appreciate the views.

Site Layout, Landscaping and Public Realm Interface

- The Panel expressed that there could be different design solutions to avoid approximately 100 metres of loading and parking areas adjacent to the public realm along the northern edge of the property.
- The Panel is concerned with the cantilevered base over planted areas. Further information and detail should be provided on the landscape plan.

Summary

The Design Review Panel was concerned that the implementation process outlined in the Pier 8 Block 16 Urban Design Guidelines has not been adequately followed. The Panel recommends that the future submission include more detail, specifically focused on sustainability targets and certification, quality of life measures and a refined design. City of Hamilton staff will consider the comment, review the process established in the Pier 8 Block 16 Urban Design Guidelines and evaluate timelines.

The Panel would like to see further detail on the design in the following areas:

- Further detail on the façade expression and alternatives to precast built forms.
- Consideration for additional stepbacks as the building rises to avoid the uniformity of the two floor plate elements and give the perception of a thinner profile.
- Further detail on the façade expression including materiality and fenestration (window to wall ratio)
- Detail on the programming approaches for the balconies and terraces.

- Further detail regarding the townhome units and how the design would change for live/work units.
- Further detail on the lighting strategy of the building exterior.
- Enhanced roof top/penthouse expression.
- Detail on the design of Pedestrian Mews including the public realm, landscaping and transitional strategy between the private units.

The Panel would like to see a firm commitment to a sustainability target in the next iteration of the design, including:

- Commitment to LEED Platinum, Net Zero Carbon and/or equivalence to TGS tier 4
- Understanding of how geothermal could work within the broader Pier 8 development.
- Exploration of the potential for rain water capture and greywater reuse.
- Commitment to a specified percentage of electric car charging stations and ability to expand the grid in an efficient way.

The Panel wants to better understand the quality of life measures included in the proposal, including:

- How the WELL standard is going enhance the quality of life (ie. urban agriculture, air quality, etc.?)
- How the building will be child and family friendly?
- How the townhouse units can be designed to be live/work?
- How the amenity spaces go above and beyond standard offerings in condominiums?
- Exploration of opportunities to have space open to the general public in the building.
- Detail on the innovation of the unit designs in the tower and the townhome units.



PIER 8 BLOCK 16

City of Hamilton

Design Review Panel

VIRTUAL WebEx

Meeting Summary – April 27, 2022

Meeting Summary

The Design Review Panel (DRP) met virtually on Wednesday April 27, 2022 via Webex Events in relation to proposed Official Plan and Zoning By-law Amendment application for a 45-storey residential tower located at Pier 8 Block 16, known municipally as 65 Guise Street East.

At the meeting, the proponent, Waterfront Shores Partners, provided meeting materials and presented the preferred design option related to the development applications. Changes to the design from the concepts presented at the March 8, 2022 Community Meeting, and March 10, 2022 DRP Meeting No. 1 were highlighted. Members of the DRP asked questions of clarification, as well as provided comments and recommendations on the proposed design concept.

Panel Members Present:

- Jennifer Mallard, OAA, MRAIC, AIA (Chair)
- Ted Watson, OAA ARCHITECT AIBC AAA SAA NSAA Int'l. Assoc. AIA FRAIC LEED AP Partner (Vice-Chair)
- Calvin Brook, FRAIC, MCIP, OAA, MAA, SAA, RPP, AICP, LEED AP
- David Clusiau, OAA, AIBC, NCARB, FRAIC, LEED AP
- Tony Cupido, Ph.D., P.Eng.
- Petra Matar, OAA, MRAIC, CPHD
- Paula Hamilton, BES, OAA
- Eldon Theodore, BES, MUDS, MLA, MCIP, RPP

Panel Member Regrets:

- Richard Witt, B.E.S., B.Arch., OAA, AAA, AIBC, MAA, SAA, NSAA, AANB, FRAIC, NCARB, LEED AP

City of Hamilton Staff Present:

- Ken Coit, Manager, Heritage and Urban Design
- Christine Newbold, Manager, Sustainable Communities
- Mark Kehler, Senior Planner, Development Planning
- Jennifer Roth, Planner I, Sustainable Communities
- Andrea Smith, Senior Consultant – West Harbour Redevelopment, Municipal Land Development Office

Note: Other city staff were also in attendance as meeting observers.

Applicant and Design Team Present:

- Bruce Kuwabara, KPMB Architects
- Francesco Valente Gorjup, KPMB
- Luka Matutinovic, Purpose Building Inc.
- Hanqing Wu, RWDI
- Pat Hanson, GH3
- Giuseppe Valela, Tercot
- Sam Crignano, Citizen

Declaration of Interests

None

Summary of Comments

Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff and the proponent on the design options presented. These comments should be reviewed in conjunction with all comments received by commenting agencies and should be discussed with Planning Division staff prior to resubmission.

Proposal Overview

At the April 27th meeting, Waterfront Shore Partners presented the preferred design option (Bruce Kuwabara of KPMB, Luka Matutinovic, of Purpose, Pat Hanson of GH3).

The preferred design option is an evolution of one of the three designs presented at the March 10, 2022 DRP meeting and is referred to as the “Lily”.

For a detailed summary of the proposed tower design option provided by KPMB, refer to *Appendix A: KPMB letter dated April 27, 2022 Re: Block 16 Design Review Panel Meeting #2* (attached).

A general summary of the proposed design concept is as follows:

The concept is a 45-storey residential tower that steps down to a 30-storey element, including a three-storey podium and six townhouses on the east side of the building.

The building design is contemporary in character, comprised of undulating curves of the tower in a rich copper-bronze colouration and distinctive façade elements enhancing its vertical proportions. The proposed building materials, lighting and design consider the aesthetics of the building in the day and night sky. The cylindrical form creates unique spaces for building residents.

The townhouses are convertible to live/work units, and a restaurant space is proposed on the south face of the podium addressing the publicly accessible Greenway element running across Pier 8. The Greenway includes landscaping and stormwater management elements. The building design and podium mitigate wind impacts of the site.

The third floor provides indoor and outdoor amenity spaces for residents. Consideration of public realm elements include consideration of buildings materiality, building design, uses and outdoor spaces at grade.

The sustainability strategy related to the proposed tower is innovative within the real estate development industry to make the first tower in Canada to be triple-certified—LEED Gold, Energy Star, and WELL.

Key Questions to the Panel

Members of the DRP reviewed the meeting materials and presentation, and provided comments and recommendations in accordance to the evaluation context below:

- 1) To what extent does the proposed tower design implement the Pier 8 Block 16 Urban Design Guidelines?
- 2) To what extent does the proposed tower design capture the standards and design criteria required to create a unique building with high quality design and exceptionalism?
- 3) To what extent does the proposed tower design portray innovation in sustainability and quality of life for occupants?
- 4) To what extent does the proposed tower design serve as a visual anchor and regional/metropolitan scale landmark?

DRP Member Questions & Waterfront Shores Partners Responses

DRP Questions	Waterfront Shores Partners Response
Is there a significance or a connection between the selected materials and proposed design?	<p>We are looking at locally sourced brick, Ontario hardwoods (e.g. maple and oak), and Ontario stone (e.g. limestone).</p> <p>We also are considering materials on the ground, which will be on the outside of the building and into the lobby.</p> <p>Considering if it will be the same material.</p>
Was there consideration of other façade expression alternatives before coming to the preferred design option?	<p>Yes, there was a tapered smooth bullnose and a flatter version (reverse scalloped), but these were more appropriate for the cylindrical building design.</p> <p>The Lilly is based on convex and concave curves in a very repetitive way accentuating the line of the perimeter. It gives the desired solidity but also opens the view.</p>
Which areas are publicly accessible?	<p>Clarified that there will be restrictions in building entry. What is truly 'public' is the public realm around the building, the landscaping, restaurant and greenway. The amenity room could be booked, subject to security clearance.</p> <p>Design option does not consider taking public access to the roof top based on economic and security measures. Will provide opportunities for bicycling, more will be done on the site plan.</p>
Re: geoexchange system, what is meant by hybrid?	<p>Hybrid means less than 100% of the peak annual heating and cooling and domestic hot water loads will be met by geoexchange system. The balance will be through conventional energy generation means.</p> <p>There is a density of load associated with proposed building height and available</p>

	site area which serves as a constraint. Given this and load reduction, the ground cannot meet 100%. There are various other limitations. A transition plan for the condo could enable transition to full system over time.
Was there consideration for stormwater harvesting (e.g. toilet flushing)?	Greywater toilet flushing is not under consideration now, but all landscaping irrigation will be provided by stormwater.
Is goal to eliminate the fossil fuels over time? What are the enabling steps?	The building design would not preclude/would enable evolution from use of fossil fuels. Steps are being taken to remove those barriers and assist feasibility of transitioning. It would be up to the condo to implement. Examples of ways to support transition are: 1) In suite heat pumps vs fan coils 2) Where future of electrical service would sit on site and how it makes its way through the building. 3) Where equipment would live in the mechanical penthouse.
Re: Reduce longer term emissions in flexibility of the layout outs?	The idea over time is that a system could be designed, to combine units and could be feasible in the future. There is still a lot of consideration; space layouts still need to get resolved.
Have photovoltaic cells in cladding been considered?	We don't think it is the best use of the technology. We think that there are better strategies that deliver a better return on investment and go further in reducing carbon.
Is the intent to use curved glass vs segmented glass? It is an important component of organic theme.	There may be a combination of straight and curved glass. We want to do enough so that it is present but not to overdo it. Need to consider the spatial effects of the curved glass. Still need to consider how many glass elements to include and their location.

Could there be a program element at top of tower?	Not a consideration.
Is there consideration of an alternative restaurant location with water view?	The proposed location gets the south light and connects to the community on the greenway. It also helps block the wind, and connects with a spectacular view of the marina. Potentially could do both.
Re: parking garage, what is the extent of the electrification for battery powered vehicles?	There is a plan for 10% of provided parking spaces to be electrified for vehicles on day 1, and provisions to be made for full electrification in the future (via conduit runs).
How does building compare to other landmark buildings?	In terms of carbon, Canada is a leader in shifting carbon emissions. That is why the design is on carbon reduction not just energy efficiency (this is an area of focus for the design). This is a market-driven development, and not institutional and government entity investment. Would estimate that this proposal is in top 10% in Canada.
How will building adapt in the future?	The condo corporation will have a role in managing the capital renewal plan and relates to adaptability. That said, material selection and durability will be a factor. Excellent operational efficiency can be achieved today with further future transitions happening in the future. Design and construction quality are important factors, and Waterfront Shores has delivered in this regard to date. One of the elements of LEED strategy is fully commissioning across the board including envelop commissioning, which addresses innovation in sustainability.
With minimalist design approach, the detailing becomes critical to successful outcome. The materials and fins are painted? Has there been consideration of how balcony ceiling is painted?	Yes, they are painted. Re: haven't fully considered painting of underside of the balcony; do not want it to be too dark. Lighting on balcony is important and can be warm.

What is materiality of the hardscape?	Could use curve and fill in concrete, or could be sandblasted concrete, which could be also be taken into the building. If not using concrete, we could consider bound granular. This needs to be further considered.
Re: sustainability and details in achieving high performing building, are the concrete slabs thermally broken in relation to balconies to ensure warm interior floors?	We are still studying.
Has there been consideration of triple glazing in any of the area?	Yes, did consider however decision has been made to prioritize effort that delivers carbon benefit with geoexchange.

Comments and Recommendations

Design:
<ul style="list-style-type: none"> • Enjoy the design, a lot of great elements. • Lily floor plate is more dynamic type of units leading to better quality of life. • Lily design is an improved floor plate. • Opportunity for refining night element of penthouse for enhanced lit expression. • Progression of design concept has been great, particularly at the ground level. • Perhaps there could be further explanation of how this building relates to built form context of Pier 8. • Strong evolution from first design in buildings design and elegance. • Support how this design has developed. • The concept is a successful design. The curved elements are important. • Refinements to landscape design are very successful. • Refinements to design, in particular to lower podium and Lily curve design are integral. • Program elements that support the family positive aspects elements of the project are successful. • Commend the effort. • Lily theme complements the Greenway theme. • The Lily form achieves a slender expression, and the modulating design is interesting. • The way the building is designed, and penthouse as part of landmark element is successful. • Consider further studying the soffit materials so that it “glimmers and glints” making “people smile”.

- In consideration of the site context and proposed design concept, opinion is that a tower on this site is appropriate, noting decision is to be made by Council.
- The proposed design concept is achieving the objectives that were set out for this building, just some further work on sustainability is needed.
- Colour has improved the design. Consider further study of different colours at a future development stage (e.g. at site plan stage).
- Appreciate the addition of the restaurant enabling public into the building. Consider modification so that restaurant takes up a portion of the podium without entering the building lobby and serviced by single story elevator to bring elevated views.
- Consider removing upper storey balconies; questioned desirability. Glazed-in rooms can offer alternative amenity space (e.g. greenhouse room).
- Design has really progressed.
- Idea of copper hue is positive development to differentiate this building and is a play of light and shadow.
- Incorporation of natural materials will help with depth.
- Restaurant is a positive contribution to the proposal, activating the mews.
- Scale of the podium to the mews is positive.
- Landscape design is compelling, tying the entire site together.
- Consider further study of materiality and detail of building fins in a more finessed way.
- Regarding rooftop, appreciate consideration of limiting spill of light to the sky. Consider hybrid approach of penthouse to add lightness, to bring texture and lightness as was developed at the podium.
- Consider termination of the low podium.
- Design concept includes a straight wall in the lobby that is opaque and intersects the curtain wall. Consider dematerializing and making it more transparent and fluid.
- Impressive project.

Process:

- Would have liked more background on rationale of façade elements (e.g. window-wall ratio), and maybe have some options.

Sustainability:

- Sustainability targets have improved and uniqueness in the approach.
- Given City's declaration of climate emergency, the renewed carbon reduction targets from the Federal government and DRP's mandate, these factors could lead to proposal to zero carbon, understanding the challenges that it would bring.
- The Pier 8 Greenway provides an opportunity of a geothermal field.
- Opportunity for City to contribute to sustainability objectives.
- Innovation in sustainability should remain the focus of this project.

- Landscaping presentation was helpful. The proposed landscaping provides opportunity for powerful public realm.
- Should consider expanding the geothermal field that could serve multiple developments/projects.
- Achieving a net zero carbon and all electric building would support this building achieve objective of exceptional.
- Excited about geothermal on this site.
- Commitment to LEED Gold is laudable.
- Recognition that this project is serving as a lightning rod for sustainability, the real target is City of Hamilton. The City needs to set policy “with teeth” and establish sustainability goals in place, so that all projects are guided.

Urban Design Guidelines

- Regarding UDG 6.8.2 utilize bioswale raingardens, consider revisiting compliance to this guideline.
- The project is generally following the guideline and is reflecting them.

Public Realm

- Development of public realm is great to see and that this building and landscaping is friendly is important.
- Location of the restaurant is an animator of the Greenway. The Greenway is important key public space and feature of Pier 8, integrating environmental objectives in the project.

Summary:

- All agree that this is strong proposal.
- The design concept has come along far from first meeting.
- The design concept is achieving its objective in meeting design excellence.
- This will be an elegant solution as it develops further.
- We've seen improvements to the character and refinement of the cladding system.
- We've seen improvements in scale and development of the mews as a habitable outside street.
- The move from white approach building to copper colour is a great move. It is warm, playful, light reflectance and reminiscent of steel industry town. Look forward to seeing that concept develop.
- Appreciate comment of design that makes people smile, and role of materiality.

- Consider an approach of removing balconies on upper stories.
- The 3D massing development is very successful, the low podium exaggerating the ground plan is a good move.
- Transition at 30th floor and elegantly reaching up to taller portion of tower is a good approach.
- Subtle glow of rooftop is successful. Consider not capping it; rather a gentle approach to the sky,
- On sustainability front, great to see LEED Gold commitment, Well and Energy Star. There is opportunity to raise the bar further. Exemplary in innovation, getting us to net zero carbon is an ask.
- Consideration of greenway for whole campus, thinking broadly about the site.
- Wall cladding photovoltaics could be explored and could be an opportunity to enhance energy of the building.
- Encourage elimination of fossil fuels now versus over time.
- Minimalist approach with the detailing will be exquisite.
- Curve glass is important to carry it up the Lily.
- Strong development of texture and variation of the ground plane.
- Addition of a restaurant is brilliant, increasing public face around the building.
- Overall, great to see the development, this can be landmark in the City.

Waterfront Shores Partners (Response)

- This process is one of the most complex and front-loaded projects experienced by the team.
- There has been so much comprehensive and integrated design thinking at this stage as part of OPA and ZBA application process.
- It is a real challenge from various perspectives, because this is at the design concept stage rather than full schematic design stage with full structural design.
- WSP has embraced the process.
- Also need to consider the market in Hamilton for residential on this site.
- Panel has been fair and upfront.
- Cannot do everything in a commercial project in a commercial market. Condo context is a different context to Government buildings, or to a context when there is a long-term ownership structure. Need to consider how to place the measures properly. The truth of the project is in consideration of a particular economy, context and market. Waterfront Shores understands that context and has been successful.
- The Design Review Panel's comments have been extremely influential to the design thinking of the process.

- Incorporating sustainability measures into the design has been a balance of implementing “depth” with “breadth” of measures.
- Recognize that an argument could be made to take a narrower focus and fully implement them. However, the approach taken by WSP has been to implement breadth of the guidelines to address all the of the sustainability considerations and to elevate them. This is where there is tension as to whether to fully address select measures or to raise the bar across the majority.
- All electric buildings cost more to operate, however that will flip at some point over the next 5-10 years.
- Appreciate feedback and conversation.

Appendix A:

KPMB letter dated April 27, 2022 Re: Block 16 Design Review Panel Meeting #2



27 April 2022

Re: Block 16 Design Review Panel Meeting # 2

Dear members of the Design Review Panel,

In response to the DRP Meeting #2 submission requirements, please see below our response to items 1 & 2:

1) Brief description of final proposed tower design option;

The design concept creates a 45-storey residential tower inspired by the Lily form. The undulating curves of the tower and the distinctive façade elements enhance its vertical proportions framing floor-to-ceiling windows and recessed protected balconies. The tower steps down to a 30-storey element, and the curving surfaces of the Lily are extended naturally to maintain the integrity and elegance of the form.

Contemporary in character, the design is inspired by the High Level Bridge designed by John Lyle which was an important gateway to Hamilton that connected the essential elements of the geography of the city including the water, the land, the escarpment and the sky. The tower has the potential to be a civic landmark that is located on a prominent site with 360 degree visibility. Standing on the northwest corner of Pier 8, the podium of the tower scales and integrates the edges of the tower with the whole residential neighbourhood.

The tower emerges above a three-storey podium which is expressed as a sleek curvaceous tray containing the interior and exterior amenity spaces on the third floor. The spaces and elements below the strong horizontal podium roof are designed to create diversity and ground floor animation. The base podium, the tower shaft and top form a coherent composition of harmonic forms to create an elegant civic presence. The reflections of the glass in combination with the colour of the copper-bronze vertical elements will create sparkle and vibrancy at different times of the day.

The copper-bronze coloration of the façade creates richness and warmth, and the form of the vertical elements creates a roughness to the inherently aerodynamic form of the Lily in order to mitigate wind impacts on the public realm and the outdoor amenity terrace.

The pedestrian mews on the east side of Block 16 accommodates 7 townhomes that are convertible to live/work units. A restaurant space is proposed on the south face of the podium addressing the Greenway.

The third floor provides amenity spaces including party rooms, a teach and prep kitchen, a play space for kids, a large fitness centre, a fireplace lounge, and a yoga studio. Every space has access to the wrap around outdoor terrace. At the southeast and southwest corners of the podium roof terrace are planting areas supporting urban agriculture.

The site development concept creates comfortable outdoor spaces that augment and support the public realm on all sides of the site. The landscape design includes curved glass wind screens that mitigate the impact of the prevailing southwest winds on ground level pedestrian comfort. A balance of hard and soft green landscaping creates continuity of the landscape of Block 16, the Greenway and the rest of Pier 8.

2) Summary description of how the final design option exemplifies innovation in sustainability, quality of life for occupants, and design excellence;

The Lily is an organic and innovative form that responds to mitigating wind impact on the public realm and fabric of Pier 8. The textured façade with its vertical elements roughens the surface of the concave and convex curves. The simplicity and proportions of the form and façade have the potential to create a civic identity with lasting beauty. An undulating canopy at the fourth floor mitigates downwashing of wind on the outdoor amenity spaces and lowers the scale of the tower to more intimate proportions at this level.

The programming of spaces in the podium is an innovative combination of spaces and amenities that support families and build community within and beyond the tower. The ground floor animation strategy combines townhomes with live/work potential, a restaurant and meeting space facing the Greenway, a generous multi-purpose Lobby, and a covered vehicular drop off and service court.

The sustainability strategy is innovative within the real estate development industry to make the first tower in Canada to be triple-certified—LEED Gold, Energy Star, and WELL. In addition, the plans for reducing carbon in the project is very positive and measurable.

As a building and development that will be WELL-certified, the tower design is focused on the health and wellbeing of individuals creating an exceptional quality of life for residents and the community through good design and planning.

The process of public engagement, design review, and municipal approval organized and coordinated by the City of Hamilton is itself an innovative strategy to push design excellence, sustainability and quality of life, to create a civic landmark and an exceptional work of architecture and city building.