

To the Co-ordinator, Chair, and Members of the Planning Committee:

Re: Application to Amend City of Hamilton ZBL 05-200, Approval of a Draft Plan of Subdivision and Temporary Use By-law for Lands located at Pier 8, 65 Guise St East (PED17074) (Ward 2)

As I am unable to attend the May 16th meeting of the Planning Committee, please accept this letter as my formal submission to the Committee with regard to the Zoning Bylaw amendment and Approval of Draft Plan of Subdivision and Temporary Use Bylaw for Pier 8.

Although I will be making a more thorough reading and study of the staff report on this item, a few concerns are identified after a very cursory reading.

1. I have been before this Committee on previous occasions to express how much of an impact noise issues from the pier have had on our family's quality of life. Being unable to enjoy our balcony, or have our windows open, and being subjected to un-wanted noise even when windows are closed has been our lived experience since 2012.

Noise guidelines and Impact Studies are mentioned in some detail for their impact on the rights of neighbouring industries and commercial uses, but I am not re-assured that the mitigation measures as outlined in the report will be sufficient to protect the future residents of Pier 8 and the current residents adjacent to the subject lands. (See item #4 below)

With regard to the temporary pilot lifting of the prohibition of live and recorded music on an outdoor commercial patio being mentioned, if the Music bylaw is temporary (for 2 years) why is it necessary to include this in the draft plan of subdivision? The property will not be built before the end of the 2 year pilot so what is the purpose of including it in this Draft Plan of Subdivision?

2. The health effects of Fine Particulate matter created by the operations of P&H continue to be a source of concern, and I believe that it will be necessary to monitor the operations carefully, and to ensure that the MOECC is adequately monitoring and enforcing the terms of the recently approved air permits. I have had the opportunity to take sample readings of Fine Particulate from my balcony for the past 2 years and currently we experience more "poor" readings than "good" ones. In fact, "good" readings are in the minority. Most days are well advanced in the poor range. This has implications on the health of not just those in the immediate vicinity, but in all areas of the city.

3. This spring has given us a preview of what the future might hold in terms of changing climate patterns and their effect on the Pier 8 lands. I have long held the belief that developing this parcel of property without massive detailed plans for mitigation of environmental issues will be problematic on many levels. I am not sure that all of the possibilities have been thought through.

4. While densification is deemed necessary and desirable for the city of Hamilton, I am concerned that the vision for this parcel is too varied. By this I mean that the city's vision of it being a city wide park and tourist destination for uses such as festivals, active and passive recreation, boating, commercial uses, including restaurants and patios (presumably with live or recorded music) on the western edge, and various commercial and industrial uses with the accompanying pollutants with the ability to harm human health on the eastern edge is a recipe for future conflicts.

This is a general summary of my areas of concern with regards to this Application and I reserve the right to add others if they become apparent to me upon subsequent reading and a more developed understanding of the report before us today.

Thank you for the opportunity to make this submission.

Yours truly,

Carol Hoblyn

North End resident