



**Harbour West Neighbours Inc.
469 Bay Street,
Hamilton L8L 1N2**

May 15, 2017

Councillor M. Pearson
Chair,
City of Hamilton Planning Committee

Re Pier 8 Zoning and Subdivision

Dear Councillor Pearson and Committee Members:

Harbour West Neighbours Inc. is a group of mostly North End neighbourhood residents who have been involved in the planning for the waterfront since 2002. We have forwarded various submissions to you and your staff over the past year regarding Pier 8. We urge you to consider those submissions as part of your consideration of the staff report on the Zoning and Subdivision for Pier 8. We continue to have significant and major concerns about the City's plans for Pier 8. Those concerns have been set out in our correspondence to you. To summarize they are as follows:

1. The process has involved multiple studies but no organized stakeholder study. As a result you are being asked to rely virtually exclusively on the opinions of your staff and consultants. Stakeholder input has been minimum at best.
2. Our request for the City to fund an independent planning review was not only rejected, but in a remarkable turn of events, the development branch of the Planning Department was funded for its own planner. A truly independent review of the proposals has not been made.
3. The Urban Design Study did not take into account the requirements of Setting Sail and the staff report does not deal with all screening factors in the Vision Statement prepared by the public attending the "Store" meetings.
4. Major traffic issues remain. The NETMP has not been implemented. The density has been virtually doubled with no improvements in traffic control on residential streets. The same applies to the increase in commercial. Instead of local commercial we now have a district shopping centre.
5. We have not seen any data which would show that the proposed development will enhance the North End Neighbourhood. Adding some condos to our neighbourhood is not necessarily an enhancement.

6. Affordable and accessible housing, excellence in design, and a sense of beauty for our waterfront are not obviously required under the subdivision or zoning.
7. The VISION screening document has not been used by your staff.

We urge you to refer this report back to staff to convene a study group of the impacted stakeholders to assess the report and to provide independent third party planning review to assist in that study.

No other neighbourhood in Hamilton has the incredible volume of planning initiatives that are directed to our neighbourhood.

In terms of planning for the 8 year old resident of the North End neighbourhood, we cannot find her or him anywhere in the report.

That is a criteria we urge you to follow.

Yours truly,

A handwritten signature in black ink, appearing to read 'Bryan Ritskes', with a long horizontal flourish extending to the right.

Bryan Ritskes
President
Harbour West Neighbours.