

**Pilon, Janet**

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**Subject:** Planning Committee 6.2 Pier 8

**From:** Gabriel Nicholson  
**Sent:** May-16-17 12:55 AM  
**To:** Office of the Mayor  
**Cc:** Bedioui, Ida; Farr, Jason; Thorne, Jason  
**Subject:** Planning Committee 6.2 Pier 8

Hello,

I would like to offer thanks to your staff who put the report out early and presented at 294 James St last week in advance of the Planning Meeting.

I would like the record to show that when it is said "We are currently working cooperatively with board members of North End Neighbours (NEN)," the reality is that Harbour West Neighbors and NEN are the same people, which no one wants to mention. Brian Ritskes is the VP of NEN and the Pres of HWN, Keven Piper was the Pres of HWN and is the Pres of NEN, Stephen Park and Dave Stephens are both members of NEN and HWN.

So when the claim is made that there are these 2 organizations working together is a complete twisting of the truth. Harbour West Neighbours is Herman Turkstra's spinoff group after he found out that he couldn't dictate terms to the previous board members, and subsequently his HWN members came to the NEN AGM last year and all of them got elected to the board.

For 10 years, NEN had 9 board members every year from the community, but because of the constant and never ending litigation being pushed, this term there are only 4 board members(the HWN). 2 of the North End Resident former board members actually sit on a neighbouring association board!

The HWN/NEN is a small group that do not represent the North End.

As for the numbers being bandied around, when the claim is made of the mythical '750 units', it needs to said that the IBI report used '750-1000 units' based on city staff estimates of pre-2006 unit sizes and in 2017 those unit sizes can be smaller, yet the density mandated and approved by Setting Sail will still be maintained if the units increase to 1200-1600.

The North End is the lowest density neighbourhood in Ward 2 and average for the city of Hamilton. Developments like what is planned on Pier 8 will take pressure off other neighbourhoods to absorb the growth required by the Places to Grow act and continue to save farmland from paving over.

Please stick to the plan, don't oversize this project by trying to negotiate an injection of affordable housing when the result will just be taller buildings, which no one wants. The taxes generated from these units will go a long to helping Hamiltonian's across the city.

Thank you for not putting community mailboxes on the outside, and finding a solution for the Navy League.

Regards,  
Gabriel Nicholson