

Dear;
Office of the City Clerk of Hamilton,
Mark Kehler,
Kimberley Harrison-McMillan,
Jason Farr,
City of Hamilton Planning Committee,

I am writing to express my concerns about the proposed Corktown Plaza redevelopment (Planning Committee file # PED 21032). I live and work in Ward 2 and received the Notice of this Public Meeting of the Planning Committee in the mail. Prior to this I had not been aware of these proposals and so getting up to speed on these plans required a lot of reading. Through this research, I quickly became concerned about excessive density and heights of the development, the lack of space for grocery in the new plans, and the displacement without promise of return of the current commercial residents which provide services that are essential to the Corktown community.

From the Applications for Amendment that were made public on February 10, 2021, it is clear that all of the modifications proposed are in effort to excessively increase the density of the building. If accepted, these amendments would

- increase the height of the development
- reduce the parking
- reduce the minimum setback from the street
- double the rooftop amenity area size, and
- decrease setback requirements for the upper storeys

This density is exactly what the Design Review Panel was concerned about when presented with the original plans in 2018. "In general, the current proposal represents an overdevelopment of the site. Although the overall site plan concept has successful elements... the density and building heights are excessive".

These excessive heights will cast shadows on nearby buildings and green space. In particular, I am concerned about the shadow effect on Shamrock Park and the buildings along and north of Young Street. The design review panel raised the same concerns with one panel member stating that "there should be no new net shadow impacts on any park space". In the rapidly growing downtown area, park space should be preserved and protected as a priority.

According to the shadow study completed along with the original building plan in 2018, Shamrock park will be cast in full shadow from 5 pm until sunset. Additionally, throughout the day shadows will reach past MacNab, past Augusta, and all the way to the Claremont Access. The buildings across Young street will also now be in shadow most of the day during the summer when the community is the most active. This significant shadow effect will increase the energy consumption of heating the nearby buildings during the winter months, and will greatly lessen the perception of safety that the neighbour currently provides.

This loss of safety will be compounded by the height of the building areas next to the street and the reduction in the set-back of the large towers. The proposed building plan has areas directly next to the street that are 6 to 10 storeys tall, which is not consistent with the existing neighbourhood. The nearby buildings are only 3 storeys on average. The addition of such a tall building in this neighbourhood will cause the streets to lose their sense of place which will compound the perception of feeling unsafe that is created by the increased shadows. With the amendment to decrease the required set-backs of the towers this will only be multiplied. The lower storeys are too tall to begin with and the towers will be brought closer to the street, effectively removing the separation between these lower storeys and the towers above. With a building of this height and design I would urge the increase of the required set back rather than the proposed decrease.

I find it greatly concerning that many of these issues have already been brought forth, both by members of the community, and by the Design Review Panel. The revised building plan has not addressed any of these concerns. The heights of the buildings have not been decreased and no new shadow study has been completed.

Corktown is outside of the Downtown Hamilton Secondary Plan boundaries and as such I do not believe that these amendments are suitable for development in this area. The City of Hamilton's Tall Building Guidelines urge the prioritization of neighbourhood aesthetics and community safety. If these amendments are approved it would be in direct contradiction to these guidelines. This proposal for amendment and the resulting development will set a precedent for the future development in the Corktown neighbourhood. It is of great importance that these amendments be considered carefully, and all of the impacts of the development be addressed.

Overall, this building proposal has many positive elements. Density and growth potential are key to the city's strategic priorities but density on this level will be more damaging than transformational. The negative impacts that the proposed design will have on the current positive aspects of the neighbourhood outweigh the benefits it suggests to add. In such an evolving area of Hamilton a new development has a unique opportunity to alter and potentially improve the fabric of this Hamilton neighbourhood. This transformation should not be approached lightly. With this amendment, the city has the chance to set standards for the safety of our streets, and the integrity of our parks and green space. We need to hold this, and all future development plans to this standard, a standard to which the current site proposal falls drastically short.

Finally, I would like to echo the concerns that have been brought up repeatedly by my fellow community members James MacNevin, Rick Hemingway, Jilda Perez, Donna Portree, Andrew Selbo, Ania, Mark, and others. The proposed development will remove access to laundry, groceries, medical care, and carshare transportation for the community with no plan for how these services will be integrated into the new design plan. The growth and efficient use of land is not the only priority the city has for their 2018-2022 plan. In an effort to both protect and build a healthy, safe and prosperous community, the city must not forget about these additional priorities:

- Protection and improvement of the city's green spaces
- Ensuring safe neighborhoods and friendly communities
- Sustainable, efficient, and renewable energy
- Increasing affordable housing to help the cities ever growing homeless population
- Health equity

All of these are either not addressed by or are directly threatened by the current development proposal. The loss of these incredibly positive aspects of the Corktown community are not an acceptable price to pay for growth and development, especially development that is as ill suited to the current neighbourhood as this redevelopment plan for Corktown Plaza.

Thank You,

Jessica Hymers