

From: Coleman, Daniel
Sent: Friday, January 28, 2022 4:52 PM
To: clerk@hamilton.ca
Subject: Official Plan Amendment for Pier 8 Block 16

Dear Legislative Coordinator, Planning Committee at the City of Hamilton,

I'm writing to offer comment on the application to amend city bylaws for the Pier 8 development that would permit developments up to 45 storeys at the waterfront.

I understand that architect Bruce Kuwabara of KPMB and his supporters continue to press the idea of the 45-storey "signature building" that exceeds the 8-storey limit of the original development plan. I realize that people have argued that such a building would offer more affordable housing for families as part of the Waterfront Shores development, that it would give a renowned North End architect a chance to design a "signature" building, and that, given the City's decision not to expand the urban boundaries, densification is a greater priority than ever.

But I do not see why a 45-storey building needs to be built right at the very front of the waterfront. Once such a tall building is built, everyone's view will be blocked for as long as the building stands. Furthermore, once one developer is given an exemption to the 8-storey rule, what argument will be used to refuse the next developer from applying for an exemption? Before we know it, we'll have Toronto's and Burlington's plugged waterfront skylines.

If Hamilton wishes to celebrate the architecture of Bruce Kuwabara and to provide housing for 45-storeys'-worth of people, why cannot land be found on some of the brownfields on the south side of the railway yard for such a building, rather than right at the waterfront? Surely, such a building would still tower high above all others in the area and be a defining feature of the north end? I can't see why Hamilton would wish to hazard the humane 8-storey limit for waterfront development by giving this monstrous building an exemption. Once it's built, there's no going back. The view of the waterfront for everyone will be obstructed.

I urge City Planning not to approve this "exception" which will become the rule,

Daniel Coleman