

S. CHRISTIAN HOLLINGSHEAD

Date: 01-21-2022
Property Address: 65 Guise Street East, Hamilton ON
File References: **UHOPA-22-001, ZAC-22-003**

URBAN OFFICIAL PLAN AMENDMENT (File No. UHOPA-22-001)

OPPOSED TO THIS PLAN AMENDMENT.

Zoning By-law Amendment (File No. ZAC-22-003)

OPPOSED TO THIS PLAN AMENDMENT.

Applicable Development Documents Commissioned by the City of Hamilton;
Urban Design Study - Brook McIlroy April 21, 2016
Pier 8 Presentation Panels - KPMB Architects, The Waterfront Shores Corporation

Applicable plans;
Urban Hamilton Official Plan
Setting Sail Secondary Plan

Applicable Zoning By-law;
City of Hamilton's Comprehensive Zoning By-law No. 05-200

Comments:

The City of Hamilton commissioned an urban design study and used this as the basis for tendering development concepts and promoting the redevelopment to the citizens. This urban study defined uses for each new block within the Pier 7-8 development. This comprehensive study has used and references the Urban Hamilton Official Plan and Setting Sail Secondary Plan to justify the proposed use of the "Blocks" within the Pier 7-8 development area.

It is proposed in the application to allow for a 45 storey building (147.0 m height) on the lands located at 65 Guise Street East (Pier 8, Block 16).

The Urban Study suggests that a maximum building height of 8 storeys. The proposed building height of 45 storeys (147.0 m) is **5.625 times the recommended building height**.

The Urban Study suggests that building heights in this development area closest to the existing neighbouring lots be reduce from the maximum suggested building height. 65 Guise St E is one of the closest lots in the development area to the existing

neighbouring lots. The neighbouring lots consist mostly of 3 storey or less structures. Only 2 of the existing neighbouring structures are tall residential buildings (apartment buildings).

The Urban Study suggests that the Pier 7-8 development area be developed in **3 stages**. The lot at 65 Guise St E is part of the proposed Phase 1 development. **The precedent set during Phase 1 will affect the future development philosophies and policies for the Phase 2 and Phase 3.**

The Urban Study suggests that the Urban Hamilton Official Plan and Setting Sail Secondary Plan are well suited to be the guiding principles for development of the Pier 7-8 area. The Setting Sail Secondary Plan also guides development policy for James St N, including building heights.

The Setting Sail Secondary Plan guides development of building heights and residential density. **The Setting Sail Secondary Plan clearly indicates that in contradiction between density standards and building height standards, building height regulations should be considered as a priority.**

In summary, if the the application to allow a building height of 45 storeys (147.0m) is permitted for the lands located at 65 Guise St E (Pier 8, Block16), any increase in building height for future development within the Pier 7-8 development area and the James St N corridor will have to be given consideration up to a maximum of an additional 5.625 times the recommended building height.

Applicable excerpts from the Urban Design Study;

- 6.2.1 Secondary Plan Amendments (page 95) Through the preparation of this Urban Design Study it was determined that the policies of the Secondary Plan are well suited to shape development on the Piers.
- 65 Guise St E is contained on Block I, as identified in the study on (page 89, 5.7 Blocks I/J)
- 3.2.5. A Diversity of Land-Use (page 40) designates Block I as medium density residential
- Existing Built Form (page 10) The mix of existing building types supports a mid-rise form (3-8 storeys) that decreases in height as it approaches the low rise homes to the south. The block massing table indicates the appropriate number of storeys as 6-8. Key Design Considerations notes that "Building heights shall be lower along Guise Street where existing low-rise homes are located to the south"
- 2.3 CHARACTER PRECEDENTS (page 20) "The key features that were

consistently noted in each of the communities include: A human-scaled development that frames the streets and open spaces"

- 4.10. Mid-Rise Buildings (page 78); New development within the Pier 7 + 8 area is recommended to be mid-rise at 3-8 storeys in height in accordance with the Secondary Plan
- 6.4.2. Phase 1 Development (page 100); Establishing the blocks along Guise Street will help establish the edge condition for the Pier 8 community,

The Urban Hamilton Official Plan suggests the following principles:

- Scale; 3.5.7 For medium density residential uses, the net residential density shall be greater than 60 units per hectare and not greater than 100 units per hectare (page E3, 5 of 12)
- Scale; 3.5.8 For medium density residential uses, the maximum height shall be six storeys (page E3, 5 of 12)
- Design 3.5.9 (c) The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area (page E3, 5 of 12)
- 2.4.1.4 Residential intensification developments shall be evaluated based on the following criteria: b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form; d) the compatible integration of the development with the surrounding area in terms of use, scale, form and character. g) the ability of the development to comply with all applicable policies. (page B2, 4 of 6)
- 2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated: a) the matters listed in Policy B.2.4.1.4; b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects; c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings; d)

the consideration of transitions in height and density to adjacent residential buildings; e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;

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The Setting Sail Secondary Plan suggests the following principles:

- A.6.3.3.1.4 All new development in West Harbour shall be subject to the height limits shown on Schedule “M-4”, Building Heights, and prescribed in the specific policies of this plan (page 10)
- **A.6.3.3.1.5 Where there is a discrepancy between the maximum heights and density ranges in this plan when applied to specific sites, the maximum height limits shall prevail and be adhered to (page 10)**
- A.6.3.5.1.17 Prior to zoning by-law amendments to permit the development of any new buildings on Piers 7 and 8, a comprehensive urban design study of the entirety of both piers shall be completed. The study shall determine the appropriate height and massing of new buildings, taking into consideration impacts on public views, sunlight penetration, privacy and wind conditions. **If the urban design study recommends building heights greater than the maximum heights permitted by the above-referenced policies, an amendment to this plan shall be required.** (page 37)
- Schedule M-4: Building Heights (map) indicates that the building height for 65 Guise St E is governed by the Setting Sail Secondary Plan
- Schedule M-2: General Land Use (map) indicates that the land use for 65 Guise St E is Medium Density Residential and Medium Density Residential 2
- A.6.3.5.1.12 (page 36) xi) the design and massing of buildings shall minimize shadow and wind impacts on the public realm; xii) the design of new developments shall have respect for the light, views and privacy enjoyed by residents in adjacent buildings and areas.

The City of Hamilton’s Comprehensive Zoning By-law No. 05-200 provides the following applicable requirements:

- 14.1.1 PERMITTED USES - "Multiple Dwelling" (SECTION 14: WATERFRONT

ZONES)

- 14.1.2 REGULATIONS - "c) Building Height Shall be provided in accordance with Figure 12 of Schedule F: Special Figures" (SECTION 14: WATERFRONT ZONES)
- Figure 10: Waterfront Block Plan - this plan assigns block # 9, 10, 11 to the block containing 65 Guise St E
- **Figure 12: Waterfront Zones - Building Heights - This table assigns a maximum building height for Block 10 = 8 storeys, 30m, for Block 11 = 3 storeys, 11.5m**
- Figure 14: Waterfront Zones - Residential Unit Restrictions, sets a maximum number of units at 247 units for Blocks 9, 10 and 11, and Maximum 18,000 square metres for residential uses and a maximum 3000 square metres for commercial uses for Blocks 9, 10, and 11

Sincerely,

S. Christian Hollingshead

Property Owner

[REDACTED]

Hamilton ON

PETITION AGAINST 45 STORY TOWER ON PIER 8

We the residents of north end of Hamilton OBJECT to the changing of official plan amendment (file no, uhopa-22-001) and the zoning by-law amendment (file no, zac-22-003).

The City of Hamilton has so far done a great job of revitalizing the north end waterfront, creating parks and recreation areas for all Hamiltonians and their families to enjoy . Festivals and special events have flourished.

Many of the existing residents of the north end have enjoyed the the low traffic quiet neighbourhood of the past, but have excepted the rebirth of the waterfront as it has enhanced the waterfront and created a great destination for all to enjoy.

Then came the housing developments which we objected to with the belief the area should be maintained as waterfront recreation .

But in the end the housing was accepted as an unassuming development which would blend in and allow others to join the community of waterfront living we have enjoyed.

We find that allowing the building of a massive tower of 45 storeys will greatly effect the quality of life and enjoyment of residents already settled in the area.

A building of this magnitude is undesirable in this location as it will

detract from the aesthetics of the area taking away the park and waterfront feel and making it into a concrete jungle

it will also create shadowing for all residence existing and in the new developments

it will create severe traffic congestion ,by over intensifying an area with limited access. It will diminish the quality of life.

More importantly allowing a 45 story tower in this location will defeat the whole purpose of a 15 year Setting Sail process initiated by the City of Hamilton itself.

Never once ,during this 15 year consultation process was a 45 story building mentioned or contemplated. Four stories was a possibility in the modelling at Werner Plessels office at the Waterfront Trust. Nothing too severe. Nothing too disruptive to the existing neighbourhood and historically mild traffic patterns. Nothing that would block out the sun.

This notion of 45 stories is bait and switch at its vulgar worst. It is dishonest, it renders the engagement process meaningless.

Bruce Kuwabarar involvement ,and his north end roots do not trump the good faith participation of hundreds (if not thousands) of north end residents. Mr Kuwabarar lives and works in toronto.

Please do the honourable thing and reject this tower proposal.

Scott Peterson [redacted]
name address contact

Jan Hockridge [redacted]

Jacqueline Hockridge [redacted]
continued on back

PETITION AGAINST 45 STORY TOWER ON PIER 8

George Konstantinos [REDACTED]

Beryl Paul [REDACTED]

D. King [REDACTED]

M. Thomson [REDACTED]

J Witt [REDACTED]

Nina Lontro [REDACTED]

Genese Long [REDACTED]

Catherine Chamber [REDACTED]

Kelsey McIntyre [REDACTED]

Franci Cahoon [REDACTED]

Kelly McBurn [REDACTED]

~~Justin~~ Justine Wadden [REDACTED]

JOEL [REDACTED]

[REDACTED]

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<i>Scott Pattesson</i>	[REDACTED]
name	address contact

<i>2 W. Wardenby</i>	[REDACTED]
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<i>[Signature]</i>	[REDACTED]
continued on back	[REDACTED]

Feb 15 on line

PETITION AGAINST 45 STORY TOWER ON PIER 8

ABinglik

[REDACTED]

Wf MCINTYRE

[REDACTED]

Annie Van

[REDACTED]

Jon

[REDACTED]

W. WINE Bigelow

[REDACTED]

Pam Bigelow

[REDACTED]

Sam Nieuwhof

[REDACTED]

Emily Newton

[REDACTED]

Kathryn Semogas

[REDACTED]

Chase Thomson

[REDACTED]

Cindy Match

[REDACTED]

Carlo Henriquez

[REDACTED]

Gabriela Castillo

[REDACTED]

nelia street

[REDACTED]

Nathan J. Cooper

[REDACTED]