

From: John Roy Lawrence John Roy

Sent: October 31, 2023 1:58 PM

To: clerk@hamilton.ca

Subject: Official Plan Amendment File No. UHOPA-22-001 Written objection.

Re :Official Plan Amendment File No. UHOPA-22-00165 Guise St. East Pier 8 Block 16 f OBJECTION TO ZONING CHANGE.

I would like to register my objections to this proposal for the following reasons. I do not live in the immediate neighbourhood but as a lifelong resident of Hamilton I consider the city my neighbourhood and hate to see it being unmade by bad planning decisions.

1. In my opinion this 45 story monolith goes against what the city has been trying to accomplish for decades on the Pier 8 lands: a people friendly development with attractive public spaces and a model development of which the City can be proud and which will develop into a new vibrant neighbourhood. The original winning plan for this area consisted of low to mid rise buildings-buildings on a human scale .
2. A 45 story tower is totally out of context and out of scale with the rest of the proposed development and with every other part of the harbour front redevelopment.
3. Residents of a 45 story tower will be isolated from the rest of the neighbourhood and have no easy access or motivation to contribute to the social fabric of the neighbourhood which their building will dominate In fact you can watch on You Tube as Towers built in the 1960's are imploded as they simply could not function as part of real communities or neighbourhoods.
4. No 45 story tower anywhere in the world has improved the ambiance, livability or social fabric of the surrounding neighbourhood.
- 5 This tower exceeds the City's planned height limit of 30 stories.
6. A 45 story tower will loom over any buildings to the east blocking direct sunlight and a view of the sunset and creating wind vortexes that would be hostile to pedestrians using the public areas and the other residents of the proposed neighbourhood.
7. In the case of a fire or other disaster it seems unlikely that the Hamilton Fire Department is equipped or trained to fight a fire or rescue people from such a building.

8. Being totally out of scale with the rest of the harbour front development it is likely to contribute nothing to the atmosphere and ambiance of the public areas. Who wants to enjoy a stroll along a harbour front dominated by a giant monolith?

9. It is my understanding that one of the reasons for this proposal is that some of the density in the original mid-rise proposal was zoned out in response to local objections and that this is an attempt to put all the removed density back in one space. This makes no sense. There are more sensible options such as reducing the original density requirements or redistributing the density throughout the project to more human scale buildings.

10. The place for high rise monoliths of this type is in high density downtown cores not on valuable harbour front development land.

John Roy