

From: Coleman, Daniel

Sent: October 30, 2023 10:58 AM

To: clerk@hamilton.ca

Subject: Re: Zoning By-Law Ammendment at Waterfront (Pier 8 Block 16)

Dear Planning Committee at the City of
Hamilton,

This is the second time I have written to the Planning Committee during a public consultation about the inadvisability of rezoning the Waterfront Shores plan to amend city bylaws for the Pier 8 development that would permit developments up to 45 storeys at the waterfront.

When I attended the June 19th, 2023 Pier 8, Block 16 Residential Tower Design meeting, I came to understand that the idea of the 45-storey “signature building” that exceeds the 8-storey limit of the original development plan is a result of the target density numbers the city has set for the Waterfront Shores development project. I learned 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 the city makes an exemption for one developer to exceed the 8-storey plan, 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? Why must the city insist that the density target number must be fulfilled at this absolutely unique waterfront location that should be made available to the public rather than made into 45 storeys worth of private homes? Surely, such a building would still tower high above all others in the area if it were built on the south side of the railroad tracks and still 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 rezoning "exception" which will become the rule,

Daniel Coleman