

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
Building height	Concerns were expressed that the proposed 45 storey tower is too tall and too large for its surroundings. The proposed tower design implements recommendations of the Pier 8, Block 16 Urban Design Guidelines intended to achieve a landmark building that does not overwhelm the Hamilton skyline or negatively impact its surroundings. Specific design measures include a narrow building profile and a building height that does not exceed the geodetic elevation (height above sea level) of the existing tallest building in Hamilton (Landmark Place).
Unit size / suitability for families	There are concerns that tall buildings are not desirable or suitable locations for families with children. By incorporating some of the family sized units in the proposed tower, the development will provide an additional housing option to those families that do desire to live in a tall building.
Density and infrastructure	There are concerns that the proposal will result in too much density that cannot be accommodated by existing infrastructure. The proposal to allow residential development on Block 16 will not increase the total number of dwelling units permitted across Pier 8 as approved through the original Pier 8 Rezoning (1,645 dwelling units). Infrastructure capacity was reviewed as part of the previous rezoning and it was determined that the density can be accommodated.
Inconsistency with previous planning and design studies	Concerns were expressed that the proposal does not align with the previous Pier 8 Zoning By-law Amendment that was approved by Council in 2017 based on the Pier 7 and 8 Urban Design Study that recommended a mid-rise built form for the site. The Pier 8, Block 16 planning process was initiated to comply with minutes of settlement to resolve appeals to the Council approved Pier 8 rezoning. As Phase 1 of the planning process, the City initiated and adopted the Pier 8, Block 16 Urban Design Guidelines which provide more specific design direction for the Block 16 lands. The decision on whether to approve a tall building on Block 16 remains with Council who may choose to approve or deny the proposed Official Plan Amendment and Zoning By-law Amendment applications.

Comment Received	Staff Response
Shadow impacts	Concerns were raised that the proposed tower will shadow existing residences. Due to the location and orientation of the tower, shadows will be cast towards the northeast, north and northwest of the site. There will be no shadows cast on existing residences that are located to the south of Pier 8.
Views	Concerns were raised that the proposed building will negatively impact views, including towards the Niagara Escarpment. A Visual Analysis was submitted by the applicant demonstrates that the proposed tower will enhance views towards the Niagara Escarpment from the James N. Allan Skyway and Sam Lawrence Park by acting as a visual landmark on the Hamilton Harbour.
Traffic	Concerns were raised that the proposed tower will increase traffic congestion in the area. Traffic for the Pier 8 development was reviewed through the original Pier 8 rezoning and it was determined that it could be accommodated. The proposed tower will not increase the number of units approved to be developed on Pier 8 nor the number of required parking spaces.
Compatibility with adjacent industries	<p>The land use planning counsel for Parrish & Heimbecker Ltd., the owner of a grain terminal to the east of Pier 8, expressed concerns that the proposed residential tower may create compatibility issues by introducing noise sensitive uses to Block 16 in proximity to their industrial operation. It was noted that Parrish & Heimbecker Ltd. entered into separate minutes of settlement with the City and Waterfront Shores Corporation to address compatibility issues between residential uses approved through the original Pier 8 rezoning and Parrish & Heimbecker’s operations.</p> <p>A Noise Feasibility Study was submitted by the applicant that assessed the noise impacts of stationary noise sources in proximity to Block 16, including Parrish & Heimbecker, and concluded that the proposed high-rise residential development is feasible from a noise perspective. The Study identifies that façade construction and ventilation will be required to protect indoor living spaces from noise, and screening will be required to protect outdoor living areas. A warning clause will also be required on title for all residential units advising of Parish & Heimbecker’s operations.</p>

Comment Received	Staff Response
Compatibility with adjacent industries continued	There is an existing Holding Provision applicable to Block 16 that requires all noise control measures to be implemented in the final design at the Site Plan Control stage. The Holding Provision also requires that the applicant address potential odour and dust concerns that were identified as part of the original Pier 8 rezoning approval.
Gentrification and affordability	A concern was raised that the surrounding neighbourhood has become unaffordable due to gentrification and that the proposed development is not a solution to affordability issues. The proposal will contribute to providing a range of dwelling types on the Pier 8 lands, including grade-related townhouse style units, a high-rise multiple dwelling, and an increased number of units with two or more bedrooms. As per the City’s development agreement with Waterfront Shores Corporation, no less than five percent (5%) of the dwelling units developed on Pier 8 shall meet the definition of affordable housing in the City’s Municipal Housing Facilities By-law No. 16-233.
Bird collisions	A concern was raised about birds colliding with the proposed tower due to its location on a migratory path for birds. The applicant has committed in the Sustainability Report submitted with the application to implementing bird-friendly building design at the Site Plan Control stage.
Precedent	There are concerns that approval of a tall building on Block 16 will create a precedent leading to more tall buildings being approved on the waterfront. The design and planning rationale for the Block 16 includes its ability to achieve a regional level landmark building that demonstrates excellence in design. Any future proposals for a tall building in the West Harbour area would be reviewed against the applicable policies of the West Harbour (Setting Sail) Secondary Plan and considered on their own merits.
Efficiency targets	Comments were received that the proposed sustainability measures are not ambitious enough and that the proposal should seek to achieve higher energy efficiency targets. The applicant has submitted a Sustainability Report prepared by a consulting team with expertise in building performance.

Comment Received	Staff Response
Efficiency targets continued	Staff are satisfied that the sustainability measures identified in the Sustainability Report meet the objectives of the West Harbour (Setting Sail) Secondary Plan and the Pier 8, Block 16 Urban Design Study.
Increased commercial uses on the waterfront	A comment was received regarding more commercial uses on the waterfront. The proposed zoning by-law amendment permits commercial uses on the ground floor of the building which, together with the adjacent Williams Coffee Pub and Waterfront Trust Centre, may contribute to a hub of commercial activity at the western terminus of the Waterfront Promenade and the Greenway.

Kehler, Mark

From: [REDACTED]
Sent: Friday, July 7, 2023 12:01 PM
To: Kehler, Mark
Subject: Feedback Pier 8 Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am sending my vote as "no" to the tower. I have submitted my reasons to the City and Counsellor Ward 2 a few times now and want to ensure I register my vote with you too.

I am in favour of the 6-8 story design.

A note, the process as mentioned in the North End Breezes is not the best, as participants have never been able to speak openly at a town hall like meeting at the public online/in-person meetings. I do find this curious and a lot of elders in the Northend have complained about this, as they do not know how to use "Chat Boxes" and prefer the in-person on microphone traditional town hall type style to provide their thoughts on the matter.

Thank you.

Kind regards,

[REDACTED]

Kehler, Mark

From: [REDACTED]
Sent: Friday, June 23, 2023 11:43 AM
To: Kehler, Mark
Subject: Question re Block 16: Proposed Residential Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark

I attended the virtual presentation for this application and I have the following question:

In evaluating the 45 tower option for this site, I am wondering whether staff have considered the health implications for the residents in a tall tower.

I'd be interested in your comments to the following article:

<https://www.smartcitiesdive.com/ex/sustainablecitiescollective/7-reasons-why-high-rises-kill-livability/561536/>.

I look forward to your response.

Thank you.

[REDACTED]

Kehler, Mark

From: [REDACTED]
Sent: Thursday, June 22, 2023 9:30 PM
To: Kehler, Mark
Cc: bd@kpmbarchitects.com; kpmb@camronpr.com; West Harbour; Kroetsch, Cameron
Subject: Pier 8 45 story high-rise

Follow Up Flag: Follow up
Flag Status: Flagged

Just returned from the open house at the Discovery Centre for the pier 8 development . I am afraid my discussions with the architect and developers were sometimes less than civil due to my strong objections to the 45 story tower proposal...

However I did learn that the only reason this tower is now needed is that the original award winning low to mid rise plans for the whole site were NIMBYed by a small group of local homeowners facing the site.

From what I heard it appears that the only way the development group can meet their density goals after having buildings on Guise Street reduced in height to meet the residents objections was to

concentrate all the units in one high-rise in block 16. So it appears that the developers are not really to blame for suggesting this monster building as they seem to think it is the only way

the can meet the required number of units required by the planning department.

Of course no architect is going to forgo the opportunity to design a so called "iconic" building. This building is supposed to have some larger family sized units but it is hard to see how a 45 story building is in any way "family friendly"

There are small families living in tiny high rise condos in Toronto only because the housing market has become so unaffordable.

So this proposal is clearly in the court of the Planning Department. The need for the building can only be resolved by either revisiting the earlier well thought out mid rise plans or by absolving the developers of the density requirements

so that a giant tower is not needed or justified.

Sincerely

[REDACTED]

Kehler, Mark

From: [REDACTED]
Sent: Wednesday, June 21, 2023 12:38 PM
To: Kehler, Mark
Subject: High rise at Pier 8

Follow Up Flag: Follow up
Flag Status: Flagged

Please. Mr Kehler, stop and change this approach. We love the waterfront. Erecting a monstrous ediface that will tower over the serenity of this location is neither in the best interest of Hamilton nor its residents. I do not welcome this development and I am shocked at its proposal.

[REDACTED]

Sent from my iPhone

Kehler, Mark

From: [REDACTED]
Sent: Wednesday, June 21, 2023 12:02 PM
To: Kehler, Mark
Subject: Pier 8 Tower

Follow Up Flag: Follow up
Flag Status: Flagged

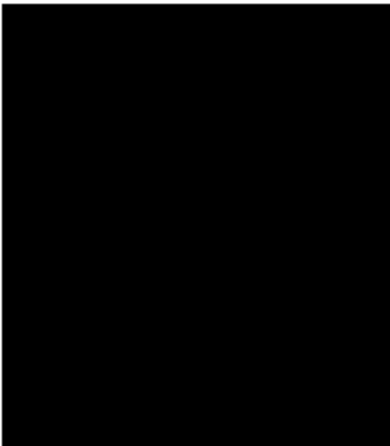
Hi Mark,

I am a homeowner in the Strathcona neighbourhood and I strongly support the development of a 45 storey tower at Pier 8.

I support the idea of a landmark on the waterfront and that it will allow larger 2 and 3 bedroom units in the rest of the development. In my opinion this is good urban design.

All the noise from the north end residences is total NIMBY bull shit. I hope the city does not cow tail to them.

Best Regards,



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Kehler, Mark

From: [REDACTED]
Sent: Friday, June 16, 2023 10:34 AM
To: Kehler, Mark; West Harbour
Cc: Office of Ward 3 City Councillor Nrinder Nann; Kroetsch, Cameron
Subject: Proposed Tower Blocks on West Harbour Lands.

Follow Up Flag: Follow up
Flag Status: Flagged

This proposal for 45 story buildings is a is a planning horror story . Even if more family units are built into the massive tower blocks they are not suitable accommodation.

I can confidently say that no giant tower block ever, anywhere has ever enhanced the rest of the surrounding neighbourhood.

Perhaps you would like to go on the internet where there are some lovely You tube videos of similar sized tower blocks being imploded in Glasgow , Scotland.

These were built to replace some of the worst slums in the western world but in the end just became unsustainable high rise nightmares.

The same density can be achieved by medium rise buildings.



Kehler, Mark

From: Kelsey, Lisa
Sent: Wednesday, October 5, 2022 12:59 PM
To: Kehler, Mark
Subject: FW: 65 Guise Street East

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Written comments below for the Staff Report.

Regards,
Lisa Kelsey, Dipl.M.A.
Legislative Coordinator
City of Hamilton, Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5
Ph. (905) 546-2424 ext. 4605
Fax. (905) 546-2095



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From: clerk@hamilton.ca <clerk@hamilton.ca>
Sent: Friday, September 30, 2022 8:16 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Cc: Carson, Katie <Katie.Carson@hamilton.ca>
Subject: FW: 65 Guise Street East

Lisa – is this for Planning?

From: [REDACTED]
Sent: September 30, 2022 2:36 AM
To: clerk@hamilton.ca; Farr, Jason <Jason.Farr@hamilton.ca>
Subject: Re: 65 Guise Street East

Hello,

I wanted to let you know that I support the position of the North End Neighbourhood Association and the tall signature tower proposal.

Kehler, Mark

From: Kelsey, Lisa
Sent: Wednesday, October 5, 2022 1:00 PM
To: Kehler, Mark
Subject: FW: Is there really a 45-story tower being built next door to our Waterfront Trust Centre (former Discovery Centre)?

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Written comments below for the staff report.

Regards,
Lisa Kelsey, Dipl.M.A.
Legislative Coordinator
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From: [REDACTED]
Sent: Thursday, September 29, 2022 11:42 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Is there really a 45-story tower being built next door to our Waterfront Trust Centre (former Discovery Centre)?

Not sure if I am too late.

As a resident of ward 2, I believe that it is ok for a 45-story tower building to be built near docks and piers. I've recently walked on the piers and loved it, and I bet many people would love to live in the area as well.

I would also be ok with it being higher.

Kehler, Mark

From: Kelsey, Lisa
Sent: Wednesday, October 5, 2022 1:01 PM
To: Kehler, Mark
Subject: FW: North End - Waterfront Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

More written comments below.

Regards,
Lisa Kelsey, Dipl.M.A.
Legislative Coordinator
City of Hamilton, Office of the City Clerk
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From: Farr, Jason <Jason.Farr@hamilton.ca>
Sent: Sunday, June 12, 2022 8:57 PM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Re: North End - Waterfront Tower

It's the Waterfront Shores project. One of the nine parcels. The one next to the Hamilton Waterfront Trust Centre (former Discovery Centre). Pier 8

Sent from my iPhone

On Jun 11, 2022, at 5:06 PM, Kelsey, Lisa <Lisa.Kelsey@hamilton.ca> wrote:

Hello Councillor Farr,

Do you know what the street address is for this development?

Thank you,
Lisa Kelsey, Dipl.M.A.
Legislative Coordinator
City of Hamilton, Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5
Ph. (905) 546-2424 ext. 4605
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From: Farr, Jason <Jason.Farr@hamilton.ca>
Sent: Tuesday, June 7, 2022 1:07 PM
To: Vanessa Seneriches [REDACTED]
Cc: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: RE: North End - Waterfront Tower

Good afternoon, Vanessa. Just a quick note to let you know that your correspondence has been shared with our City Clerk (cc) who will be sure to add it to our agenda for whenever the matter comes before planning Committee.

Thanks you for engaging on this.

Jay

From: [REDACTED]
Sent: March 22, 2022 1:13 PM
To: Farr, Jason <Jason.Farr@hamilton.ca>
Subject: North End - Waterfront Tower

Hello Jason,

As a resident of the North End, I am opposed to amending the by-law to allow a 45-storey building on the waterfront. I do agree there is a necessity to provide affordable housing to habitants, however, I think the proposed plan for this building creates a visual eyesore taking away from the rejuvenation happening along the harbour and detracting from the beauty of the Escarpment. The existing by-law for building heights has been in place for good reason. I am a proponent of the mix-use waterfront work the city has undertaken though I think as a community we need to put limitations on private interests.

In addition, the 45-storey height of this proposed building would contribute to over density in the North End; this is a pattern for poor urban planning that can be found in pockets of Toronto – such as along Liberty Village and along Toronto's unusable waterfront. During rush hours, the traffic is bumper to bumper as roads and intersections were not planned to account for the volume of vehicles and people inhabiting the buildings. When they built those towers, the amount of traffic congestion found in those areas has contributed to people wanting to move away from Toronto (myself included). People don't stay in these condominiums for the long-term.

If the objective is about building a vision for long-term, family-friendly, sustainable community that thrives on maintaining its wonderful Hamilton heritage, then it is important for the neighbourhood to agree.

Also, I think your newsletter should include a picture showing the condominium tower and be transparent about the developers proposing a 45-story tower (not just a 'tall tower') as it is misleading to say that the drawing featured on the newsletter is the plan. As a concerned resident of Ward 2, I hope that my views are shared with the Council.

Thanks,

[REDACTED]

Kehler, Mark

From: [REDACTED]
Sent: Thursday, August 11, 2022 12:12 AM
To: Kehler, Mark
Subject: Re: Pier 8 proposed building

Follow Up Flag: Follow up
Flag Status: Flagged

I believe this is an excellent iconic waterfront multi-family structure that will be shown in Hamilton images forever. If designed to not simply be a rectangle.. meaning, if it is designed to be the iconic structure this area deserves, i believe it will be a blessing to the city. It can enhance the economic boost to the overall pier 8 development and will have a major impact on lower-downtown morale and area business sales.



Kehler, Mark

From: Kelsey, Lisa
Sent: Thursday, May 5, 2022 11:58 AM
To: Kehler, Mark
Subject: FW: Re 65 Guise Street East

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Public comments below for the report coming back to Planning Committee on this property.

Thank you,
Lisa Kelsey, Dipl.M.A.
Legislative Coordinator
City of Hamilton, Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5
Ph. (905) 546-2424 ext. 4605
Fax. (905) 546-2095



The City of Hamilton encourages physical distancing and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

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From: clerk@hamilton.ca <clerk@hamilton.ca>
Sent: Thursday, May 5, 2022 11:27 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Cc: Carson, Katie <Katie.Carson@hamilton.ca>
Subject: FW: Re 65 Guise Street East

Hi Lisa,

Not sure if this is for planning, kindly advise.

Thanks,
Danielle

From: John Benjamin [REDACTED]
Sent: Wednesday, May 4, 2022 10:56 PM
To: clerk@hamilton.ca
Subject: Re 65 Guise Street East

Hi, my name is [REDACTED] a resident on Wood St E in the North End.

I support the position of the North End Neighbourhood Association and the tall signature tower proposal. I support this for a number of reasons, several of which are listed on NENA's website:

- The tower addresses the "Missing middle housing" problem, by enabling more units at Pier 8 to be family-sized homes
- Family-sized homes (3 BR) are important - I live with my newborn son and my wife in a small (2 BR) home, and I understand the need for a growing family to have appropriate living space. 1BR Condos are not a viable option to raise a family.
- Families and children are an important part of making a diverse community - the tower will help include this demographic in Pier 8 and build that connection across Guise St.
- I am an opponent of car-centric cities. If this tower can reduce traffic and parking and create a denser and more pedestrian-friendly and bike-friendly neighborhood, then I vote for the tower.
- Personally, I would appreciate a landmark tower on the Bay (especially one that which does not set a precedent for a 'clogged' waterfront)

The Pier 8 development, it's proposed tower, and the character of North End are all important, and I look forward to working alongside my community to build a better Hamilton.

Sincerely,

[REDACTED]

Kehler, Mark

From: Smith, Andrea
Sent: Tuesday, May 3, 2022 10:20 AM
To: [REDACTED]
Cc: Roth, Jennifer; Kehler, Mark
Subject: FW: Pier 8 Zoom Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Pat,

Thank you for your email. By copy of this email, your comment has been forwarded to Senior Planner – Mark Kehler, Planning Division, City of Hamilton as part of processing of the development applications related to 65 Guise St., Block 16, Pier 8 (Files: ZAC-22-003/UHOPA-22-001). To provide further comments about these applications, please contact: Mark Kehler at mark.kehler@hamilton.ca

As your comment relates to the status of the 45 storey tower, I wanted to clarify that approval of the tower remains subject to a Council decision. The Official Plan and Zoning By-law amendment applications related to the proposed tower are currently in process. The Design Review Panel meetings and feedback of the Panel members are a part of the process, serving as an input into evolution of the design concept. The applications will be scheduled at a future Public Meeting and considered by Council. If you wish to receive notice of this Public Meeting, please contact Mark Kehler. You can also sign up for West Harbour updates [here](#).

Hopefully this clarifies.

Regards,

Andrea Smith MCIP, RPP, PMP
Senior Consultant – West Harbour Redevelopment
Municipal Land Development Office
Planning & Economic Development
City of Hamilton
Ph: (905) 546-2424 Ext. 6256
Cell: (905) 973-3864
andrea.smith@hamilton.ca



From: [REDACTED]
Sent: May 1, 2022 11:04 AM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Pier 8 Zoom Meeting

Greetings

It was informative to see what is happening with this development. I did not think that the city had actually approved of the 45 story tower development. It is a very interesting design but certainly not an affordable housing option. It is sad because there is so much gentrification in this city that it has become unaffordable for many who live here. This area was a working man's neighbourhood at one time.

I am also not a fan of so much glass in a large building. I have heard that overtime this can fail and it is also a poor insulator. I know that the wind in this area can be strong and cold. I think architects choose this because it is cheaper and faster to build.



A lifetime Hamiltonian

[Sent from Yahoo Mail for iPad](#)

Kehler, Mark

From: [REDACTED]
Sent: Wednesday, May 11, 2022 6:22 PM
To: Kehler, Mark
Subject: Re: Pier 8 comments

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Mark.

My wife and I watched the last design team meeting and we're very impressed with the work that has been done to design the tall building so that it looks attractive in its position on the waterfront. We should be considering it as a landmark building.

The Lily pad option is quite lovely and the colours that appeared to be in the glass and the cladding also seem to fit well with its location. The presentation also showed that the architects were interested in connecting the building to the ground level, both through the podium and through the proposed restaurant; the l will be a wonderful addition to the waterfront.

One concern which wasn't brought up by the design team, nor by the architects, was the potential for bird collisions due to the amount of glass in the construction. We would like to know what steps will be taken to mitigate bird collisions as the waterfront will be on on the migratory path for many birds crossing the bay.

Another issue which I think should be addressed in presentations to the public in the future will be to show how the proposed tower will decrease the density of the other buildings in the Pier 8 development.

We would like to see that the agreed upon decreased density would provide for enhanced sight lines between the other buildings in Pier 8 to the waterfront and the bay, so that views from the rest of the North End would be somewhat maintained.

Most of the renderings show how the development looks from the water, but other than water traffic, everyone will be looking at Pier 8 from the city.

There should also be an easy flow of pedestrian and bicycle traffic into the development. Otherwise the development could present as a wall/barrier between the North End and the waterfront and will detract from its potential to become part of the fabric of the Hamilton waterfront.

Thanks

[REDACTED]

On May 11, 2022, at 3:42 PM, Kehler, Mark <Mark.Kehler@hamilton.ca> wrote:

Hi [REDACTED]

You can send any written comments to me and they will be included in the Staff Report that goes to

Kehler, Mark

From: [REDACTED]
Sent: Thursday, April 28, 2022 6:49 PM
To: Roth, Jennifer
Cc: Smith, Andrea; Kehler, Mark
Subject: Re: Resident Comment Re: Pier 8 Block 16 DRP 2
Attachments: image001.png

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks for the information, Jennifer.

One final comment on energy use:

The design team stated their EUI target to be 120-140 kWh/m²/a (Luka from Purpose presented this). For comparison, this aligns only with Tier 1 of the new version of the Toronto Green Standard, coming into effect May 1st (135 kWh/m²/a - the minimum standard for new multi-unit over 6 storeys). So I reject their claim that this is an 'ambitious' proposal, especially in light of the City's climate emergency declaration. And when compared to housing globally, such as new construction in places like Vienna, it's a laughable target.

Thanks.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-4/mid-to-high-rise-residential-non-residential-version-4/buildings-energy-emissions-resilience/>

On Thu., Apr. 28, 2022, 3:00 p.m. Roth, Jennifer, <Jennifer.Roth@hamilton.ca> wrote:

Hi [REDACTED]

Thanks for your comments. The Pier 8 Block 16 Urban Design Guidelines requires that the building design and lighting take into consideration migratory birds – more details about this will come at the site plan stage. I have included the file planner, Mark Kehler, on this email so he can document your comments on the lighting and migratory birds as well as the sustainability target for the building.

To answer the RFP question, Waterfront Shores was selected in 2018 as the Preferred Proponent to develop Pier 8. The RFP process incorporated sustainability considerations as part of the RFP evaluation parameters. The resulting Purchase and Sale agreement between the City and Waterfront Shores contains a range of terms and obligations including sustainability measures. Should Council approve the Official Plan and Zoning By-law amendment applications for Pier 8 Block 16, there will be additional opportunities as part of the development process to implement additional sustainability measures. If you have further questions about this information, I have cc'ed Andrea Smith from the Municipal Land Development Office.

Thank you for taking the time to observe the meeting last night.

Best,

Jennifer Roth, RPP, MCIP

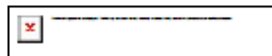
Senior Project Manager, Rental Housing Development

Housing Services Division

Healthy and Safe Communities

City of Hamilton

905-546-2424 Ext. 7242



From: [REDACTED]
Sent: April 28, 2022 7:40 AM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Resident Comment Re: Pier 8 Block 16 DRP 2

Hi Jennifer,

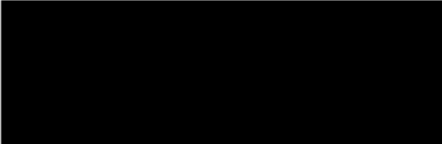
I am wondering whether the design team has given consideration to the impact of the penthouse lighting scheme on migratory birds, given the proximity to Cootes?

I also wholly agree with the Panel's comments on not being an ambitious enough proposal, in terms of energy and CO2-e, but am sympathetic to the response of this being a market-driven project. My assumption is that the property was

sold to the winning development team with certain conditions – and that perhaps these metrics were left vague in what I assume was an RFP years ago?

Thanks for the session!

--



Kehler, Mark

From: Roth, Jennifer
Sent: Thursday, April 28, 2022 8:16 AM
To: Smith, Andrea; Kehler, Mark
Subject: FW: Final reminder for Web seminar: Pier 8 Block 16 DRP 2

Follow Up Flag: Follow up
Flag Status: Flagged

FYI – comments below.

From: [REDACTED]
Sent: April 27, 2022 9:14 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Re: Final reminder for Web seminar: Pier 8 Block 16 DRP 2

I missed about 10 slides but I got thr gist of the presentation.

PS: would like to see more commercial along waterfront.

Also, I didn't think LEED Certification was the "gold standard " anymore. I read somewhere that Passive Haus is even better.

Thank you.

[REDACTED]

On Wed., Apr. 27, 2022, 9:02 p.m. Roth, Jennifer, <Jennifer.Roth@hamilton.ca> wrote:

[REDACTED] – I am so sorry that I missed this email – I was busy taking notes. I really hope they started to advance so you didn't miss anything.

Thanks,

Jennifer

From: [REDACTED]
Sent: April 27, 2022 7:09 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Re: Final reminder for Web seminar: Pier 8 Block 16 DRP 2

Slides are not advancing in my view. Stuck on "View from South".

Kehler, Mark

From: Roth, Jennifer
Sent: Tuesday, March 8, 2022 9:03 PM
To: Smith, Andrea; sue.cumming@total.net; Kehler, Mark; Phillips, Chris
Cc: Newbold, Christine
Subject: FW: Pier 8 meeting tonight

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Jennifer Roth, MCIP, RPP
Planner I

Sustainable Communities
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton ON, L8P 4Y5
Telephone: 905-546-2424 ex. 2058
Fax: 905-546-4202

The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

Please consider the environment before printing this email.

From: [REDACTED]
Sent: March 8, 2022 8:27 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Pier 8 meeting tonight

Hi Jennifer,

I can't seem to make any comments on the meeting tonight! I felt the meeting was heavily weighed to negative and constructive comments from participant which I guess is fair.... but I wanted to say...the site plans and pictures got me excited (hoping I may be able to someday buy a place at Pier 8).

Thanks for all the hardwork from everyone on this very busy meeting tonight.

[REDACTED]

Kehler, Mark

From: Roth, Jennifer
Sent: Thursday, March 10, 2022 3:34 PM
To: Kehler, Mark
Subject: FW: Pier 8 Block 16 Community Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

FYI – comments for the file.

Thanks,

Jennifer Roth, MCIP, RPP
Planner I

Sustainable Communities
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton ON, L8P 4Y5
Telephone: 905-546-2424 ex. 2058
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Please consider the environment before printing this email.

From: [REDACTED]
Sent: March 9, 2022 10:23 AM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Re: Pier 8 Block 16 Community Meeting

Hi Jennifer,

Oh sorry, I wasn't complaining about the process. I never really realized that OLT could approve something completely different than what was applied for. I'm aware that there is only so much you can do to reach the community. But the City gets the blame for following the OLT ruling unfortunately.

I feel better though knowing that more families will be accommodated in this development. I like that the building isn't all glass, has balconies and will hopefully allow for a mix of people with various incomes to call Pier 8 home.

Yes, feel free to share my comments below.

Kind regards,

[REDACTED]

On Wed., Mar. 9, 2022, 10:04 a.m. Roth, Jennifer, <Jennifer.Roth@hamilton.ca> wrote:

Good morning [REDACTED]

Thank you for your attendance last night.

I can appreciate your frustration with the process. The provincial planning appeal body (Ontario Land Tribunal) does tend to change things without public input.

Can I forward your comments to the development review planner to include in the public record?

Thank you,

Jennifer Roth, MCIP, RPP

Planner I

Sustainable Communities

Planning & Economic Development Department

71 Main Street West, 5th Floor

Hamilton ON, L8P 4Y5

Telephone: 905-546-2424 ex. 2058

Fax: 905-546-4202

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Please consider the environment before printing this email.

From: [REDACTED]
Sent: March 8, 2022 8:59 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Pier 8 Block 16 Community Meeting

Thank you for hosting this public meeting. It was very informative and the additional information was helpful. I thought it was well run and it seems that plenty of public consultation over and above what is normally required under the Planning Act has been done.

While I am not keen on such a tall building personally, the fact that the developer will be offering greater than 15% of the units as family units(2bdm and 3bdm units) is important. I am disappointed that the tower came into fruition long after the original designs went out to the public to vote on prior to the RFP process, as it may have very well changed people's perception and decision on which design they preferred. I think this is where much of the animosity comes from with the people who are against the height, regardless of the benefits and why the perception of non-transparency exists.

Anyhow, what is done is done. The cylindrical and Lily design are the best looking but they should go with the most cost efficient design to save on construction costs. I hope the City considers reduced parking minimums given the close proximity to the West Harbour Go and HSR service to downtown(it will also reduce cost of construction), and assurances that the public space will remain public in perpetuity. I also hope Hamilton stands by their word that should Council approve the tower, it will not pave the way for future developers to also request for these massive height increases for other waterfront development, City owned lands or otherwise.

Kind regards,

[REDACTED]

--

[REDACTED]

Kehler, Mark

From: Roth, Jennifer
Sent: Monday, March 14, 2022 8:25 AM
To: cumming1@total.net; Smith, Andrea; Kehler, Mark
Subject: FW: Pier 8 Block 16 DRP Web seminar comments

Follow Up Flag: Follow up
Flag Status: Flagged

FYI – comments for Pier 8 Block 16.

Jennifer Roth, MCIP, RPP
Planner I

Sustainable Communities
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton ON, L8P 4Y5
Telephone: 905-546-2424 ex. 2058
Fax: 905-546-4202

The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

Please consider the environment before printing this email.

From: [REDACTED]
Sent: March 13, 2022 9:19 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Pier 8 Block 16 DRP Web seminar comments

Hi Jennifer,

I attended the web seminar and as an engineer who's been working in the energy modelling/sustainability industry for the most part of the past decade and as a north-ender I have a few comments.

1. The proposed Tier-2 target didn't include ALL the three metrics used by TGS (TEDI, TEUI, and GHGI). Excluding TEDI is problematic because this metric focuses on envelope and resiliency of the building. Excluding it allows the construction of highly glazed generic towers like the ones peppered all over the GTA.
- 2.
3. Window to wall ratio (WWR) matters despite of what's been touted about the importance of the Surface to Area (SAR). The proposed high percentage (70%) of glazing will only reduce the performance of the building while negatively impacting the thermal comfort of the occupants. As a professional working in the industry, I find it hard to believe that Tier-2 is achievable with the committed design, and even recommended as a sustainable exemplary building.
- 4.

5. The proposed mechanical system is a standard system that'll surely help reduce GHGI, but it isn't the magical wand we're being led to believe. With a glazing-induced thermal load of the envelope, most of the heating will be satisfied with NG (Methane) boilers. In other words, the mechanical system despite its efficiency and carbon switching approach, will only react to the loads assigned to it.
- 6.
7. Some of the architects on the panel voiced their concerns about the importance of passive design elements, but the answers focused on the importance of the mechanical system, the self-shading, and SAR. In my experience, self-shading has minimal impact, and adding balconies decrease the thermal performance of the facade if it's not mitigated. I do have some serious doubts about these claims.
- 8.
9. The Standards (Energy Star, LEED Silver, and WELL) are great to achieve, but the only one that's pure energy is Energy Star. Energy Star isn't hard to achieve, so setting it as a target is setting the bar low. With a building that'll define the Hamilton waterfront, we should aim higher.
- 10.
11. The city should have a clear approach on how to model the building, an absolute target, and a third-party auditor to verify the results.

Kind Regards,

[Redacted signature]

Too brief? [Here's why!](#)

[EOM] = End of Message

[NNTR] = No need to respond

PETITION AGAINST 45 STORY TOWER ON PIER 8

We the residents of Guise st east 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.

[Redacted signature block]

name address contact

[Redacted contact information]

continued on back

J. Pitman Patterson
T 416.387.6109
PPatterson@blg.com

Katie Butler
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KButtler@blg.com

Borden Ladner Gervais LLP
Bay Adelaide Centre, East Tower
22 Adelaide Street West
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F 416-367-6749
blg.com



February 22, 2022

Delivered by Email (clerk@hamilton.ca) (mayor@hamilton.ca)

Mayor Eisenberger and Council
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Dear Mayor Eisenberger and Members of Council:

Re: File: Official Plan Amendment UHOPA-22-001
File: Zoning By-law Amendment ZAC-22-003
Folder: 2022 100024 00 PLAN (1087541)
Subject Property: 65 Guise Street East (Pier 8, Block 16), Hamilton
Item 5.3 Planning Committee Report 22-003 - February 15, 2022

BLG has been retained as land use planning counsel by Parrish & Heimbecker Limited ("P&H") the operator of a grain handling terminal and flour mill on Pier 10 in Hamilton. We write regarding our client's concerns in respect of the proposed Official Plan Amendment and Zoning By-law Amendment (the "Proposed Amendments") at the property municipally known as 65 Guise Street East, Hamilton (Pier 8, Block 16) (the "Subject Property") and the associated introduction of new sensitive land uses in a 45-storey tower.

Our client is the owner and operator of a large grain handling terminal and state of the art flour mill on Pier 10, including the dockwalls and finger pier extending toward Pier 8 which is used for the loading and unloading of ships (the "P&H Facility"). The P&H Facility which is approximately 270 meters from the east side of Pier 8, and ships dock on the finger pier as close as approximately 150 metres. In 2017, P&H completed a \$45 million investment in a new flour mill on Pier 10 which was supported by the City of Hamilton and all other levels of government. The new mill is the first greenfield site flour mill built in Ontario in 75 years.

P&H has made a substantial economic investment on Pier 10, and a significant contribution to the establishment of a successful agri-food hub in the port. These efforts have been supported by all levels of government and the Hamilton-Oshawa Port Authority. The Port of Hamilton and the industries it hosts play a major role in the City's economy. Given this role, the City has recognized the need to work in consultation with the Hamilton-Oshawa Port Authority to harmonize planning initiatives. The City's Official Plan recognizes the need to protect existing industrial areas in the Port and to establish appropriate separation and mitigation measures.

This is not the first time the proposed introduction of sensitive uses on Pier 8 has raised serious issues of land use compatibility with existing industry on and around Pier 10. In 2017, P&H and others appealed to the Ontario Land Tribunal (“OLT”) objecting to the City’s approval of Zoning By-law No. 17-095 and draft Plan of Subdivision 25T-201605 (Case No PL170742). P&H’s appeals (the Phase II appeals) raised concerns about the proposed use of the Pier 8 lands on numerous grounds, including that the proposed sensitive land uses were incompatible with the use and operation of the P&H Facility, which could expose P&H to potential action for damages or injunctions or both, enforcement action, and environmental compliance approval issues. As described in the Staff Report (PED22031), on September 16, 2019, the City agreed with the WSC, Harbour West Neighbours Inc. and Herman Turkstra to resolve some of the appeals (the Phase I appeals). On August 14, 2020, the City, Waterfront Shores Corporation (“WSC”) and P&H entered into a settlement agreement setting out measures to address the incompatibility issues raised in the P&H appeals (“Settlement Agreement”). P&H, the City and WSC also entered into an agreement pursuant to the *Industrial and Mining Lands Compensation Act*, RSO 1990, c. I.5, which was registered on title to the Pier 8 lands on or around August 25, 2021 (the “IMLCA Agreement”). The IMLCA describes, among other things, the proposed sensitive uses of the Pier 8 lands and the incompatibility of sensitive uses proximate to the use and operation of the P&H Facility.

The Settlement Agreement and IMLCA Agreement facilitated settlement of the P&H appeals, and the OLT issued its order on September 22, 2020 approving Zoning By-law 17-095. The Settlement Agreement and IMLCA Agreement were carefully negotiated on the basis of the arrangement of development blocks, built form and uses contemplated in Zoning By-law 17-095. A 45 storey multi-residential building was not contemplated on Block 16, nor was such use or built form approved in Zoning By-law 17-095.

Our client is concerned that the P&H Facility once again will be threatened by the proposed introduction of sensitive land uses on the Subject Property, and that there has been inadequate consultation with existing industries, contrary to the approach directed by the Ministry of Environment and Climate Change under the NPC-300 publication, which states:

Where a site in proximity to a stationary source is in the process of being developed or re-developed for noise sensitive uses (such as residential), it is considered the responsibility of the proponent/developer of the noise sensitive land use to ensure compliance with the applicable sound level limits and for this responsibility to be reflected in the land use planning decisions.

NPC-300 goes on to state that the involvement of owners of stationary sources in the land use planning process “is highly recommended” when an adjacent new noise-sensitive land use is proposed, and that a “cooperative effort” between the proponent and the stationary source owners is desirable. Pursuant to NPC-300, it is the responsibility of the proponent of the new noise sensitive land use to ensure compliance with applicable sound level limits.

We have reviewed the planning application materials available online, including the proponent’s Planning Justification Report and the Noise Feasibility Study dated October 25, 2021 (the “Noise Study”). In respect of the Noise Study, P&H’s acoustical engineers are currently reviewing that study to evaluate the characterization of noise sources, the impact on the proposed Block 16 tower, and the sufficiency of the mitigation measures noted in the Noise Study. As matters currently stand, there is no comfort to P&H that appropriate mitigation measures will be implemented, or more generally, that



the proposed use and built form are appropriate. The Planning Justification Report refers to "*potential mitigation measures that could be implemented*". The Staff Report (PED22031) is remarkably entirely silent on the history and process of resolving compatibility issues with P&H for Pier 8 development, and says nothing about the Settlement Agreement or the noise issue at all. There is no discussion of, or commitment to, implementation of mitigation measures to ensure compatibility, surely a threshold issue when approving new uses and built form in a zoning by-law amendment.

Given the close proximity to stationary and other noise sources and industry such as the P&H Facility, ensuring compatibility and compliance with Provincial guidelines should be a fundamental driver when evaluating the Proposed Amendments and the introduction and distribution of new uses in the area and at the Subject Property.

We submit this letter in advance of the statutory public meetings being held for the Official Plan and Zoning By-law Amendments where this item will be considered by the Planning Committee and subsequently City Council. Our client seeks an outcome which protects industry in conformity with the Official Plan and Provincial guidelines.

Our client requests copies of subsequent communications in this matter, and notice of all meetings and decisions in respect of the Proposed Amendments.

Yours very truly,
BORDEN LADNER GERVAIS, LLP

A handwritten signature in black ink, appearing to read "Pitman Patterson", written over a horizontal line.

Pitman Patterson

CC : Stephen Robichaud, Director, Planning and Chief Planner

Lisa Kelsey, Legislative Coordinator, Planning Committee

Client

Kehler, Mark

From: [REDACTED]
Sent: Thursday, February 17, 2022 7:57 AM
To: Kehler, Mark
Subject: Waterfront development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

I'm an intern architect working on them paperwork to finally now obtain my license. I moved to Hamilton 4 years ago from Burlington where I previously came to from downtown Toronto having studied at UofT and lived the last 7 years. I have seen Toronto burst into what it is today from a time when it was far less densified. I have seen the same thing happen in Burlington and I am now witnessing it happen in Hamilton. In fact, I Also lived in Shanghai, a megacity in the midst of it's development for 3 years in 2011-2014 while working as an architect in the middle of it all. I loved how peaceful it was here and is in comparison. It reminds me of Toronto at least 10-12 years ago. A city more full of culture than it is now. Toronto now feels like a hassle and stressful to live in.

I have a deep understanding of both the development and urban push in design but many times not a say in the impact of these developments I often work on. I also have an appreciation for Mr Kuwabara's work.

I do not think, however, developments of 43 stories are sustainably nor socially minded in the waterfront lands. They are financially driven and detrimental to the development of this city and as a community in general. It is our job as those who know to put a soft halt to the stress these ideas put on the actual community and limit what's suitable.

In fact, I am one of those new families who have brought my money and investment to this city and I assure you that families do not buy 2 bedroom apartments. Families need at least 3 bedrooms. Who ends up living in condos are single people sharing costs and renters maybe a young couple until they decide to have kids. People with cash on hand are who get hands on these development units and sky rocket prices as investment. It hurts the city as there are no better measures in place. Even house or townhome developments are tough to get on the list for if you don't have sizable amount of money or can practically pay cash. It is not suitable that any condos in Hamilton get built so densely and with only 1 or 2 bedrooms and called family units.

These towers do not only make the skyline look overly crowded and intensely covered. We all know you cant even see the rogers center anymore and hardly see the CN tower from the water. They have been detrimental to downtown Toronto and it's infrastructure. They are obstructive to an extent and awful to live in as a family with kids. Past having a baby, most families will choose a space with at least 3 bedrooms and often sell to look for homes or townhomes. In my youth, I erroneously thought it doable as this is what is fed to us through these meetings and marketing. But having kids I now know the truth.

I lived for years between Queen and King, using transit along the king st of Toronto. I was lucky to be getting on before the liberty village passengers. What I saw was a lack of consideration to the residents of these communities and previous existent ones with the new densities created for the sake of money in developers pockets. There was a lack of grocery stores, transit, community spaces, libraries, restaurants, and all the daily necessities as well. Maxing out the residential units by making them as small as possible also isn't beneficial.

Densification brings about change. However, not necessarily good change and many issues that urban big cities have to juggle. Bringing more money into the city doesn't have to be done through densification to this scale in a place that could in fact become a public and less dense community that will enrich socially rather than just financially the city's

pockets. A building of no more than 8-10 stories will bring about enough change and density as it is at this location. Let the city grow proportionately and do not set a precedent that will bolster greediness and unsustainable direction for years to come. Let them buy more central properties for these tall towers. Keep the waterfront less dense and more community friendly. You'd be doing everyone a favour by spacing out and creating more landscaped community environments and less tall towers to this area. More community hubs and outdoor squares that will bring shoppers and families to enjoy the space.

Caringly,



Kehler, Mark

From: Bryan Ritskes <bryan.ritskes@harbourwestneighbours.ca>
Sent: Sunday, February 13, 2022 3:53 PM
To: clerk@hamilton.ca
Cc: Farr, Jason; Phillips, Chris; Kehler, Mark; McKie, Shannon
Subject: 65 Guise Street - Email for the Legislative Coordinator, Planning Committee -

Follow Up Flag: Follow up
Flag Status: Flagged



February 13, 2022

Chair & Members,
City of Hamilton Planning Committee

Re 65 Guise Street - Block 16 - Pier 8

Harbour West Neighbours Inc. appreciates the opportunity to provide the Committee with our perspective on the reports you are considering regarding the proposed signature building on Pier 8.

Harbour West Neighbours Inc. participated as a party in the appeal and settlement of the planning for Pier 8 described in the staff report.

We have carefully studied the Webb planning report and the staff report to be presented to you on February 15th.

We wish to advise the Committee that together with NENa and other residents of the North End Neighbourhood, we support the conclusions of the reports to be considered by the Committee. The reports are consistent with the settlement HWN agreed to with the City.

The Committee may wish to know that in the appeal process HWN consolidated the interests of a number of residents who had originally appealed the original Pier 8

Council decision. In the settlement process we worked closely with NENa and a number of local residents. While we understand that there will be different opinions about the tall building and we do not speak for everyone in our neighbourhood, we have worked hard to incorporate the views of as many of our neighbours as possible. In addition to our outreach, NENa held a number of public meetings which demonstrated substantial support for the proposal.

The Official Plan Amendment, Urban Design Study and Zoning By-Law to be considered by the Committee on February 15 are a critical part of ensuring that Pier 8 becomes an integral part of our stable neighbourhood. The settlement will significantly increase the number of family friendly homes on Pier 8. Homes for children on Pier 8 are important to supporting that family friendly character of our neighbourhood. Children on Pier 8 will support our schools and recreation facilities and help prevent the new homes on Pier 8 from being isolated from the rest of the neighbourhood.

We look forward to continuing working with NENa and City planning staff in this planning process.

Thank you for consideration of our submission.



Bryan Ritskes
President,
Harbour West Neighbours Inc.

Kehler, Mark

From: [REDACTED]
Sent: Thursday, January 27, 2022 12:45 AM
To: Kehler, Mark
Subject: objection to 45 story high rise
Attachments: Guise PETITION AGAINST 45 STORY TOWER ON PIER 8.pdf; North PETITION AGAINST 45 STORY TOWER ON PIER 8.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark

Please find attached two petitions in Opposition against the redesignating 65 Guise st east (Pier 8). The building of any high rise structure should not be permitted.



S. CHRISTIAN HOLLINGSHEAD

63 Stanley Avenue, Hamilton, ON, L8P 2L2 (905) 975-8765

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 withing 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 recomended 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;

-

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
547-549 Hughson St N
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.

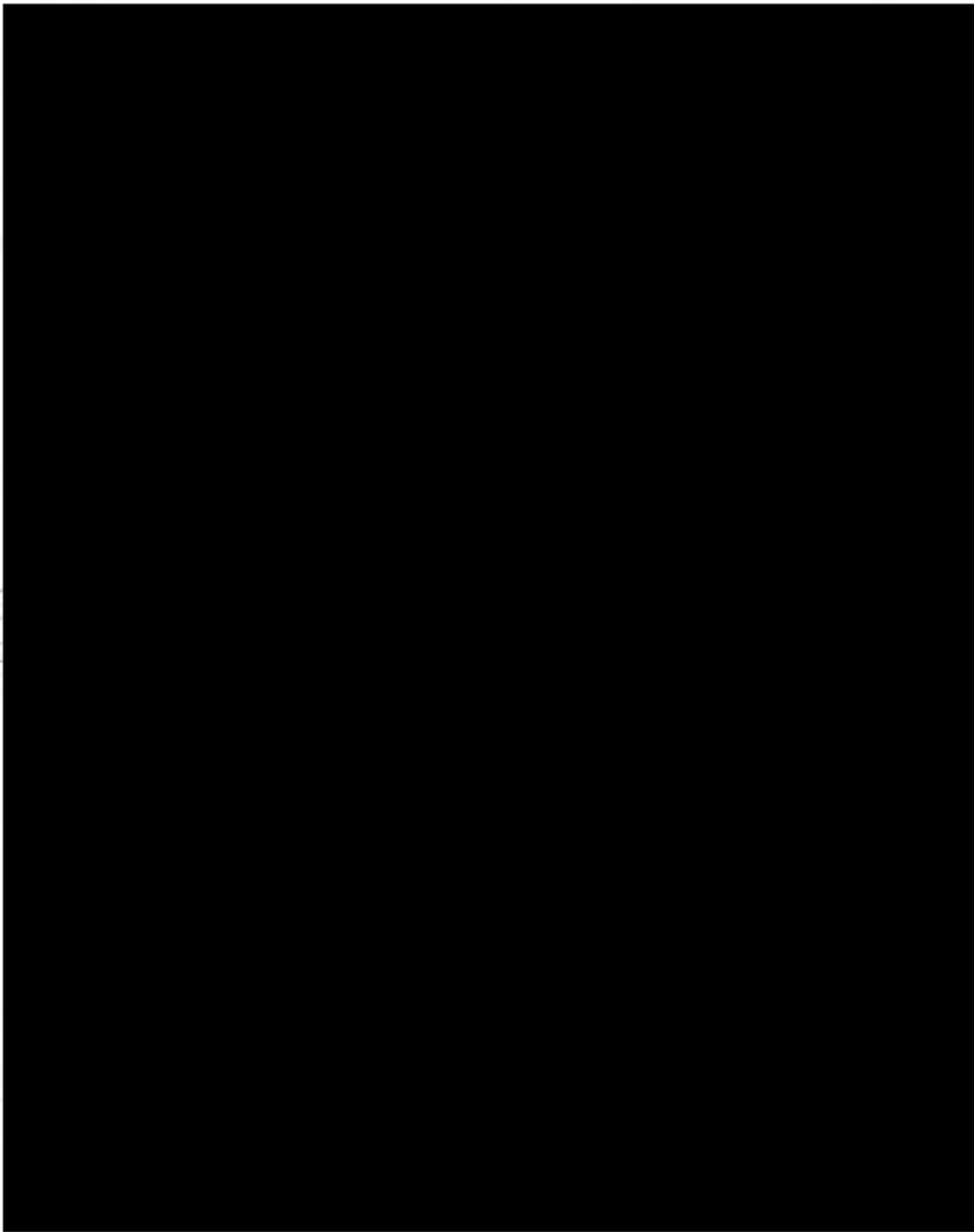
This notion of 45 stories is bait and switch at its vulgar worst. It is dishonest, it renders the engagement process meaningless.

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.



PETITION AGAINST 45 STORY TOWER ON PIER 8



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