

CORRESPONDENCE

TO: Members of the City of Hamilton Planning Committee

CC: Clerk of the City of Hamilton

RE: 600 James Street North

Members of the Planning Committee, we write to you today in support of the proposed mid-rise development at 600 James Street North. It is our organization's belief that the proposal represents proper modern planning principles and should be approved, and as such support the staff recommendation.

Particularly, we find the height and density to be more than appropriate for the area, which is served by a number of HSR bus lines. As well, the proposal is suitable for sustainable commuting given the West Harbour GO Station located just a short walk away, now with increased service.

In our view, the architecture of the proposal adequately fits into and complements the context of the neighbourhood providing quality stepbacks to create terraces and utilizes materials that co-exist and respect the neighbouring heritage *Hamilton Port Authority* office.

In addition, the new units created by this development must not be ignored. Once completed, this mid-rise will contain 55 homes for Hamiltonians and contribute to new supply in the city, which over time will ensure the affordability of our city. As well, since this is a redevelopment of a vacant commercial lot, there is no possibility of displacement. This is a win all around.

It is promising that the proposal includes retail space, which will further enrich the livelihood of the corner of James and Burlington, which can be vastly improved with more foot traffic and amenities. Likewise, the short-term bicycle parking spaces will encourage nearby residents to visit the retail space in a sustainable manner, rather than bringing the car.

And the project respects neighbourhood character to the best degree any new development can, with aforementioned stepbacks, height precedence, and quality materials being planned for use.

In sum, the entirety of the development promotes good design and urban principles and enriches the neighbourhood and city, and in our view, should be approved. We

are hopeful that the committee will follow the recommendations of staff on this file and approve the project on September 3rd.

As always, HamiltonForward appreciates the opportunity to provide feedback to the City.

All the best,



Lachlan Holmes
Chair, HamiltonForward