



Mayor Andrea Horwath and Hamilton City Council Members
City of Hamilton
71 Main St W, Hamilton, ON
L8P 4Y5

January 25, 2024

Re: Letter of Support - Redevelopment of 84 York Boulevard

Dear Mayor and Members of Council,

I am writing to express our support for the proposed redevelopment of the Philpott Memorial Church, located at 84 York Boulevard, Downtown Hamilton. We understand the proposed mixed-use development would include two residential towers atop a shared podium.

On October 26, 2021, the Downtown Entertainment Precinct Master Agreement was signed between the City of Hamilton and the Hamilton Urban Precinct Entertainment Group (HUPEG). Through the Master Agreement, HUPEG is responsible for investing in several City entertainment assets, including FirstOntario Centre which is set to be the centerpiece of an updated entertainment district. The Master Agreement requires a minimum \$50M investment by HUPEG. On November 2, 2023, HUPEG together with Oak View Group announced that the FirstOntario Centre investment had increased to \$280M.

Given the location of 84 York Boulevard, directly across the street from FirstOntario Centre, redevelopment of this property represents a significant improvement to the existing condition and is set to complement our investment in the Arena. Further, HUPEG endorses the heritage easement as outlined by Armstrong Planning with the incorporation of elements from the current building into a new development. The redevelopment of this property will contribute to the emerging entertainment district by providing active retail space along York Boulevard. These are places where Hamiltonians can shop or have dinner before or after a game or concert. The development will also add a significant residential population to the area which will contribute to the overall safety of the district. The redevelopment of 84 York Boulevard represents another significant investment in Downtown Hamilton that will help to add new life to the area and is something that HUPEG supports.

Sincerely,

A handwritten signature in blue ink that reads "PJ. Mercanti". The signature is written in a cursive, flowing style.

PJ Mercanti

President, HUPEG