



98 James South (2022) Inc.
385 Madison Avenue
Toronto, ON, M4V 2W7

March 28, 2024

Alissa Golden MCIP RPP
Program Lead, Cultural Heritage
Planning and Economic Development
City of Hamilton
(905) 546-2424 Ext.1202
Email alissa.golden@hamilton.ca

Sent by email

Dear Madam,

**RE: 98 James Street South, Hamilton, Ontario
Request for Renewal of Heritage Permit # HP2023-017**

We write to you as the owner of 98 James Street South, Hamilton, ON, with a request to renew the above-mentioned Heritage Permit for this property.

The ownership group have had several setbacks delaying the development of this project.

As you know our current marketplace is experiencing complications with elevated interest rates and delays due to supply chain disruption, labour shortages and cost escalation.

We have been working with our architect on the building mix to design a mix of products that is appropriate for today's marketplace, as larger suites have resulted in price points that are not affordable. Several options are available to us however will need more time with consultants to finalize the marketing mix. The goal is to achieve the ultimate product mix which will be saleable and create profit at the end.

We have complied with the conditions of the previous renewal, including but not limited to:

- Tidying of the site periodically
- Submitting monthly monitoring reports
- Creation of an inventory of salvaged items

Moving forward, our workplan includes the following objectives:

- Clean-up & tidying of the site completed by August 31, 2024
- Commence stabilization/restoration works on the existing structure by fall 2024
- Sales Launch Fall or Spring 2025 (depending on market conditions)
- Improved security & housekeeping / appearance of the site – immediately

- Continued monthly monitoring for movement of the existing structure with Tacoma Engineering
- Further study on heritage elements to be incorporated into the build in consultation with McCallum Sather Architects, including protection/storage of valued items

Accordingly we would like to formally request a permit extension for a duration of **12 months for the above-noted permit.**

We thank you in advance for your consideration on this matter and we look forward to commencing this wonderful project in the near future.

Yours truly,
98 JAMES SOUTH (2022) INC.

Michael Budovitch

Michael Budovitch
Principal