

Mr. Michael Power
28 Ray Street South
Hamilton, ON L8P 3V3

Wednesday, September 25, 2013

Vanessa Robicheau, City Clerks Office, 1st Floor
71 Main street West
Hamilton, ON L8P 4Y5

RE: Draft Land Use Plan (Strathcona) Secondary Plan

Dear Ms. Robicheau, Planning Committee Chair and Members:

The draft neighbourhood plan does not address the need for future growth adequately. I would like to suggest that additional areas of the neighbourhood be identified for intensification to accommodate future population growth.

As we all know, Strathcona is a great neighbourhood and I know of many people who would love to move into the area. Provincial policy direction (*Places to Grow*) also informs us of the need to plan accordingly.

I would suggest one area of intensification should be the north and south side of George Street, between Locke and Queen. Your land-use map has already identified the north side of the block between Pearl and Locke as *medium density*. The south side of that block is similar in nature, with a number of duplexes and triplexes etc. Then, as we move to the next block east (between Pearl and Ray), we find high-rises facing one another on the north and south side of George Street. The fire station is also on the north side of this block. This block also contains its share of duplexes and four-plexes. Finally, as we move to the next block east, we find the Scottish Rite on the north side (between Ray and Queen) and on the south side, a residential care facility and a number of stately older homes that appear to be too large for single family use, but would be ideal as duplexes, triplexes, etc. The one closest to the Queen Street corner is a six-plex already. The land-use map identifies the corner area as *mixed use, medium density* and I'm suggesting that we change the remaining *low density residential* on George Street to *medium density residential* to better reflect what is there. This will also help meet our obligations under the Provincial Policy Directions.

In closing, I believe that this allows us to maintain the best of our neighbourhood, but at the same time, allow for a modest increase in density, as there are many people waiting to move into the neighbourhood.

Sincerely



Michael Power