

March 16, 2022

Legislative Coordinator
Planning Committee
71 Main Street West, 1st Floor
City of Hamilton
Ontario, L8P 4Y5

**RE: Waterdown Community Node Secondary Plan
Proposed Official Plan Amendment (March 22 Planning Committee)
306-308 Parkside Drive, Waterdown
Our File: 20365B**

MHBC Planning are the planning consultants for the United Property Resource Corporation ("UPRC"). UPRC have been actively working for the past year on a redevelopment proposal for the lands located at 306-308 Parkside Drive in the City of Hamilton (the "Subject Lands"), and within the study area of the Waterdown Community Node Secondary Plan. The Subject Lands are owned by the United Church of Canada, and are currently occupied by St. James United Church.

We are writing this letter in support of the proposed Waterdown Community Node Secondary Plan and associated Official Plan Amendments which are being considered by Planning Committee on March 22, 2022. The recommended policies in the Waterdown Community Node Secondary Plan have been revised to accommodate our comments and requested changes.

UPRC Mission and Proposal

UPRC are working on a nation-wide program to deliver affordable housing within a set of clearly defined goals and guiding principles. The Subject Lands in Waterdown represent an opportunity to work with Council and staff to provide inclusive, affordable, and sustainable housing integrated with the existing place of worship and community supportive facilities, including a day care facility, on the Subject Lands. We recognize the importance of the existing community and policy context in redeveloping the site, and look forward to collaboration with staff throughout the development process. The redevelopment proposal introduces a mix of two and three storey purpose built rental housing units, and is targeting 30% affordable rental units.

As part of the pre-consultation process, we met with staff to discuss the development proposal. At that time, we raised concerns with the proposed Secondary Plan and draft policies. A comment letter was subsequently provided by UPRC to staff on December 7, 2021 identifying that the proposed designation of the Subject Lands through the Secondary Plan would impact the feasibility of delivering affordable

housing on the Subject Lands. A subsequent meeting on December 13 with staff took place to review and discuss proposed revisions to the draft policies to address UPRC's concerns.

Final Recommended Waterdown Community Node Secondary Plan (March 2022)

The proposed Secondary Plan now under consideration by Planning Committee contains a number of positive changes with respect to the Subject Lands, the proposed Institutional designation, and permissions for the introduction of additional housing forms on institutional sites.

We appreciate staff's work to incorporate our comments into the Waterdown Community Node Secondary Plan. With these changes, the proposed redevelopment of the Subject Lands can be implemented through the rezoning process in conformity with the Secondary Plan. We are committed to working with staff on this unique and significant opportunity to deliver affordable housing, intensification, urban design and sustainability to the Waterdown community through partnership with staff and Council.

Our only concern relates to recommendation (d) of Staff Report PED22001 regarding the recommendations of the Cultural Heritage Review, which recommends that the Subject Lands be included in the study area for a Heritage Conservation District. This is despite the fact that the property is not located within an identified Cultural Heritage Landscape, is not identified as a candidate for designation under Part IV of the *Ontario Heritage Act*, and the Subject Lands are not listed or described in the Waterdown Heritage Conservation District Study (1996) which forms the basis for the Cultural Heritage Review. If a Heritage Conservation District were to be implemented it could impose further restrictions on the development of the Subject Lands which are counterintuitive to the permissions included for the introduction of additional housing forms on sites designated Institutional. We note that as part of the redevelopment proposal for 306-308 Parkside Drive, a Cultural Heritage Impact Assessment is being prepared and the existing church will be preserved and conserved in full.

In conclusion, we offer our support for the proposed Waterdown Community Node Secondary Plan as prepared by staff, and appreciate the opportunity to provide formal comment in support of bringing these policies forward.

Yours Truly,

MHBC



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Associate

cc. Councilor Judi Partridge, City of Hamilton
Melanie Pham, City of Hamilton
Charlie Toman, City of Hamilton
Tim Blair, CEO, UPRC