

From:  
Sent: August 17, 2021 8:27 PM  
To: Van Rooi, James  
Subject: Fwd: ZAC-21-025 / UHOPA-21-011: Caledon construction  
----- Forwarded message -----

From:  
Date: Mon, Aug 16, 2021 at 9:15 AM  
Subject: ZAC-21-025 / UHOPA-21-011: Caledon construction  
To: <[James.Van.Rooi@hamilton.ca](mailto:James.Van.Rooi@hamilton.ca)>

In regards to the proposed building(s) on Caledon Ave quoting: ZAC-21-025 / UHOPA-21-011  
Having recently moved to this part of the city, I have had no trouble meeting some very kind neighbours and have been enjoying the property and neighbourhood thus far. With the understanding that the former school was to be torn down and turned into a green space with a park, we thought that this street would be ideal to raise our family. We are fortunate enough to have a nice sized backyard for our small children to play in, but many in this neighbourhood do not. The proposed increase in the local population only adds to the number of people speeding down the street in their cars and potential parking issues. We are sometimes able to see neighbouring people from our backyard but a large building of that height will likely be able to see into the yards and houses of many within the community. Crime, litter, sewage, and general congestion will inevitably pose future problems for this lovely community which was very much looking forward to a park and green space for the children to play in. When speaking with some people who participated in the vote to decide the purpose of this space, many of them feel unheard/disrespected for having already spent the time to decide what should be done with this land. In my opinion, the 2 large buildings offer the biggest concern. While I understand the need for affordable housing, perhaps a compromise to include some smaller townhouses or even single homes might be a more palatable solution. Thank you for your time and consideration,

From:  
Sent: August 18, 2021 8:33 AM  
To: Van Rooi, James  
Subject: Notice of Complete Applications and Preliminary Circulation for Zoning By-law Amendment and Official Plan Amendment Applications by GSP Group Inc. C/O Brenda Khes for Lands Located at 60 Caledon Avenue, Hamilton (Ward 08)  
Importance: High

Re: Public Input I EXPRESSLY REQUEST within this communication that the City remove/omit my personal information from any form of publishment.

I oppose in the strongest manner possible the application (referenced in the subject line) to add a new site specific policy to permit two 8 storey multiple dwellings and back to back townhouses.

Please contact me via this email to should it be of value to discuss further.

Please reply back with an acknowledgement of receipt of this email and my opposition to this plan in all forms.

From:  
Sent: August 26, 2021 2:57 PM  
To: Van Rooi, James  
Subject: Re: Notice of Complete Applications and Preliminary Circulation for Zoning By-law Amendment and Official Plan Amendment Applications by GSP Group Inc. C/O Brenda Khes for Lands Located at 60 Caledon Avenue, Hamilton (Ward 08)

Thank you James.  
Mailing address:



From: Van Rooi, James <James.VanRooi@hamilton.ca>

Sent: August 26, 2021 2:49 PM

To:

Subject: RE: Notice of Complete Applications and Preliminary Circulation for Zoning By-law Amendment and Official Plan Amendment Applications by GSP Group Inc. C/O Brenda Khes for Lands Located at 60 Caledon Avenue, Hamilton (Ward 08)

Good afternoon,

This email is to confirm that your comments regarding planning applications ZAC-21-025 and UHOPA-21-011 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me a mailing address so that I may forward future staff reports and information regarding this development to your attention.

As per your request, personal information will be omitted from any comments and future comments that are included in the staff report pertaining to these applications.

Thank you.  
James Van Rooi, MCIP, RPP  
Planner I  
Development Planning, Heritage & Design, Suburban Team  
Planning & Economic Development Department

City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton ON L8P 4Y5

p. 905.546.2424 ext. 4283  
f. 905.546.4202  
e. [James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)

From:

Sent: August 25, 2021 1:29 PM

To: Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>

Subject: Re: Notice of Complete Applications and Preliminary Circulation for Zoning By-law Amendment and Official Plan Amendment Applications by GSP Group Inc. C/O Brenda Khes for Lands Located at 60 Caledon Avenue, Hamilton (Ward 08)

Hi James - as per the original email below. Please reply back with an acknowledgement of receipt of this email and my opposition to this plan in all forms.

From:

Sent: August 18, 2021 8:32 AM

To: [James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca) <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>

Subject: Notice of Complete Applications and Preliminary Circulation for Zoning By-law Amendment and Official Plan Amendment Applications by GSP Group Inc. C/O Brenda Khes for Lands Located at 60 Caledon Avenue, Hamilton (Ward 08)

Re: Public Input I EXPRESSLY REQUEST within this communication that the City remove/omit my personal information from any form of publishment.

I oppose in the strongest manner possible the application (referenced in the subject line) to add a new site specific policy to permit two 8 storey multiple dwellings and back to back townhouses.

Please contact me via this email to should it be of value to discuss further.

Please reply back with an acknowledgement of receipt of this email and my opposition to this plan in all forms.

From:

Sent: June 22, 2021 8:43 PM

To: Ward 8 Office; Van Rooi, James

Hello Cllr Danko, James,

I am a resident directly adjacent (on the West side) of the proposed new development (60 Caledon Avenue). I understand there is a housing crisis in Ontario/Canada and support development of new affordable housing to try to help the situation and the people of Hamilton.

I do not support the two proposed 8-storey towers for this area and I hope that instead of the towers the number of town houses could be increased to make up for the housing units contained in the towers

(I understand the total number of housing units would be lower). I do not think large 8-storey towers are in character with the neighbourhood, and I think 2-storey townhomes (with some greenspace) will maintain and add to the surroundings.

I appreciate that we need to densify and reduce urban sprawl but at the same time I think that adding over 300 housing units to this plot of land is going too far to the other side of things - I do not think the surrounding streets, services, greenspace etc. are adequate and that the target number of housing units should be reduced.

I hope that at least some of these issues can be reviewed and addressed and that the new development can help improve Yeoville.

Thank you

From:

Sent: June 29, 2021 7:20 AM

To: Van Rooi, James; Ward 8 Office

Subject: 60 Caledon ave. Project

Attachments: 20210516\_184518.jpg

Greetings,

I am a resident on [REDACTED] for 15 years. There are an abundance of kids on this street/neighborhood with no real place to play except the open field in 60 Caledon. Everyday there are dozens of kids and families playing soccer, baseball, tobogganing in the winter and local residents letting their dogs sniff/run around. By building the proposed housing development and removing this open area, local kids will no longer have an open accessible area to play where parents across the street and surrounding areas can keep an eye on their children. The proposed development plan showcases the recreational area enclosed and surrounded by several story high housing. Parents (myself included) would no longer be able to keep an eye on their children playing in the newly proposed play area that will be surrounded by housing. If my son were to go play there in the future, I would no longer be able to keep an eye on him from my doorstep, same goes for many parents residing here. The proposed development will only give visibility to the play area for those residing in the proposed complex and eliminating view of play area to the dozens of parents that already let their kids play there where they can watch their kids from their window/doorstep. This new set up will discourage accessibility to play area for local kids that have been playing at this location their whole lives, it would only benefit the new coming families that would reside there and negatively impacting current neighbours and kids. If anything, this neighbourhood is in dire need of a park with splashpad, basketball court, soccer field for current local kids to play in, this is what we all hoped would be built when this property got taken over.

-There's also already heavy traffic and many people that speed down the street that try to avoid upper james stop lights and traffic. This project will bring significantly more flow of traffic to the street and inherently an increase of people speeding which is already a problem in this street filled with children. \*Speed bumps are desperately needed in this street.

-The past couple of years there has already been an increase in theft crime in this neighborhood. I have captured on camera, thieves trying to break into my car at night a couple times. This development will inherently increase crime rate in the area.

-The proposed layout seems extremely intrusive and will greatly affect the landscape view of many residents, my view included. It will devalue our homes, over-populate our already busy street and saturate it with flow of speeding traffic, deprive our kids of an accessible monitored play area. Why not assist the local community by turning this property into a proper park for kids and families to play in? With illuminated basketball courts, soccer field, splashpad where the multiple local kids can partake in doing sports together. I have attached a picture that highlights how people play in this property daily.

Regards,

From:  
Sent: July 6, 2021 1:16 PM  
To: Van Rooi, James  
Cc: Ward 8 Office  
Subject: Development of 60 Caledon Ave

Dear Mr Van Rooi

As a resident of Caledon Avenue, I have attended two virtual community sessions regarding the development of 60 Caledon Avenue; one was with the Caledon Community Collective on May 27th and the other was with our Ward Councillor, Mr Danko, on June 30th. Following these sessions, it has become clear to me and other neighbours that the current proposal does not achieve the laudable objectives for sale stipulated by the City of Hamilton nor is this good for the current families living within this community. I therefore wish to forward my comments and concerns directly to you as the planner on the file so that they will be added to the official file.

There is a general acceptance of the need for the site to be redeveloped but with the new development being integrated into the existing neighbourhood of mixed-income housing. There are already around 60 units of affordable housing in the community on Caledon Avenue that exist alongside privately-owned properties but I am concerned over the proposed concentration of another 300+ affordable housing units into one large development that also includes 8-story multi-residential buildings and street-facing townhomes.

The scope and scale of this proposal will lead to an extremely high density of housing that will be totally inconsistent and will not blend with the surrounding neighbourhood where most of the properties are single family homes (mainly bungalows) and a few townhomes and 2 story houses. This development should not be higher than a four or five story building at the most and include most of the resident parking inside the building envelope along with some single

family detached homes and townhomes. This proposal should not be accepted or considered just because the developer says they cannot make money any other way, and in the end be very detrimental to the current residents living in the community, all for the sake of money and low income housing needs in Hamilton.

There are also associated parking and traffic issues with such a proposal as the neighbourhood already has to contend with excessive on-street parking and cars speeding through between Upper James and West 5<sup>th</sup> Streets and up Caledon Avenue. Indeed, the traffic problem has become so bad already that the City recently had to put up 30km and 40km speed restriction signs along Caledon Avenue. I understand that the developer has used a figure of less than 1 car per unit in the current design. This is absolutely not feasible; one just needs to look at Victoria Park homes now currently on Caledon Avenue where most of the units have 2 to 3 cars per unit and many of those residents are parking along the street for days on end, including in front of our house at 309 Caledon. It gets so bad at times that our kids/grandkids have to park at the top of the street and walk to our house for a visit; this really is unacceptable with us paying almost \$7,000 a year in property taxes and cannot even have family/friends conveniently visit us. The amount of traffic on this residential street is very excessive and I would like to see studies, if any, on this. The developers need to have the parking allocated in better proportions of maybe 1.5 to 2 cars per unit and I also really think that most parking should be part of the buildings and included in the envelope of the building, whether it be under or above ground, and any parking lots should only be for visitors. This parking option would allow for more room for a green space/park for the whole community to use and enjoy, instead of crossing West 5th to enjoy outdoor green space.

Then we have some concerns about the water run off and extra waste water management and water issues that may occur with such a high density. Again there needs to be studies on the effects of the extra burden to the system. The grading of the property also is an issue and really should not be changed too much either as this large space could really impact the surrounding area and affect the storm water run off and drainage in the area.

This redevelopment must include a green space or park that will serve the needs of and be accessible to all the community. However, in this proposal, the “park” would be surrounded and hidden by the buildings of the new development and would not be visible from the adjoining roads. Families would have to walk between these buildings or a parking lot to access this park which hardly achieves the City’s objective for sale of fostering holistic community development. To be a true community park, the green space should be visible from and next to Caledon Avenue and Tyrone Drive with access to the park on one or both or perhaps the park is the whole corner 200-400 x 200-400 area potentially, which seems reasonable.

There is a strong desire from the neighbours in our community that we want the land redeveloped but how is the issue and key to everyone's happiness and success of the development.

Thank you for your attention and I would be grateful for notification of any planning developments on this project in the future. Feel free to reach out if you have any questions regarding my views or if you need clarification.

Regards

From:

Sent: June 25, 2021 3:42 PM

To: Van Rooi, James

Subject: 60 Caledon

Goodmorning Mr VanRooi i am a resident that lives close to the proposed project. Im against this project going forward. This project is grossly too big for the area . The buildings that they are proposing first does not match the landscape of the neighborhood, the neighborhood consists of 80% single family homes the only towns that are represented are the ones owned by Kiwanis and Victoria Park homes also the 8 privately owned. The park being proposed will be in the middle of the complex being proposed it would only accommodate the people living in the complex. It should be placed along Tyrone so it would feel like a community park. Adding this many families on this area would grossly affect the parking around the neighborhood and the traffic. I dont agree with there study for this thst was presented.

Thank you for your time

From:

Sent: August 16, 2021 5:05 PM

To: Van Rooi, James

Subject: Caledon Community Collaborative

Attention James Van Rooi.

We are writing to express our opposition to the variance sought by ESP Group Inc. to permit eight storey buildings at the site known as 60 Caledon Ave in Hamilton. Our reasons follow.

We understand that the city of Hamilton requires that the new development integrates with the existing neighbourhood. According to the Merriam-Webster Dictionary the word “integrate” means, to form, coordinate or blend into a functioning unified whole”. Far from integrating with the existing neighbourhood, the two proposed high rises would stand out in egregious opposition to the surroundings.

The shape, structure and size of the two proposed 8 story high density buildings are clearly at odds with the established neighbourhood which consists entirely of squat single-family homes and townhouses. According to a Toronto Star article entitled, “Let’s Talk about the Car Population Problem”, published February 19, 2014, the average Canadian household has 1.5 cars. The Caledon Project proposes 322 Units and 257 parking spaces. Assuming the future residents of the Caledon Project would be representative of average Canadians in terms of car ownership. The proposed 322 Units would yield  $322 \times 1.5 = 483$  cars. With 483 cars and 257 parking spaces, the remaining 226 cars would have to park on area streets. That’s an enormous number of cars for said streets to absorb.

It may be argued that the assumption of future residents having 1.5 cars per unit is too high because of their low income. Perhaps, but income tends to increase over time which leads to increased car ownership. The point is that the parking problem will only get worse over time.

If the proposed unrealistic numbers (322 units with 257 parking spaces) become a reality there will certainly be a parking problem right from the outset. The problem will take the form of daily traffic congestion which will be greatly exacerbated on garbage pick-up and snow removal days. Don't forget, garbage pick-up involves not one, but three trucks for general trash, blue bins and yard waste. Such a state of affairs would be both unfair to current residents in the area and future residents of the Caledon Development.

Thank you for listening.



Rectangular Snip



Good Shepherd Non-Profit Homes Inc.  
Tenant and Housing Services  
15 Ray Street North, Box A1, Hamilton ON L8R 2X5  
Phone: 905.525.5188 Fax: 905.525.2366  
goodshepherdcentres.ca

**Re: 60 Caledon Avenue**

**TO WHOM IT MAY CONCERN:**

As a local community-based organization Good Shepherd Non-Profit Homes is pleased to provide this letter of support to Kiwanis Homes and Victoria Park Community Homes in its application for the redevelopment of 60 Caledon Avenue. It is our understanding that they intend to develop 236 affordable housing units on this site. This new opportunity will provide much-needed affordable rental housing units with a mix of unit sizes to meet the growing need for affordable housing in Hamilton.

As a mission-aligned organization, Good Shepherd looks forward to working with Kiwanis Homes and Victoria Park Community Homes to explore opportunities to expand our programming and community services on this site.

The above noted project demonstrates the lasting value of the community partnerships the organizations are cultivating across the city. Thank you for your attention and effort in this particular opportunity to meet the needs of low-income and vulnerable households in our neighbourhoods in Hamilton.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Billyard'.

Heidi Billyard  
Director- Tenant and Housing Services  
Good Shepherd Non-Profit Homes Inc.



We build strength, stability and self-reliance.

July 12, 2020

To whom it may concern,

On behalf of Habitat for Humanity Hamilton, I would like to express our enthusiasm for the Caledon Community Collaborative, and their proposed development of 60 Caledon Avenue, in Hamilton.

The Caledon Community Collaborative are leaders in the provisioning of affordable housing and have both made a tremendous impact in the community we serve. No single organization holds the solution to affordable housing and homelessness and this partnership will substantially increase Hamilton's affordable housing stock in an underserved area – the Hamilton Mountain.

Habitat Hamilton has a history of delivering housing affordability through partnerships with many organizations and we know firsthand the work required to help people in need. One common obstacle is overcoming objections from select members of the community. Our experience is that through conversation, education, and delivery on commitments to the local community, any such objections can be overcome. Those who once dissented, often become supporters.

The 60 Caledon Avenue development is a significant contribution to the City's goal of housing and homelessness. We applaud City staff, elected officials and the Caledon Community Collaborative for working to deliver a project of this scale and breadth. I expect this development to be a shining example of how community partners can band together to support our neighbours, and a springboard to further collaboration on the delivery of affordable housing.

If you have any questions, please do not hesitate to contact me directly.

Yours truly,

A handwritten signature in black ink that reads "Sean Ferris".

Sean Ferris  
Executive Director  
[sean@habitatthamilton.ca](mailto:sean@habitatthamilton.ca)  
905 560 6707 x 108

From:

Sent: June 25, 2021 2:27 PM

To: Van Rooi, James

Subject: PROPOSED HOUSING DEVELOPMENT OF THE FORMER SCHOOL SITE AT 60 CALEDON AVENUE, HAMILTON

Dear Mr Van Rooi

I attended a Zoom session on May 27th, 2021 that was organized by the "Caledon Community Collaborative", which included the Victoria Park Co-operative, as a virtual community consultation on the development of 60 Caledon Avenue. Now that there is an official planning act application, it is with utmost concern that I contact you as the planner on the file as, at the session, the rezoning submission was presented with questions taken from attendees and it was abundantly clear from the questions asked that many residents have serious concerns regarding this development proposal and its impact on this Hamilton Mountain community

My understanding is that the 2017 staff report recommending that the property be purchased from the HWDSB for the purpose of affordable housing required a 10% affordable component and the remainder could be market development and the report also stipulates "a small park on land dedicated through the development process". The objectives for sale stipulated by the City of Hamilton were that the development::

- Fosters holistic community development;
- Showcases excellence in urban design and high performance building construction;
- Integrates the new development with the existing neighbourhood.

However, I do not believe the current proposal achieves these objectives.

It is recognized that the site is currently underutilized but that is not an argument for overutilizing it. Everyone understands and accepts the need for family friendly affordable housing but I am concerned over the concentration of 300+ affordable housing units into one large development in the proposed, 'medium density' zoning to an area that already has an acceptable balance of mixed housing with 50+ such units along Caledon Avenue. This proposal with 300+ units of affordable housing also includes 8 story, multi-residential buildings - all in the name of "efficient use of space" - which would in my opinion be inconsistent with the surrounding neighbourhood of single family homes and would change the whole nature of the neighbourhood. The established properties would be vastly outnumbered by a high density of social housing with average rents of only \$700 (according to Victoria Park) and also add to the current issues of street parking, heavy traffic, storm water management and the thoughtless, unsanitary garbage disposal by some residents of Victoria Park that the street already has to contend with. Any development of the site should aim to maintain the current balance of mixed social and private housing with a much less dense footprint of half the proposed units.

It is strongly felt that there is a need for community greenspace/park as there is currently no park for local children to

play in except for crossing a main road on West 5th. However, it should be integrated with the neighbourhood and be a true community park, easily accessible to all. The proposed park, or "amenity space", is touted as a neighbourhood park but it would not even be visible from the street as it would be internal to the development, enclosed by townhouses, 8- story buildings and a parking lot, with access from the street between the buildings. Parents would be very reluctant to let their children play in such a space. The park should be of a significant size to serve the needs of the whole neighbourhood and face Caledon Avenue or Tyrone Drive.

Thank you for your attention and I trust that these concerns, held by myself and many others in the neighbourhood, will be considered in your review of the planning application and addressed in the final design. Please feel free to contact me if you require further feedback on my concerns and those of the residents that I have spoken to.

Regards

From:

Sent: June 30, 2021 2:39 PM

To: Ward 8 Office; Van Rooi, James

Subject: Proposed development of 60 Caledon Avenue, Hamilton

Attachments: 20210630\_095713\_resized (2).jpg; 20210630\_095802\_resized (2).jpg; 20210630\_095734\_resized (2).jpg; 20210630\_095930\_resized (2).jpg

Dear Mr Danko and Mr Van Rooi

I wish to let you know one of the problems that our neighbourhood has to currently contend with each week, which will likely be worsened by the current development proposal of 60 Caledon Avenue.

The attached photos are of the mounds of garbage outside the Victoria Park Community housing on Caledon Avenue this morning even though garbage collection was yesterday morning. This disposal of garbage is not only unsanitary but also antisocial and yet Victoria Park is unable to monitor and prevent this practice by residents of the community housing. Clearly, they have no interest in addressing the concerns of other residents and yet they advocate the high density building of 300+ more units of such social housing in our small neighbourhood.

I felt it important, Mr Danko, that this problem that we have to deal with on a weekly basis should be brought to your attention before the virtual meeting this evening. Also, Mr Van Rooi, I think you should be made aware of this antisocial behaviour that our neighbourhood already has to live with when considering the planning proposal for building six times the number of such housing in this neighbourhood.

Thank you for your attention.

Regards

From:

Sent: August 10, 2021 3:02 PM

To: Van Rooi, James

Subject: Zac-21-025 /UHOPA-21-011

Please do not put my personal information on the city's website

Thanks

Dear Mr. Van Rooi,

Thank you for sending us detailed development plan on 60 Caledonia Ave.

My husband and I own the house on [REDACTED], between Caledon Ave. and Hawkridge str., and we have been enjoying living in this neighborhood for 17 years. We were privileged by having a beautiful view of the field right across our house, which we are aware that we are going to lose, but for the good cause.

While we are supporting city's effort to provide fair housing for every Hamiltonian and we acknowledge the need to use up the available space, we have one important concern that is going to affect all residents on mentioned part of our street.

Our main concern is PARKING PROBLEM on Tyrone dr. Since most of the driveways on our street can accommodate one to two cars mostly, while quite a few houses own more than two cars, our street is pretty crowded even now. Our street is becoming more busy and two cars going opposite way cannot pass each other, one has to wait.

We have especially hard time during the winter month. With so many cars parked on the street, snow-plow trucks are not able to clear the snow properly and we have very hard time getting out of our driveway.

I am wondering how hard is going to be after adding more houses?!?

My solution to this problem would be to ALLOW PARKING ONLY ON ONE SIDE OF THE STREET.  
Other suggestion is to WIDEN THE STREET, before building new houses on the North side of Tyrone dr.

Would it be possible that you add STREET PARKING issue to future discussions regarding this project.

Could you please advise me, if there is any other department that I should contact regarding this issue.

I hope you will recognize my concern and work on solving this problem.

Sincere regards,

From: Wojewoda, Nikola

Sent: June 30, 2021 2:12 PM

To: Van Rooi, James

Subject: [REDACTED] Letter : Caledon Development RE: [REDACTED]  
[REDACTED] / YEOVILLE

Hi James

Can you please accept this via our office:

60 Caledon Objections: density too high, increased traffic impacts, request for better community integration design and a community park.

Thanks, Nikola

From:

Sent: Saturday, June 26, 2021 6:24 PM

To: Ward 8 Office <ward8@hamilton.ca>

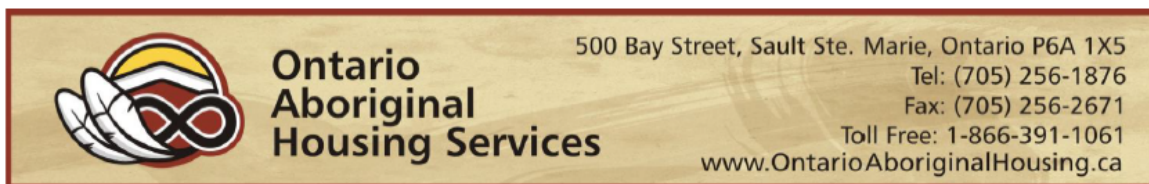
Subject: Caledon Development RE:

/ YEOVILLE

We do not support the Caldeon development plan for Two high rise apartment buildings, as well as townhomes. The townhomes we could agree with if they we placed back off the street to allow the current neighbourhood some privacy not right along the road as suggested.

We definitely do not support the building of the proposed high rise apartments on this property The streets here cannot support that amount of congestion from the extra cars in this neighborhood. Also the apartments would look down into many peoples backyards taking away their privacy as well.

We would suggest building some townhouses only, with room for a park on the outside of the buildings that the entire neighborhood could use. Building the park inside the development is a terrible idea, and not neighborhood friendly!



July 8, 2021

It is with pleasure that Ontario Aboriginal Housing writes this letter in support of the 60 Caledon development proposal by Caledon Community Collaborative (a partnership of Hamilton East Kiwanis Non-Profit Homes and Victoria Park Community Homes).

The proposal put forth by Caledon Community Collaborative seeks to create a 100% affordable family-friendly development on the Mountain. This proposal is an important piece of the response to the City's strategic goal to address the housing and homelessness challenges throughout the City. With investments in new affordable housing tending to be concentrated in the downtown core, the 60 Caledon project presents a unique opportunity to bring a substantial affordable housing stock to the Hamilton Mountain furtherance of Council's 2018-2022 Term of Priorities.

As is often the case when housing developments are proposed, and in particular truly affordable housing developments, you are likely to hear sentiments of fear or hesitation from the immediate community. Change can be difficult, but these fears are rarely rooted in evidence. What we do know is that we are in the midst of an unprecedented affordability crisis recognized by all levels of Government. With Council's goal to house 10% of applicant household from the waitlist and to reduce overall homelessness by 5% annually. We encourage you to carefully review the Caledon proposal in the context of the opportunity it presents for Ward 7 residents and the City as a whole.

Thank you/Migwetch

*Cathy Connor*

Cathy Connor  
Director of Housing Development  
[cconnor@oahssc.ca](mailto:cconnor@oahssc.ca)



Métis Nation  
of Ontario 



69 Flatt Road, Burlington, ON L7P 0T3 P: (905) 689-4727 F: (905) 689-2474



**RE: 60 Caledon Ave**

To whom it may concern:

As a local community-based organization, Woodview Mental Health and Autism Services is pleased to provide this letter of support to Kiwanis Homes in its application for the redevelopment of 60 Caledon Ave. Kiwanis Homes has a vision for redevelopment on the site that will integrate a mid-rise infill building within its existing townhome community. This opportunity will provide much needed new affordable rental housing with a mix of unit sizes, something that is essential to meet the growing need for affordable housing in Hamilton.

Woodview's mission is to engage individuals and families by providing high quality mental health and autism services and supports that inspires hope and strengthens lives. This includes building caring, compassionate, equitable, inclusive, and interdependent communities in Hamilton.

As a mission-aligned organization, Woodview looks forward to working with Kiwanis Homes to explore the opportunities to expand our programming and community services on this site. There is significant value in having a non-profit like Kiwanis Homes deliver this project and operate it over the long term, ensuring the long-term stewardship of much needed affordable housing and community assets in Hamilton.

The Kiwanis Homes project at 60 Caledon Ave demonstrates the lasting value of the community partnerships the organization is cultivating across the city. Thank you for your attention and effort in this particular opportunity to meet the needs of low-income households in our neighbourhoods in Hamilton.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy l'Anson".

Cindy l'Anson, MSW, RSW  
Executive Director  
cianson@woodview.ca  
905-689-4727 x 114



Hi James,

Following up on my last email.

What is the status of the applications and timing of the future public meeting?

Please advise at your earliest convenience.

Thank you,

[REDACTED]

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On Oct 21, 2021, at 2:58 PM, [REDACTED] wrote:

Thank you for the link James.

What is the timing of the public meeting?

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On Oct 21, 2021, at 1:55 PM, Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)> wrote:

[REDACTED], my apologies on the delay here.

Please see the attached link to the information for these applications, please feel free to contact me if you have any questions or concerns.

<https://cityshare.hamilton.ca/s/3W2d2iFMLWToLGP>

Kind regards,

James Van Rooi, *MCIP, RPP*  
Planner I

Development Planning, Heritage & Design, Suburban Team  
Planning & Economic Development Department  
City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor

Hamilton ON L8P 4Y5  
p. 905.546.2424 ext. 4283  
f. 905.546.4202  
e. [James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)

**From:**  
**Sent:** October 18, 2021 11:49 AM  
**To:** Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>  
**Cc:** Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>  
**Subject:** Re: Planning Applications for 60 Caledon Ave

Good Morning,

Following up on my email from last week.

Please let me know how I can review the technical studies/reports for the 60 Caledon Avenue.

A general update on the planning applications would be appreciated.

Sincerely,

On Tue, Oct 12, 2021 at 3:49 PM [REDACTED] wrote:  
Dear James,

I am seeking information on the planning applications for 60 Caledon Avenue.

I participated in a couple of workshops several months ago.

I am in receipt of the mail dated July 28th, 2021 from the City regarding the applications.

The public sign was installed near the corner of Caledon and Tyrone Drive but the date for the public meeting on the sign reads "To be determined".

I would like the opportunity to review the technical reports/studies provided as part of the ZBA and OPA for 60 Caledon Avenue.

The plans that were presented at the workshop showed the following:

- 3 back to back blocks facing Tyrone Drive
- 3 large surface parking areas
- 2, 8-storey buildings

1 back to back block facing Caledon Avenue  
No new public streets are being proposed  
Over 300 residential units are being proposed

No public park has been provided, but a small private parkette is shown in the centre of the site away from the public realm.

We believe the current application(s) do not represent good planning and urban design and is in conflict with several of the City of Hamilton's OP policies. The City OP directs redevelopment and intensification to nodes and corridors. 60 Caledon is not located at a node or along a corridor.

The proposal is not compatible with the surrounding area in terms of scale, massing, height and density. The neighbourhood is dominated by single family bungalows.

Any redevelopment of 60 Caledon must include a public park. Currently there are no parks located in the Yeoville neighbourhood, specifically the area bounded by West 5th, Upper James, Mohawk Road and Limeridge Road. By default, the "field" located south of the old school for the last 50 years was the de facto public park. This is where kids play and people walk their dogs.

At your earliest convenience please advise the timing of the Public Meeting and how I can review the technical reports.

Sincerely,

The site

From: Wojewoda, Nikola <Nikola.Wojewoda@hamilton.ca>  
Sent: Monday, December 13, 2021 1:35 PM  
To: 'Brenda Khes'; Van Rooi, James; Izirein, Ohi  
Cc: Danko, John-Paul  
Subject: James, Ohi, Brenda RE 60 Caledon COMMUNITY AMENITIES Resident  
Recommendations RE: [REDACTED] /  
YEOVILLE

Hi Brenda, Thanks for letting me know you are the contact.  
Including James (and Ohi).

Hi James and Ohi,

Residents have been welcomed to suggest Community Amenities for 60 Caledon. Here is the first

I've received:

... regarding the project on 60 Caledon Ave, it was mentioned at the last meeting that current

residents of the area could submit their ideas for what type of recreation amenities could potentially be placed... the best option would be a basketball court and a grass area with perhaps soccer nets. Due to the large amount of kids in this neighborhood, those sporting/recreational activities can be played amongst a large number of kids and wouldn't be too costly or elaborate to construct.  
Thanks, Nikola

From: Brenda Khes <bkhes@gspgroup.ca>  
Sent: Monday, December 13, 2021 12:56 PM  
To: Wojewoda, Nikola <Nikola.Wojewoda@hamilton.ca>  
Cc: Danko, John-Paul <John-Paul.Danko@hamilton.ca>  
Subject: Brenda Khes re 60 Caledon Amenities Resident Recommendations RE [REDACTED]

[REDACTED] / YEOVILLE  
Thank you Nikola

It is exciting that the residents are so engaged and are prepared to move forward and discuss next steps. Please feel free to forward any comments/recommendations to me and I will ensure the owners obtain the list of preferences.

I would also suggest they be forwarded to the City planner for their files.

Brenda  
Brenda Khes MCIP, RPP  
Associate – Senior Planner  
office: 905.572.7477  
direct: 289.778.1428  
mobile: 289.921.1875  
email: bkhes@gspgroup.ca  
162 Locke Street South  
Suite 200  
Hamilton, ON L8P 4A9

From: Wojewoda, Nikola <Nikola.Wojewoda@hamilton.ca>  
Sent: December 13, 2021 12:53 PM  
To: Brenda Khes <bkhes@gspgroup.ca>  
Cc: Danko, John-Paul <John-Paul.Danko@hamilton.ca>  
Subject: Brenda Khes re 60 Caledon Amenities Resident Recommendations RE [REDACTED]

[REDACTED] / YEOVILLE

Hi Brenda,  
Are you the appropriate person collecting the requested resident recommendations for 60 Caledon Amenities? If not, please advise you should receive them directly?  
Here is one:  
... regarding the project on 60 Caledon Ave, it was mentioned at the last meeting that current residents of the area could submit their ideas for what type of recreation amenities could potentially

be placed... the best option would be a basketball court and a grass area with perhaps soccer nets. Due to the large amount of kids in this neighborhood, those sporting/recreational activities can be played amongst a large number of kids and wouldn't be too costly or elaborate to construct.

Thanks, Nikola

Warm Regards,

Nikola Wojewoda

(prn: NI-kuh-lah VOY-e-Voh-da)

She/Her

Executive Assistant to Councillor John-Paul Danko

Ward 8, West Central Mountain

Ward8@hamilton.ca

Phone: 905-521-3958

Nikola.Wojewoda@hamilton.ca

From: Wojewoda, Nikola

Sent: Monday, December 13, 2021 12:49 PM

To:

Subject:

/ YEOVILLE

Hi

I am separating these two items.

DEVELOPER:

I will forward your Recreation Amenities recommendations below to Brenda Khes of the GSP Group, the Planners for the Caledon Community Collaborative.

Thanks, Nikola

From:

Sent: Monday, December 13, 2021 11:07 AM

To: Wojewoda, Nikola <Nikola.Wojewoda@hamilton.ca>

Subject: Caledon Ave

Hi Nikola,

It was mentioned at an earlier date that there would be speed cushions installed on my street (Caledon ave) do you know if this is still happening? there are too many people race down this street.

Also regarding the project on 60 Caledon ave, it was mentioned at the last meeting that current residents of the area could submit their ideas for what type of recreation amenities could potentially be placed. I'm not sure if you're the right person to make suggestions to however the best option would be a basketball court and a grass area with perhaps soccer nets. Due to the large amount of kids in this neighborhood, those sporting/recreational activities can be played amongst a large number of kids and wouldn't be too costly or elaborate to construct.