

**From:** Rosalind Minaji  
**Sent:** Thursday, June 30, 2022 9:16 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>; Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>; Robichaud, Steve <[Steve.Robichaud@hamilton.ca](mailto:Steve.Robichaud@hamilton.ca)>  
**Subject:** 60 Caledon Avenue: GSP Group Application - Public Meeting Comments July 5, 2022 - File ZAC-21-025

To: City of Hamilton Planning Committee:

I am a resident of Athens Street - directly abutting the north side of the proposed redevelopment of 60 Caledon Avenue. I am writing to express my support of the proposed redevelopment. I have reviewed the staff report by Mr. Van Rooi and I agree with his recommendation to approve the OPA and rezoning. The proposed affordable rental housing - especially larger townhouse units with multiple bedrooms - is sorely needed in our community. In addition, the redevelopment provides an important opportunity to intensify land within the existing urban boundary. The applicants have worked with the community and Councillor Danko to address our concerns and modify the original proposal to improve its compatibility with the surrounding neighbourhood. We are especially appreciative of the publicly accessible open space being proposed. To ensure public access to this portion of the property in perpetuity - would it be possible for the City and the owner to register a Public Access Agreement on Title?

I am also attaching a copy of my comments to the Planning Department dated June 24, 2021 as they do not appear in the staff report Appendix E.

Sincerely,  
Rosalind Minaji

----- Forwarded message -----

**From:** Rosalind Minaji  
**Date:** Thu, 24 Jun 2021 at 19:59  
**Subject:** Redevelopment of Mountain Secondary School  
**To:** <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>  
**Cc:** <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>

To: Mr. James Van Rooi, Planner, City of Hamilton

My name is Rosalind Minaji and I live at \*\*\*, backing onto the north side of the Mountain Secondary School site. I would like to express my support for the redevelopment concept set out by Caledon Community Collective. This is an ideal site for intensification - close to transit, shopping and other community facilities such as the Terryberry library. The City needs more affordable housing so that people of all income brackets can find places to live. The City also needs to intensify within the Urban Boundary so that rural agricultural, and natural areas can be protected.

**Things I appreciate about the draft concept:**

- The open space preserved in the centre of the property which can continue to be accessed by the neighbourhood. This is a huge advantage, as access to municipal parks involves crossing either Mohawk Road to reach Richwill Park, or crossing Upper James Street and Mohawk Road to reach Norwood Park.

- The 3 storey townhouse blocks adjacent to Caledon Avenue and Tyrone Drive as these provide a better interface with the existing single detached and townhouse homes on these streets than a taller apartment building would.
- The orientation of the larger 8 storey apartment buildings so that the narrow ends are facing the abutting rear yards (like mine in the north and the yards to the west of the site)
- The terracing of Building D back from Caledon Avenue
- The terracing of the north side of Building C to three and six storeys, which will help mitigate the impact of the height on our property.
- The fact that there are two rows of parking and a driveway between our back yard and Building C. Going from an open field to an 8 storey building behind us is a big change, and we are thankful that efforts have been made to mitigate the impacts.

**Comments about the draft concept:**

- There is a lot of surface parking proposed. Can more landscape islands be added to the parking lots? Adding trees to the parking areas will provide shade, reduce the heat island effect and also improve the view for those living in the apartments.
- Can some enclosed parking be added to the ground floors of the two apartment buildings - thereby increasing the amount of open space provided in the centre of the property?
- Could the landscaping strip between the parking area and our back fence be enhanced with cedar trees? Could a solid board fence be constructed to mitigate headlight glare from the parking area? We are also interested in preserving the Manitoba Maples on our property line (currently fenced for tree protection).

Thank you very much for the opportunity to comment and ask questions.

Sincerely,  
Rosalind Minaji  
Hamilton, ON

cc Councillor John-Paul Danko