

**From:** Viv Saunders  
**Sent:** February 27, 2024 8:01 AM  
**To:** clerk@hamilton.ca  
**Cc:** DL - Council Only <dlcouncilonly@hamilton.ca>  
**Subject:** Stoney Creek Municipal Car Park #

Dear Honourable Mayor & Council:

I fully appreciate the urgency and that emotions are running high. However, I strongly feel a better outcome for all stakeholders is viable.

I was very moved by the passionate words of Mayor Horwath and others, so I've spent the last few days doing some research to gain a better understanding of the Recommendation, the petition, and the housing crisis inclusive of the plans in place via the Roadmap.

I'm of the belief that what is before Council to render a final vote on should give you pause. Some public information and parts of the Roadmap that are applicable to these lands lack transparency, aren't aligned and/or contain mixed messages.

I'm concerned

- \* with the potentially negative impact (delays) for other projects already in the works that are earmarked to address the whole Housing Wait List,
- \* with the process that has unfolded here that might be repeated in other discussions,
- \* as well as what is starting to appear to be a bait & switch larger long term plan for the area without full disclosure.

In summary, **the Staff Recommendation is to dispose of lands that are currently designated as 105 parking spaces of the 162 parking spaces in Municipal Car Park #3.** That is what is before Council.

The conceptual *vision* for the lands is down the road and is quite murky and may or may not involve consolidation of other lots.

I started with trying to find a website for the Hamilton is Home coalition but wasn't successful. Within Indwells website however I read that 50 sites are in the possession of our various affordable housing providers and the hold up to get shovels in the ground is higher levels of government funding. Those 50 existing sites are estimated to provide 3,000 new affordable homes in the next 3 years which will "***functionally eliminate the housing waiting list, help end homelessness and chronic hospitalizations, and provide housing stability for thousands of individuals and families who live and work in Hamilton's economy.***"

At this time too, there was a proposal made for a 131 affordable housing project (the Vrancor project") and the concerns expressed included the shortage of CHH Staff to manage the build as well as worries over the Vrancor project competing for those same higher levels of government funding.

With respect to our Hamilton affordable housing objectives, on the surface it appears that Council’ approved Roadmap is to continue to add to the existing 50 sites. Will this create even more competing projects which may or may not delay the occupancy date of 3,000 homes already in the works?

Which has me wondering how or why these 2 pieces of land are a better alignment to our Roadmap? (ie. will result in a “maximization of the take-up of available funding programs from senior levels of government” in comparison to the existing 50 sites) Or is the vision that these lands will be stockpiled and developed after the 50 sites are developed 3 years hence.

**Or, is the vision for a much larger housing development after the properties adjacent to 5 and 13 Lake Avenue are purchased?** (see below in Roadmap)

Progress on the Year 1 Program of Work			
ACTIVITIES IDENTIFIED WITHIN THE YEAR 1 PROGRAM OF WORK:	PROGRESS OF WORK TO DATE	LEAD	PROGRESS
2 In Year 1, be prepared to identify and purchase parcels of land and/or vacant or under-utilized properties that are suitable for the development of affordable housing.	The Real Estate Division is working with the Housing Secretariat Division to establish criteria, a process, and a financing strategy for this action. A report will be brought to Council in Q4, 2024.	Planning & Economic Development, Housing Secretariat Division, Finance & Administration	Ongoing
	As part of the disposition strategy of the six City-owned parcels discussed above, staff are exploring the purchase of adjacent properties that will maximize the development potential of these sites	Planning & Economic Development, Housing Secretariat Division	Ongoing

**If downtown Stoney Creek is a spot selected to amalgamate all the land zoned C5 between Lake and Mountain Ave and build a deeply affordable housing complex with wrap around services (supportive housing), then so be it. Or is it envisioned to be a mixed income housing complex? Either way, please have the decency to be upfront with the citizens**

Which leads me to the Priority Actions within the Roadmap specific to city owned lands which states:

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Led by the City’s Real Estate section initiate a full assessment of City-owned properties to identify potential sites suitability for affordable housing development, either through using available land or intensification of existing buildings. Explore similar opportunities with Federal and Provincially owned lands.

Please note a \*full\* assessment was approved by Council.

Why is 5 Lake Avenue being identified now? Is there a reason 5 Lake Avenue has jumped ahead of a full city-wide assessment?

Piecing these parts together, it's certainly leading me to believe there is a movement towards a longer-term plan unbeknownst to the community and perhaps Council as a whole.

After a little bit of research, and listening to all the discussions, I honestly feel a better outcome for all stakeholders is within your reach. I hope that I've provided you with enough information (above and attached) to rethink fast-tracking Staff's Recommendations with respect to parts (d) and (e) without due diligence.

Respectfully,

Viv Saunders