



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
CORRECTED
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	A-24:107	SUBJECT PROPERTY:	467 Main Street East, Hamilton
ZONE:	“TOC1” (Transit Oriented Corridor - Mixed Use Medium Density)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Carlisle (Hamilton) Facility Inc. c/o Greg Bowman
 Applicant: Josey Kitson Wesley
 Agent: James Hettinger, OAA

The following variances are requested:

1. A maximum capacity of 215 residents shall be permitted for a Residential Care Facility instead of the permitted maximum capacity of 20 residents for a Residential Care Facility.

PURPOSE & EFFECT: To facilitate the increase of the maximum resident capacity for a Residential Care Facility.

Notes:

1. Please be advised as it relates to Variance #1. Minor Variance Application A-97:294 approved a maximum resident capacity of 74 persons, which we currently recognize as existing.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Tuesday, May 21, 2024
TIME:	3:05 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon May 17, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon May 20, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:107, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: May 10, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

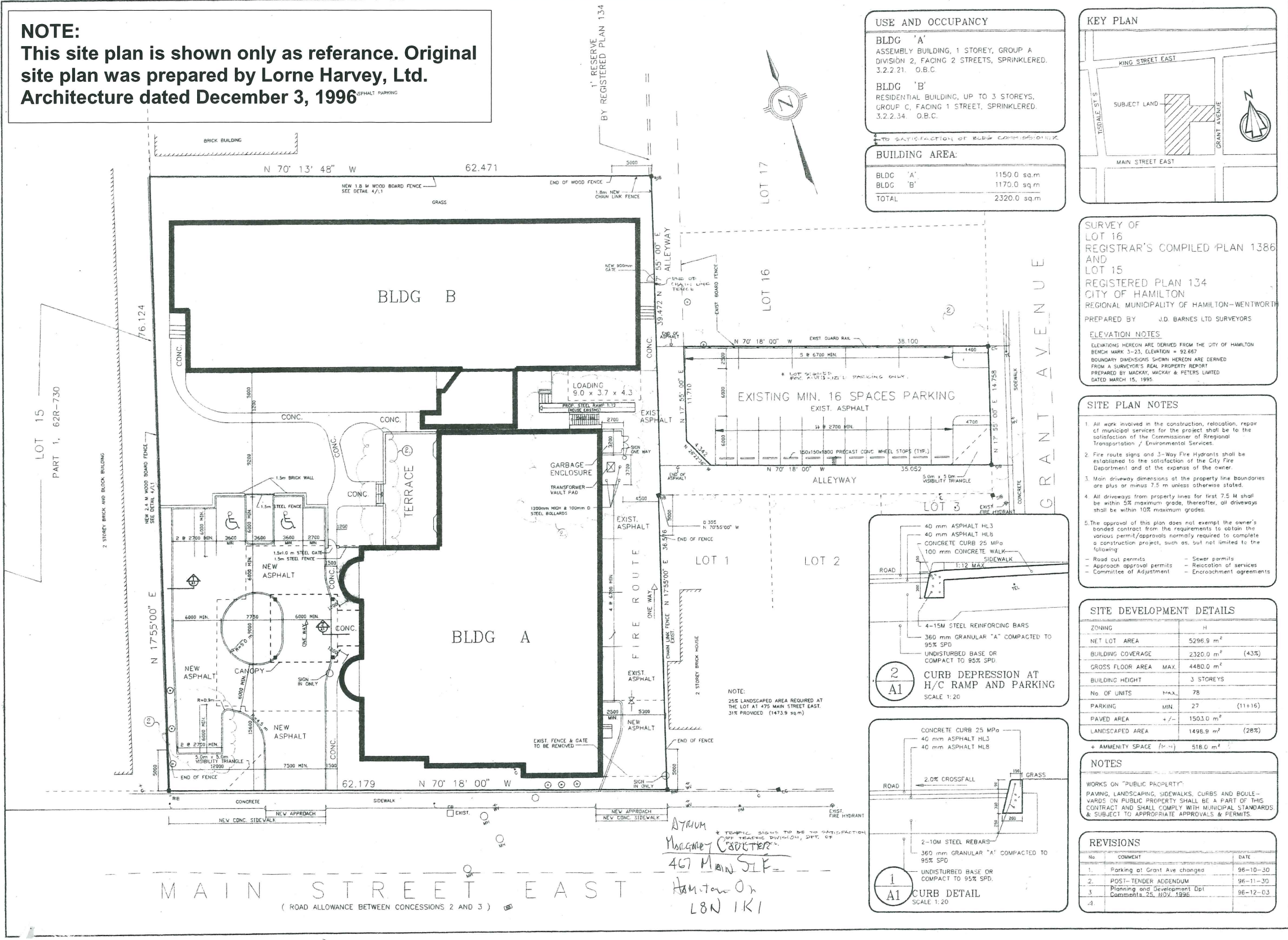
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-977-1654.

A-24:107

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

NOTE:
 This site plan is shown only as reference. Original site plan was prepared by Lorne Harvey, Ltd. Architecture dated December 3, 1996



USE AND OCCUPANCY

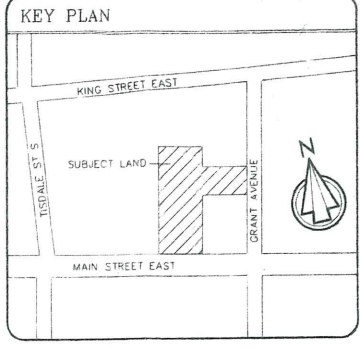
BLDG 'A'
 ASSEMBLY BUILDING, 1 STOREY, GROUP A DIVISION 2, FACING 2 STREETS, SPRINKLERED. 3.2.2.21. O.B.C.

BLDG 'B'
 RESIDENTIAL BUILDING, UP TO 3 STOREYS, GROUP C, FACING 1 STREET, SPRINKLERED. 3.2.2.34. O.B.C.

TO THE SATISFACTION OF BLDG. COMMISSIONER

BUILDING AREA:

BLDG 'A'	1150.0 sq.m
BLDG 'B'	1170.0 sq.m
TOTAL	2320.0 sq.m



SURVEY OF LOT 16 REGISTRAR'S COMPILED PLAN 1386 AND LOT 15 REGISTERED PLAN 134 CITY OF HAMILTON REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

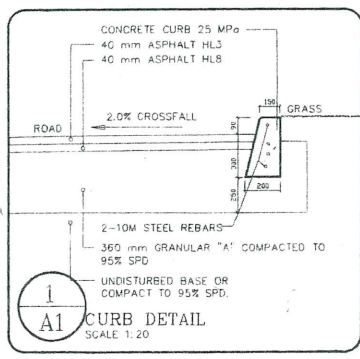
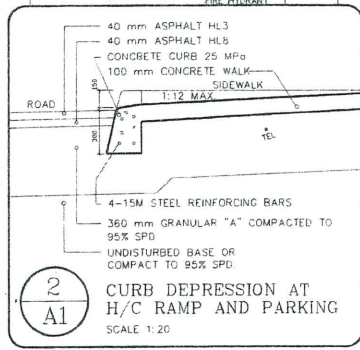
PREPARED BY J.D. BARNES LTD SURVEYORS

ELEVATION NOTES

ELEVATIONS HEREON ARE DERIVED FROM THE CITY OF HAMILTON BENCH MARK 3-23, ELEVATION = 92.667

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM A SURVEYOR'S REAL PROPERTY REPORT PREPARED BY MACKAY, MACKAY & PETERS LIMITED DATED MARCH 15, 1995.

- SITE PLAN NOTES**
- All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Commissioner of Regional Transportation / Environmental Services.
 - Fire route signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
 - Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
 - All driveways from property lines for first 7.5 M shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
 - The approval of this plan does not exempt the owner's bonded contract from the requirements to obtain the various permit/approvals normally required to complete a construction project, such as, but not limited to the following:
 - Road cut permits
 - Approach approval permits
 - Committee of Adjustment
 - Street permits
 - Relocation of services
 - Encroachment agreements



SITE DEVELOPMENT DETAILS

ZONING	H
NET LOT AREA	5296.9 m ²
BUILDING COVERAGE	2320.0 m ² (43%)
GROSS FLOOR AREA MAX.	4480.0 m ²
BUILDING HEIGHT	3 STOREYS
No. OF UNITS	78
PARKING	27 (11+16)
PAVED AREA	+/- 1503.0 m ²
LANDSCAPED AREA	1496.9 m ² (28%)
+ AMENITY SPACE (H-1)	516.0 m ²

NOTES

WORKS ON "PUBLIC PROPERTY" PAVING, LANDSCAPING, SIDEWALKS, CURBS AND BOULEVARDES ON PUBLIC PROPERTY SHALL BE A PART OF THIS CONTRACT AND SHALL COMPLY WITH MUNICIPAL STANDARDS & SUBJECT TO APPROPRIATE APPROVALS & PERMITS.

REVISIONS

No.	COMMENT	DATE
1.	Parking at Grant Ave changed	96-10-30
2.	POST-TENDER ADDENDUM	96-11-30
3.	Planning and Development Dept Comments 25 NOV 1996	96-12-03
4.		

PROJECT LOGO

TRUE NORTH CONSTRUCTION NORTH

KEY PLAN

ISSUE FOR MINOR VARIANCE

No.	DESCRIPTION	DATE
1.		

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY DIMENSIONS SHOWN HEREON ARE TO BE USED. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

DO NOT SCALE THE DRAWINGS

McCallumSather
 Westinghouse HQ, 2nd Floor
 286 Sanford Ave. N
 Hamilton, ON L8L 6A1
 905.526.6700
 www.mcs.ca/mcs@msm.com

ONTARIO ASSOCIATION OF ARCHITECTS
 JAMES PRETZINGER
 LICENCE 5322

CONSULTANTS

Carlisle Residence

467 Main Street East in Hamilton, Ontario, L8N 1K1

DRAWING TITLE
Site plan

DRAWN BY: Author DATE: 9/8/92
 CHECKED BY: Checker SCALE:

PROJECT NO: **22094**

DRAWING NO: **A05**

Alyum
 Margaret Cadster
 467 Main St
 Hamilton On
 L8N 1K1

To the Committee of Adjustment for Minor Variances:

People are fleeing war, natural disaster, famine, and political persecution and crossing the border or arriving by plane into Canada to seek asylum. When they arrive, they need help with food, shelter, understanding systems, and navigating employment options to economically integrate later -- as many other immigrants do. Most asylum seekers end up in the shelter system or living outside for a short time when they first arrive in Canada. This places people at risk and also puts strain on local shelter systems that were not designed to do resettlement work with asylum seekers. To better serve this need in Hamilton, effective June 1st they plan to be opening a new program and welcoming asylum-seekers to Wesley in partnership with other local organizations, the Good Shepherd and Refuge as well as the City of Hamilton.

We are requesting to increase the current building occupant load from seventy-four persons to a total of 215 persons, for 467 Main Stret East. The current zoning for the property is the TOC1 – Transit Oriented Corridor Mixed Use Medium Density zone of Hamilton Zoning By-law 6593. The current use is a Residential Care Facility.

My client Wesley Urban Ministries completed the change of use from the former Carlisle retirement residence to the current transitional residences in December 2023. In February 2024 we made an application to increase the recently completed project to accommodate more persons. There was funding available if we could obtain a Permit to increase the occupant load form the previous seventy-four pers to 215 persons. We completed our due diligence with a review of the Building Code to ascertain if the existing building contained the required exiting widths to make this happen. In our review we felt confident that we could include these additional persons within the building over three floors. We obtained separate reviews of the existing structural and mechanical systems to accommodate this increase. Their reports and letters validated that it met the intent of the Building Code.

I met with the Finance Department to review Development Charges and Parkland Dedication fees which there was not. Zoning presented an issue of which we were not aware. Back several years there was Minor Variance approved for a site-specific limitation to eighty-four persons – that was A-97:294. A point of significance is that the City of Hamilton is in the process of removing all existing population (occupant) restrictions on all properties within the City in the new Official Plan and Bylaws.

I understand that we now will require to make a new Minor Variance application to increase that existing Minor Variance amount of eighty-four persons to that of 215 persons. I met with the Planning Department recently, to understand the current waiting time for such an application. It could be up to several months. My client is in a time sensitive situation to be able to access the funding for this proposed increase from various funding sources – Federal and Local. That date is May 9 to have an approved Permit in place.

I understand that in order to receive a Permit I must respond and meet the prescribed requirements. Here is what I am proposing, if possible, to garner support to assist the Wesley Urban Ministry to continue their community mandate in providing this transitional housing within this timeframe.

I proposed that a 'Conditional' Permit for the increased occupant load be issued with the requirement of pursuing and achieving the Minor Variance within an agreed time frame with the support of the City of Hamilton Zoning and others as required.

The building and outreach exist, and the needs are great, and this is a really good project in support of Wesley Urban Ministries.

Respectfully,
James Hettinger, OAA



Architect



ANNUAL REPORT

2022 - 2023



October 2023

Wesley Board of Directors (As of October 2023)

Shirley Bainbridge
Lita Barrie
Jim Cairney
Ryan Hay (partial year)
Klim Khomenko
Bartek Lasota, Secretary/Treasurer
Carla Lasota
Mark Laird* (partial year)
Leanne Lindsay
Lebené Numekevor
Heather Padgett
Kaush Parameswaran, Vice Chair
Jim Parke
Cheryl-Ann Stadelbauer-Sampa* (partial year)
Julie Vernon, Chair

* ex-officio

Wesley Leadership Team (As of October 2023)

Rashed Afif
Rosemary Boateng
Kristyn Bruce
Josey Kitson
Chak Lee
Melissa Lodge Rodney
Jennifer Ryan
Denise Scott
Celeste Taylor

On behalf of the Wesley Board of Directors, we are pleased to offer you this annual report on the work of Wesley during the fiscal year of April 1, 2022 – March 31, 2023.

The world has certainly changed since Wesley was founded almost 70 years ago in the basement of Wesley United Church and Wesley has continued to change along with it, yet our focus on the needs of people struggling with poverty remains as clear today as it was then.

Housing is at the heart of helping people.

We have significantly expanded our program to help resettle government-assisted refugees, and we remain committed to expanding our range of housing programs to provide more places to stay for people who would otherwise be unhoused. We also continue to provide child care, youth programming, summer camps in priority neighbourhoods, family home visits, and help for seniors. We are especially proud that Wesley Youth Housing has been helping prevent youth homelessness for more than 16 years.

We are overjoyed to share that an incredible act of generosity happened for Wesley. A retired teacher and former Wesley volunteer made one of the largest gifts in Wesley's history — an anonymous gift of \$1 million that will enable us to help and house more people as we move to our new location at 467 Main St E. later in 2023. We are deeply humbled by the selflessness of this gift and for the trust conveyed to the Wesley community.

The Wesley community is an incredible group of hard-working people with big hearts providing services in Hamilton, Halton and Brantford— we thank Wesley's staff, volunteers, funders, community partners and donors for all you do to help people.

Sincerely,



Rashed Afif
Chief Executive Officer



Julie Vernon
Chair, Board of Directors



2022/23 Highlights

Wesley Becomes One of the Largest Refugee Resettlement Agencies in Canada

Due to war, famine and natural disasters, Wesley's work with newcomers to Canada grew significantly this year.

We help families find housing, jobs, schools and, most importantly, a sense of inclusion.

Wesley Receives \$1 Million Donation

A retired teacher and former Wesley volunteer made one of the largest gifts in Wesley's history – an anonymous gift of \$1 million that will enable us to help and house more people.

Wesley Closes the Day Centre

In September 2022, Wesley announced it would be closing the Day Centre, a long-time drop-in Centre at the 52 Catharine St N. site.

We commenced planning for a new service delivery model to focus on the root causes of homelessness as defined by our clients, staff, and community partners.

Wesley Makes Plans to Move

In February 2023, Wesley announced that it would be relocating two residential programs, the Resettlement Assistance Program which serves refugees and the Special Care Unit which provides stabilizing housing for people experiencing addiction and mental health challenges, from 52 Catharine St N. to 467 Main St E. late in 2023.

Wesley Youth Housing Continues to Prevent Youth Homelessness

Since 2007, Wesley's youth housing program has provided young people ages 16-21 with life skills training and a place to live for up to two years while they finish school or start a job.

The program has offered a life-changing opportunity for hundreds of youth and we are proud to report that the program's first client is now a lawyer.

Children, Youth & Family Services

- Before & After School Programs
- Child Care Centres
- EarlyOn Child and Family Centres
- Family Home Visitors Program
- School Break Camps
- Youth Centres
- Youth Diversion Program
- Youth Housing
- Youth Outreach Workers – Hamilton & Brantford

2022/23 highlights:

- 1,290 unique children visited an EarlyON with their caregivers for a total of 10,669 visits.
- 23 children attended free summer camp at the Beasley Community Centre.
- 138 children attended Before and After School Programs.
- Family Home Visitors Program supported 475 families, and offered services in 21 different languages.
- Provincial Youth Outreach Workers supported 564 youth participating in the program.

Housing & Homelessness Services

- Day Centre & Outreach Services
- Housing Services – Halton
- Housing Services – Hamilton
- Special Care Unit
- Supportive Housing
- Rapid Intervention Support Team
(Wesley as part of a multidisciplinary team)

2022/23 highlights:

- 23 individuals in the Special Care Unit who were experiencing homelessness and struggled with alcohol use were assisted.
- 70 individuals and families were housed in Halton through the Housing First and Emergency Supportive Housing Programs.
- 42 individuals with complex needs in permanent housing in Hamilton were housed through our Housing First Program.
- As as part of a multidisciplinary Social Navigator Program, the Rapid Intervention Support Team (RIST) provided support to 7,139 clients.



Wesley child care centre



#WeAreWesley social media campaign featuring Wesley staff

Wesley First Start Catering team



Wesley Youth Housing client room



The Banza Family – supported by Wesley RAP team



Wesley mobile unit



Newcomer & Community Services

- Client Support Services – Newcomer Services
- Christmas & Holiday Hampers
- Employment Services
- Food Service Training Program
- Resettlement Assistance Program
- Ukrainian Settlement Program
- Support for Seniors

2022/23 highlights:

- 752 Government Assisted Refugees (GAR) clients and 174 Secondary Migrants served in Hamilton.
- 136 GAR clients served in Brantford.
- 463 clients served by the Ukrainian Settlement Program.
- 340 clients served through virtual group workshops provided
- 415 clients participated in English Conversation Circle (ECC)
- 941 clients in Hamilton and 151 in Brantford served by our Client Support Services (CSS) Team.
- Employment staff assisted 76 clients in entering employment.
- The Seniors program worked with 96 new clients, and ran 24 workshops and 2 Royal Botanical Gardens trips.

Social Enterprises

- Interpretation and Translation Services
- First Start Catering
- First Start Farm

2022/23 highlights:

- Interpretation and Translation Services provides language services in over 30 languages.
- 1,309 language supports that helped community members access the appointments, information, and essential services they need to participate fully in community.
- First Start Catering served 142,229 meals for program participants and other vulnerable community members.
- As a social enterprise, our First Start Catering also offers premium food services to customers. Last year, we provided 3,198 high quality and culturally diverse meals for our customers' meetings and events.
- All proceeds are reinvested back into our social enterprise and Wesley programming.

Funding Partners

Anonymous Partners
AlectraCARES Community Foundation
Appleby United Church
ArcelorMittal Dofasco Employee Donations Fund
City of Hamilton
Erion Insurance Group
Fairmount Foundation
Food Banks Canada
Government of Canada
Government of Ontario
Hamilton Community Foundation
 Losani Family Foundation Fund
 Lawyers' Legacy for Children - Ray Harris Fund
Hamilton Food Share
Home Depot Canada Foundation
Kiwans Club of Hamilton East
Lawrie Insurance Group
Metro Hamilton – Fennell Plaza
Nancy & George Ruttle Foundation
Ontario Trillium Foundation
RBC Foundation
RBC Insurance Group
Region of Halton
Riverside Millwork Group
Ron & Nancy Clark Foundation
Samuel, Son & Co. Ltd.
St. Stephen United Church Endowment Fund
United Church of Canada
United Way of Halton and Hamilton

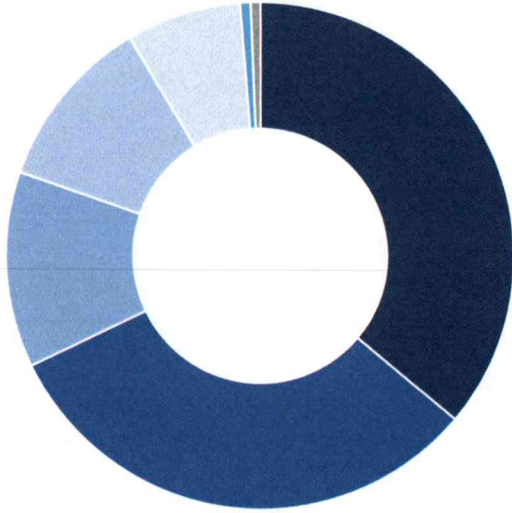
Leading Donors

Anonymous Donors
Estate of Rev. Joan Adams
Estate of Dorothy J. Arnold
Estate of Lillian Fray Bastarache
Ms. Elizabeth Black
Barbara J. Borthwick
Estate of Winston Cheatley
Rick and Judy Clark
Joan Cranmer
Mr. Martin Dooley and Ms. Sheelah Dunn Dooley
Mr. Lorne G. Evans
Pam Fisher
Estate Of Lilojean Frid
Judy and David Goodings
William Ian Gordon
Michael, Aria & Aisha Gupta
Mr. Craig Hambly and Mrs. Jennifer Hambly
Aaron Hamm
Faye D. Hewlett
Mr. Paul Johnson
Warren and Judith Johnson
Ms. Mona Levenstein
Lowry Family
James McCallum
Mr. and Mrs. Grant McCracken
Mr. Tosh Nanba
Robert Pond
Dianne Richards
Jen & Lou Saunders
Robert C. Stacy
Ms. Celeste Taylor
Juliet M. Thomson
John Wheeler
Robert J. Wright

Financial Information

Charitable Registration Number : 11929 1946 RR 0001

TOTAL REVENUE

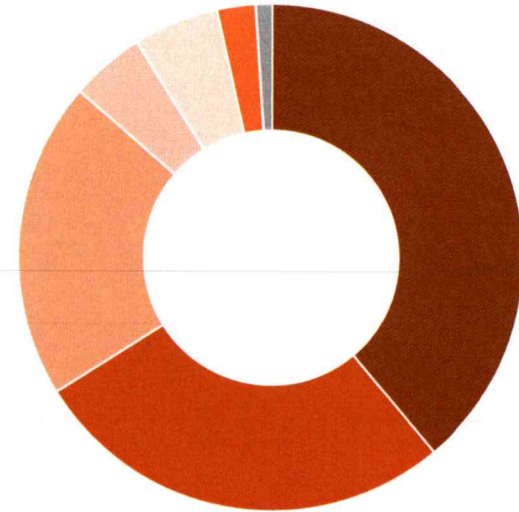


- 37% Government of Canada \$9,050,509
- 32% Municipalities \$7,963,619
- 13% Donations & Fundraising \$3,128,616
- 11% Government of Ontario \$2,786,077
- 7% Participation Fees \$1,838,814
- 1% Revenue From Other Items (Restricted) \$166,328
- -1% Other (Interest & Deferred Contributions) (\$154,924)

TOTAL: \$24,779,039

For the year that ended March 31, 2023

TOTAL EXPENSES



- 39% Newcomer & Community Services \$9,631,645
- 28% Housing and Homelessness \$6,742,283
- 20% Child, Youth and Family \$5,015,255
- 5% Administration \$1,185,652
- 5% Designated Surplus \$1,345,514
- 2% Resource Development \$599,295
- 1% Amortization \$259,395

TOTAL: \$24,779,039



Wesley is one of the longest-standing non-profits in the region, serving Hamilton, Halton and Brantford.



To make a donation please visit **wesley.ca** or contact Resource Development, at (905) 528-5629 ext 285 or giving@wesley.ca

Gifts of any size, including estate gifts and gifts of securities are gratefully accepted.

For general questions about Wesley, please contact info@wesley.ca

Charitable Registration Number : 11929 1946 RR 0001
467 Main St E. Hamilton, ON, L8N 1K1

https://www.thespec.com/news/hamilton-region/new-program-aims-to-ease-transition-for-hamilton-asylum-seekers/article_fb1e4746-0e19-5a83-873c-134adb00129d.html

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HAMILTON REGION

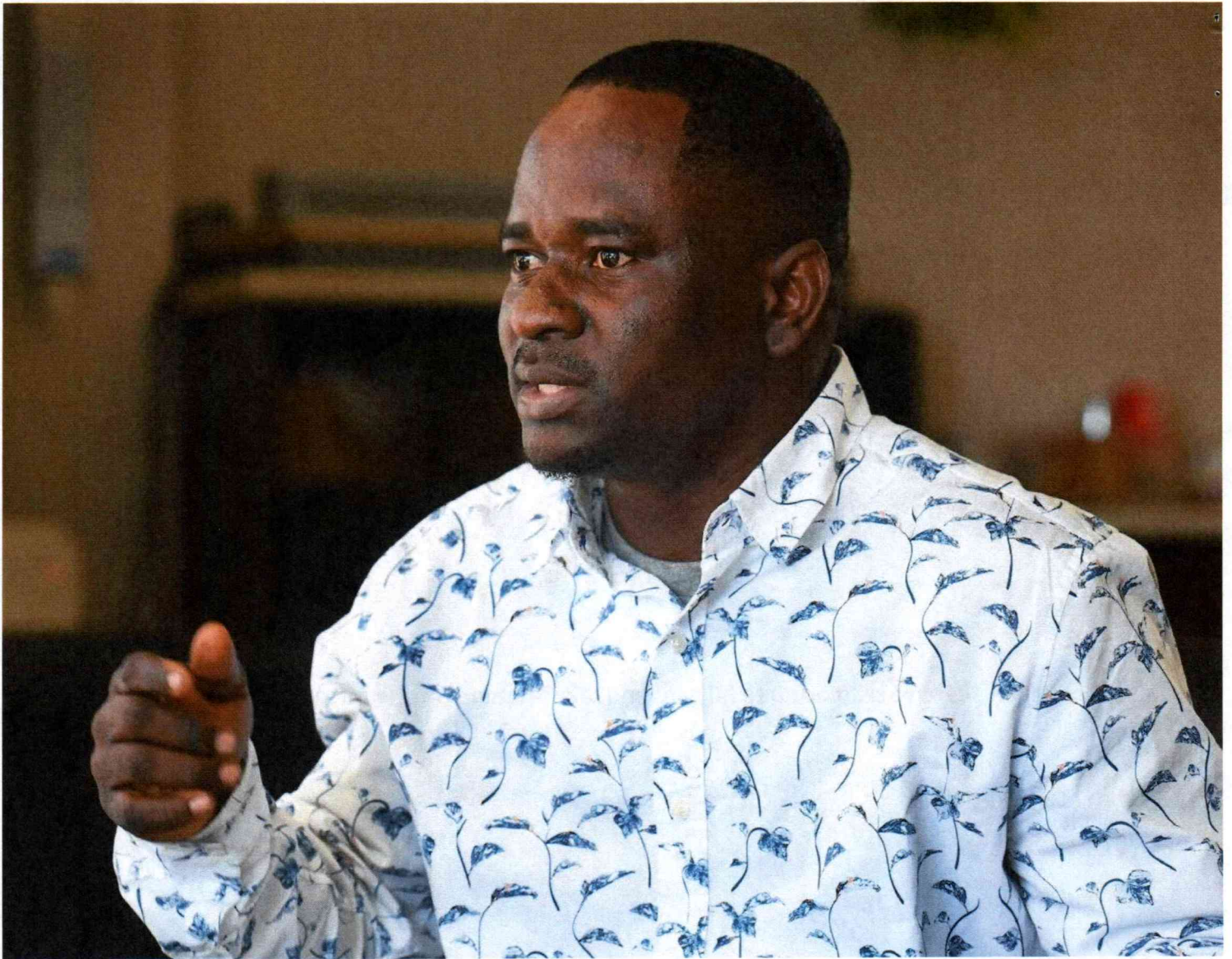
New program aims to ease transition for Hamilton asylum seekers

Social-service agencies have teamed up to fill gaps and take pressure off shelters.

By **Teviah Moro** Reporter

May 1, 2024

Article was updated 3 hrs ago



Kelvin Martins Aichie aims to line up full-time work and better housing after leaving Nigeria last fall.
Cathie Coward, The Hamilton Spectator

As Kelvin Martins Aichie pieces together a new life in Hamilton, he holds fast to a personal philosophy that guides him through challenges.

“I have a policy that if you don’t give, you cannot take,” Aichie says when asked about leaving Nigeria and claiming refugee status last fall.

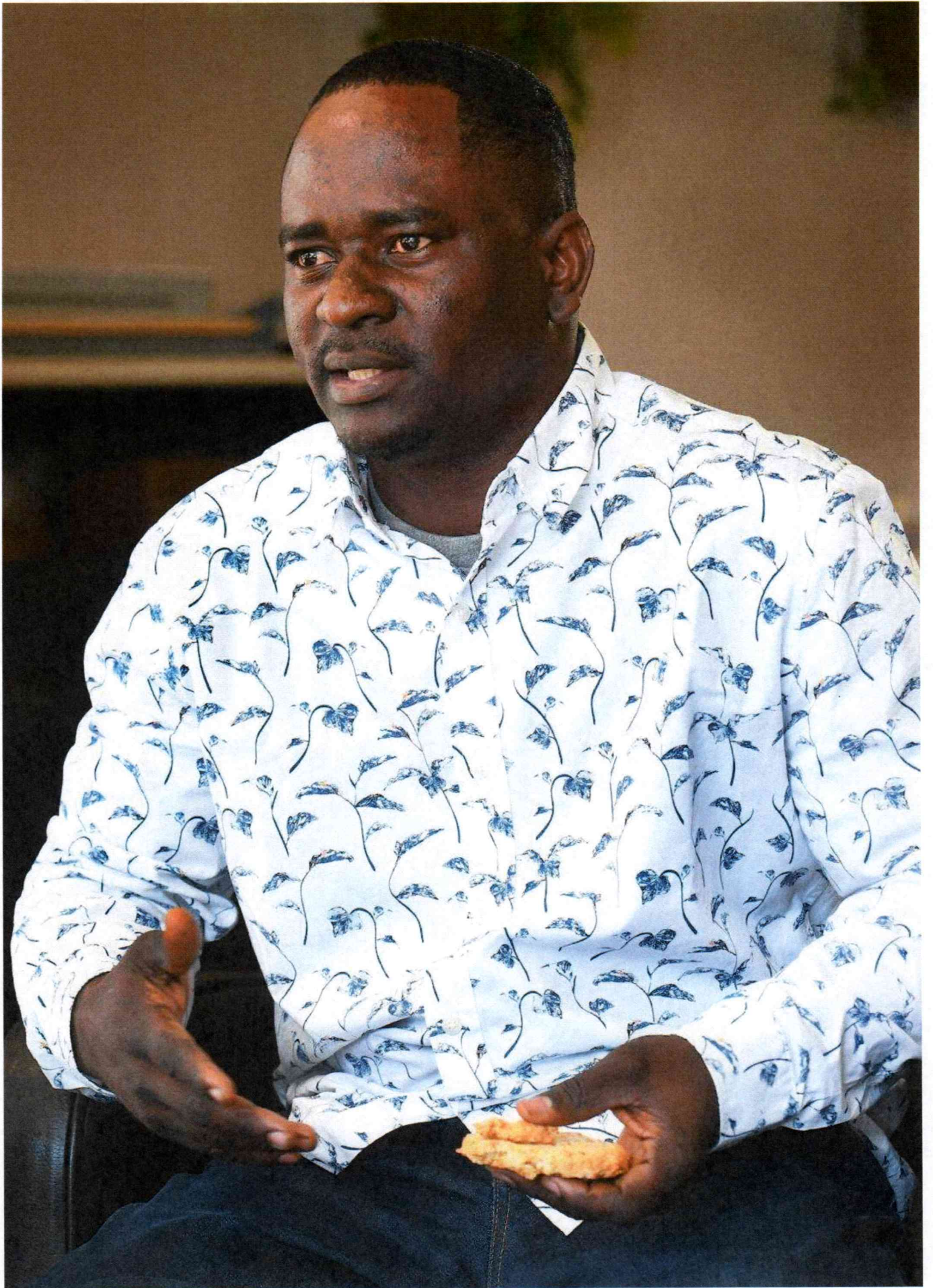
And with that outlook, he has managed to stay afloat while navigating the complex waters of housing and employment in a new land.

Aichie stayed in homeless shelters before securing a room in a shared rental home.

He works overnight shifts on weekends taking care of an older adult while he waits to take his final exam to become a personal support worker.

There have been setbacks and pitfalls, but the 34-year-old’s resolve remains strong.

“Because the greatest glory is not in never falling,” he says, “but when you fall, you rise again.”



Kelvin Martins Aichie says his next goals are passing his final exam to become a personal support worker, lining up full-time work and finding a better place to live.

Cathie Coward, The Hamilton Spectator

With \$1.8 million in city funding, a team of local social-service agencies aims to make it easier for asylum seekers to overcome obstacles as they settle into new lives in Hamilton.

The goal is that 40 new transitional-housing spaces and co-ordinated services will not only set the newcomers up for success, but also take a load off an already stretched emergency shelter system.

Wesley will handle 30 of those beds for men, women, couples and families. Good Shepherd is operating 10 beds for women.

Refuge Newcomer Health's role involves mobile referral and co-ordination services during the year-long initiative.

Wesley already supports government-assisted refugees at its Main Street East location, but the new program is focused on asylum seekers, who haven't yet made refugee claims and lack basic services.

"The more we invest in the beginning in doing it right," CEO Rashed Afif told The Spectator, "the less people we see on the street."

Last summer, hundreds of asylum seekers arrived in Toronto, mostly from Kenya but also from Uganda — both countries with hostile anti-LGBTQ laws. Many of them later wound up in other cities, including Hamilton.

The wave of newcomers hit local shelters, occupying 24 per cent to 36 per cent of beds each week between September and January, according to a city report, which sparked the need for a remedy.

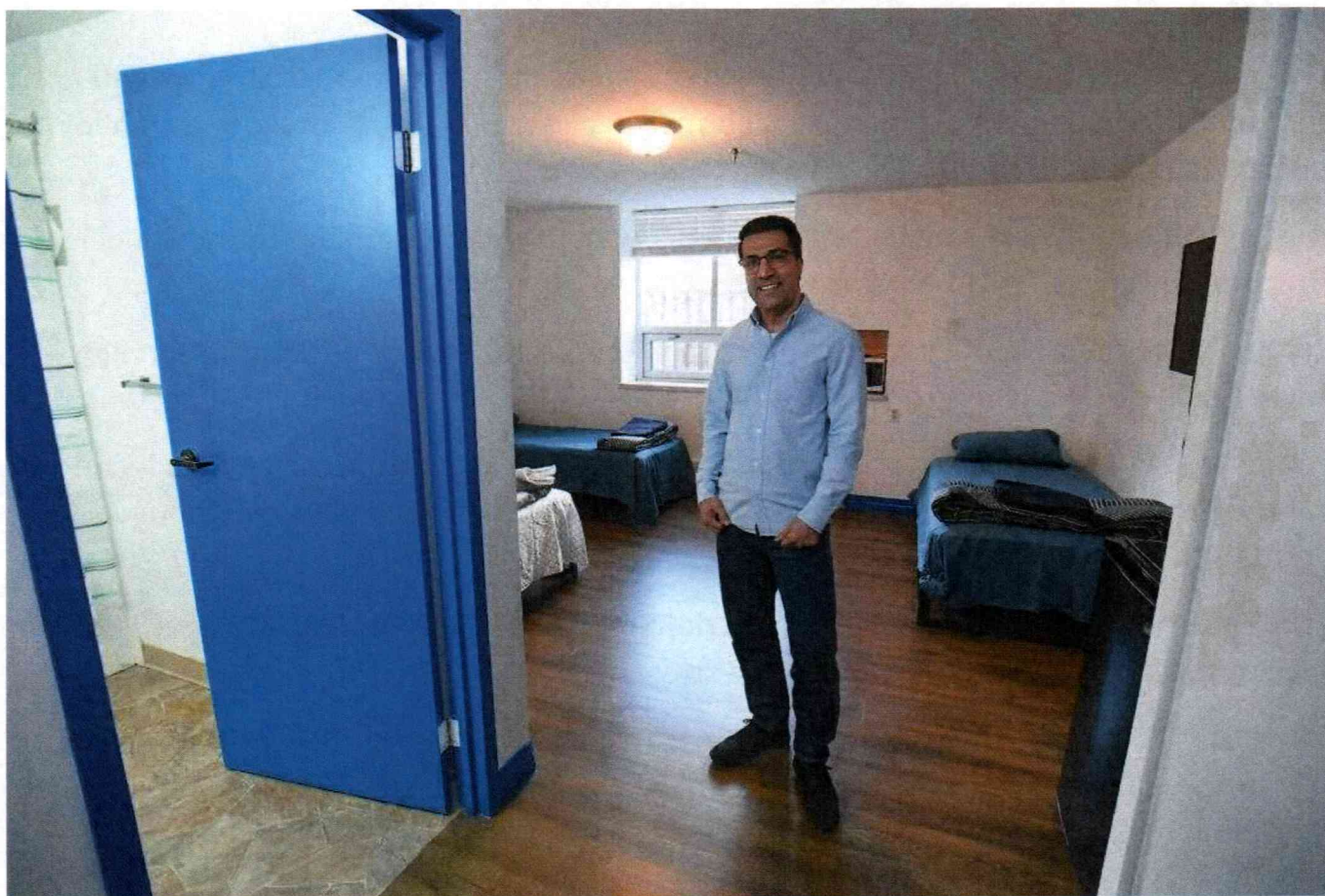
"We welcome and celebrate the fact that these folks are joining our community but really recognize that they need some targeted and specific supports to help them make a fairly rapid and solid transition into community living," Katherine Kalinowski, Good Shepherd's chief operating officer, said in a previous interview.

"And at the same time ... we know that there is a homelessness crisis in this community that is of epic proportions and that our emergency shelters are operating at or over capacity virtually every night of the year."

For asylum seekers, the process to permanent housing can involve "many steps," Afif points out.

Before submitting refugee claims, people aren't eligible for Ontario Works. Along the way, they need help opening bank accounts, applying for health cards, obtaining social insurance numbers, finding jobs, getting children into school.

“Do we have that capacity within our shelter system? And if we ask our shelter to take all their time to do all these things, you are taking it away from people who need it,” Afif explains. “And the shelter remains full.”



Wesley CEO Rashed Afif describes asylum seekers as highly motivated to succeed. The goal is to offer them a strong foundation through transitional housing.

Cathie Coward, The Hamilton Spectator

Wesley plans to offer the new beds in June. Each room has a washroom, television, microwave, refrigerator and closet, as well as a door that locks.

“If you want people to move away from homelessness, you need to give them a little bit of privacy,” Afif says during a tour. “At least they can sleep at night.”

For Aichie, the restrictive hours of shelters were tough. With his weekend overnight work in Grimsby, he ran the risk of losing his shelter bed due to not making curfew. But he rolled the dice, bouncing from one shelter to another in the process.

A room in a shared private rental home solved that problem. But travelling from central Hamilton to Grimsby was another obstacle. That's where Trinity United Church in Grimsby came in.

"The church adopted me," says Aichie, a man of faith who calls his Hamilton journey a "divine arrangement."

He sought out the church on foot after paying about \$40 for an Uber ride to work. In response, the sexton took him in. Then, a support network of congregants formed around him, giving him rides and places to rest between shifts.

"And now it's like he's part of our community," Rev. Donalee Williams says.

Meanwhile, helping Aichie has helped fill a need for local elder care, Williams points out.

"It has been just an absolute gift to get to know Kelvin. He's an inspiration to me. He's wonderful."

Wesley CEO Afif, who came to Canada as a refugee from Afghanistan in 2009, encourages that spirit, noting how Hamilton extended a warm embrace to Ukrainians fleeing war.

"We do need community support. We cannot take the load alone."

Afif is confident that, with the right services in place, this cohort of asylum seekers — and future ones — will find their bearings in a matter of months.

"We have highly motivated individuals who are ready to work ... at a time that we are really suffering from lack of labour in a lot of industries. The first thing they always say: 'When can I work?'"

Refuge executive director Terri Bedminster also sees that drive to succeed.

"We have folks who have landed jobs and started working as soon as they got their work permits."

The key to successful support is collaboration and co-ordination of services, Bedminster emphasizes.

Aichie, who in Nigeria worked in IT, prefers to keep the circumstances of his departure private.

But through metaphor, he describes what led to his decision to leave.

"My case was like a frog in water and the temperature began to change," he says. "You have to jump out. At that point, you don't mind where you are jumping to. Do you understand?"

His next goals are passing his final exam, lining up full-time work and finding a better place to live.

For others who might be following in his footsteps, Aichie offers this advice:

“I just encourage whoever is in my shoes to be strong because you will meet challenges.”

Teviah Moro is a reporter at The Hamilton Spectator. tmoro@thespec.com



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JOURNALISTIC STANDARDS

ABOUT THE SPEC

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Before submitting refugee claims, people aren't eligible for Ontario Works. Along the way, they need help opening bank accounts, applying for health cards, obtaining social insurance numbers, finding jobs, getting children into school.

“Do we have that capacity within our shelter system? And if we ask our shelter to take all their time to do all these things, you are taking it away from people who need it,” Afif explains. “And the shelter remains full.”



Wesley CEO Rashed Afif describes asylum seekers as highly motivated to succeed. The goal is to offer them a strong foundation through transitional housing.

Cathie Coward, The Hamilton Spectator

Wesley plans to offer the new beds in June. Each room has a washroom, television, microwave, refrigerator and closet, as well as a door that locks.

“If you want people to move away from homelessness, you need to give them a little bit of privacy,” Afif says during a tour. “At least they can sleep at night.”

For Aichie, the restrictive hours of shelters were tough. With his weekend overnight work in Grimsby, he ran the risk of losing his shelter bed due to not making curfew. But he rolled the dice, bouncing from one shelter to another in the process.

Kelvin Martins Aichie says his next goals are passing his final exam to become a personal support worker, lining up full-time work and finding a better place to live.

Cathie Coward, The Hamilton Spectator

With \$1.8 million in city funding, a team of local social-service agencies aims to make it easier for asylum seekers to overcome obstacles as they settle into new lives in Hamilton.

The goal is that 40 new transitional-housing spaces and co-ordinated services will not only set the newcomers up for success, but also take a load off an already stretched emergency shelter system.

Wesley will handle 30 of those beds for men, women, couples and families. Good Shepherd is operating 10 beds for women.

Refuge Newcomer Health's role involves mobile referral and co-ordination services during the year-long initiative.

Wesley already supports government-assisted refugees at its Main Street East location, but the new program is focused on asylum seekers, who haven't yet made refugee claims and lack basic services.

"The more we invest in the beginning in doing it right," CEO Rashed Afif told The Spectator, "the less people we see on the street."

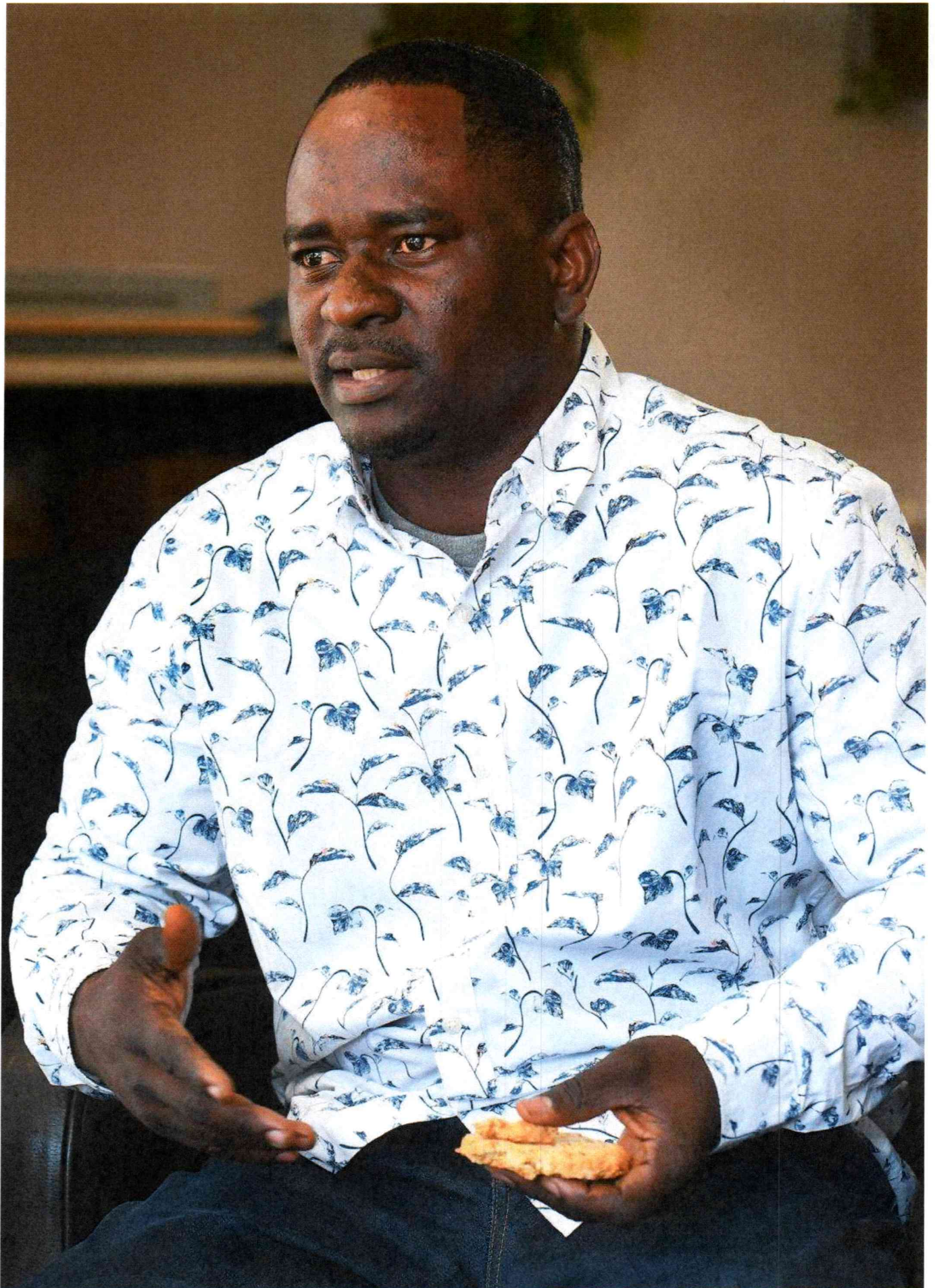
Last summer, hundreds of asylum seekers arrived in Toronto, mostly from Kenya but also from Uganda — both countries with hostile anti-LGBTQ laws. Many of them later wound up in other cities, including Hamilton.

The wave of newcomers hit local shelters, occupying 24 per cent to 36 per cent of beds each week between September and January, according to a city report, which sparked the need for a remedy.

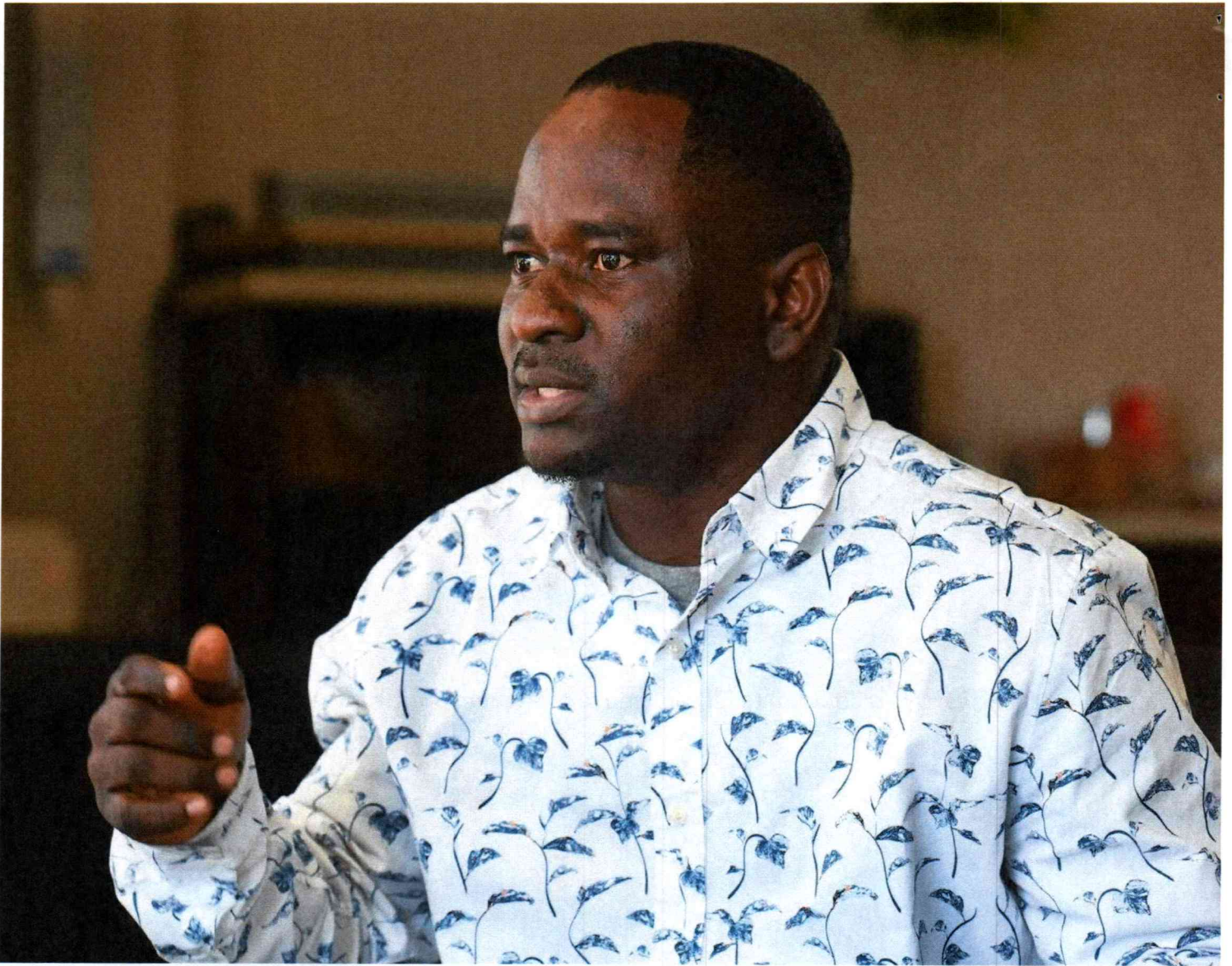
"We welcome and celebrate the fact that these folks are joining our community but really recognize that they need some targeted and specific supports to help them make a fairly rapid and solid transition into community living," Katherine Kalinowski, Good Shepherd's chief operating officer, said in a previous interview.

"And at the same time ... we know that there is a homelessness crisis in this community that is of epic proportions and that our emergency shelters are operating at or over capacity virtually every night of the year."

For asylum seekers, the process to permanent housing can involve "many steps," Afif points out.



“Because the greatest glory is not in never falling,” he says, “but when you fall, you rise again.”



**Kelvin Martins Aichie aims to line up full-time work and better housing after leaving Nigeria last fall.
Cathie Coward, The Hamilton Spectator**

As Kelvin Martins Aichie pieces together a new life in Hamilton, he holds fast to a personal philosophy that guides him through challenges.

“I have a policy that if you don’t give, you cannot take,” Aichie says when asked about leaving Nigeria and claiming refugee status last fall.

And with that outlook, he has managed to stay afloat while navigating the complex waters of housing and employment in a new land.

Aichie stayed in homeless shelters before securing a room in a shared rental home.

He works overnight shifts on weekends taking care of an older adult while he waits to take his final exam to become a personal support worker.

There have been setbacks and pitfalls, but the 34-year-old’s resolve remains strong.

https://www.thespec.com/news/hamilton-region/new-program-aims-to-ease-transition-for-hamilton-asylum-seekers/article_fb1e4746-0e19-5a83-873c-134adb00129d.html

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HAMILTON REGION

New program aims to ease transition for Hamilton asylum seekers

Social-service agencies have teamed up to fill gaps and take pressure off shelters.

By **Teviah Moro** Reporter

May 1, 2024

Article was updated 3 hrs ago



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

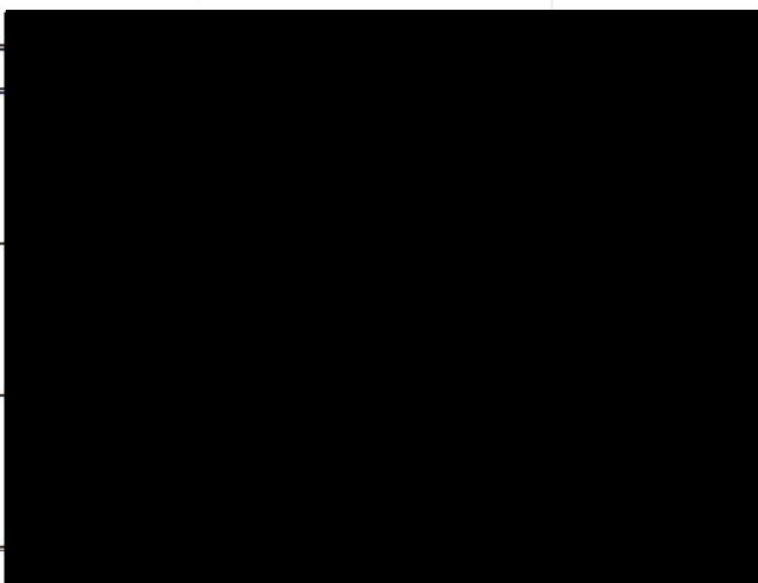
Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

**APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE PLANNING ACT**

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	Carlisle (Hamilton) Facility Inc. c/o Greg Bowman
Applicant(s)	Josey Kitson Wesley
Agent or Solicitor	James Hettinger, OAA



1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

Applicant

Owner

Agent/Solicitor

1.4 Request for digital copy of sign

Yes*

No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email

Yes*

No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will be sent by email.

1.6 Payment type

In person

Credit over phone*

Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	467 Main St. East		
Assessment Roll Number			
Former Municipality			
Lot	16	Concession	
Registered Plan Number	134	Lot(s)	15
Reference Plan Number (s)	1386	Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Increased occupant load to serve various persons. Refer to attachment.

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Existing and previous Minor Variance A-97-294 allows for only 84 persons.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
62.179	76.124	5296.9	

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
3 storey masonry	1.5m	5.0m	7.8m	12/03/1996

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
No Change	No Change	No Change	No Change	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential	1170	3510	3	14.0m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Residential Care Facility - Transitional Housing for 300 persons (maximum)

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Commercial and Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Lease commenced December 2023

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Retirement Residence

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Residential Care Facility - Transitional Housing

7.4 Length of time the existing uses of the subject property have continued:
26 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Mixed Use Medium Density

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? TOC1 | By-law 6593

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: A-97:294

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

Unknown

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 62

8.2 Number of Dwelling Units Proposed: 62

8.3 Additional Information (please include separate sheet if needed):

No change to existing parking of 27 spaces.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - N/A Minimum Distance Separation Formulae (data sheet available upon request)
 - N/A Hydrogeological Assessment
 - N/A Septic Assessment
 - N/A Archeological Assessment
 - N/A Noise Study
 - N/A Parking Study
-
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