

Summary of Public Comments Received

Comment Received	Staff Response
<p>A concern was expressed about the number of units proposed and the lack of green space.</p>	<p>The proposed number of units is considered appropriate for this site given its location to community amenities and transit. The development is an efficient use of land and resources, which will utilize existing municipal services and infrastructure, and provide increased housing options. The proposal includes landscape areas along the frontage and a large central courtyard with green space, landscaping, and tree plantings. In addition, there are no impacts related to shadow or overlook anticipated.</p>
<p>A concern was expressed about the adequacy of parking and potential disruption caused by construction activities during site works.</p>	<p>The proposal does not seek any reductions to the parking space requirements set out in Zoning By-law No. 05-200. Further, as part of the future Site Plan Control application, a Construction Management Plan will be required to ensure that construction activities on the development site do not negatively impact public health, safety, amenity, traffic, or environment in the surrounding area.</p>
<p>Support was expressed for the proposal including the adaptive reuse of the property, highlighting its role in addressing the critical need for affordable housing while preserving a valuable community space.</p>	<p>Noted.</p>

Amir, Amna

From: [REDACTED]
Sent: Tuesday, February 25, 2025 3:19 PM
To: clerk@hamilton.ca; Amir, Amna
Subject: 120 Wentworth Street North

External Email: Use caution with links and attachments

Hello,

I am requesting to be notified of the outcome of the proposal to convert the church at 120 Wentworth street north to a 50-unit affordable housing complex.

I want to flag that I just received the notice in the mail today (February 25th). The notice says comments were due to the planner February 24th, however I want to note that, although I very much support creative affordable housing, as a homeowner on Huntley street I am deeply concerned about the number of units being proposed and the lack of green space in the proposed plan. Huntley is a very small street and will become absolutely overwhelmed with cars given the parking entrance on Huntley street. I also notice that the building is proposed to expand closer to the street than the church is now and we will lose greenery from the church's lawn, which is concerning given the lack of green space in the downtown core already. Please consider requiring more green space and limiting the number of units. This space could realistically accommodate 10-20 units.

Thank you,

[REDACTED]

Amir, Amna

From: [REDACTED]
Sent: Sunday, March 2, 2025 3:03 PM
To: Amir, Amna
Cc: clerk@hamilton.ca
Subject: ZAC-25-010

External Email: Use caution with links and attachments

Hello Amna,

I am writing to you in regards to the property development at 120 Wentworth Street North. I am a resident on Huntley Street [REDACTED] and would like to voice some thoughts and concerns I have regarding this project.

Firstly, the notice sent out to residents of the neighbourhood indicating any input from the public for your staff report was to be received by February 24th, 2025. This notice did not arrive by post until February 26th, 2025.

The Wentworth property backs onto Huntley, a dead-end small residential street with limited parking. We do not agree with the zoning change, as it will seriously impact the current families on Huntley.

Should the zoning change go through we have two additional concerns about the project.

1. The new property will have sufficient parking to handle all apartment units and their visitors. As well as stipulating the parking is free to the residents and visitors of the new unit so as to discourage parking on the street.
2. That parking and street access will be closely monitored and enforced during the construction period.

We wish to be notified by the City of Hamilton on the proposed zoning by-law amendment in a timely manner.

On behalf of [REDACTED]

[REDACTED]

March 26, 2025

Re: Indwell's Zoning By-law Amendment Application for 120 Wentworth St N

Dear Chair and Members of the Planning Committee,

I am writing in support of Indwell's application for a zoning by-law amendment to develop new affordable housing at 120 Wentworth Street North, known as Wentworth Baptist church. I write to you as a resident of the Gibson neighbourhood living on Fullerton Avenue. I have been involved in community engagement for more than a decade, founding and leading volunteer groups including GALA Community Planning Team and Beautiful Alleys and I have followed and anticipated this project from the start.

Indwell's adaptive reuse plan for the property, developed in partnership with the Wentworth Baptist Church congregation, responds to the needs of the Gibson and Landsdale neighbourhoods. The development will provide 50 units of affordable, supportive housing in addition to renovating the church hall and gymnasium for Indwell, church, and community groups to use. There is a great need for affordable housing in our community, in the context of rising rents and growing homelessness. There is also a shortage of spaces for community groups to hold meetings and events. Prior to the sale of the Church, our community planning team, GALA, hosted their meetings at the church.

Recently, I faced the possibility of being houseless. After 14 years, my landlord was selling the home I lived in, in a community that I was heavily invested in. It was important to find a place nearby so I could continue my work. I was able to find a house on the same street but at 3 times the rent I could afford. That necessitated making life changes and sharing my space. This project will provide much needed affordable, supportive housing and a community space.

Indwell is a reputable charity that provides high-quality, supportive, affordable housing in several locations across Hamilton. Indwell excels in this work and contributes positively to our community.

I believe the requested rezoning application to a Mixed Use Medium Density Zone and requested site-specific provisions for building setback, built form, minimum rear yard and side yard, and landscaped areas are reasonable and should be supported.

Thank you for noting my support as you consider Indwell's application.

Sincerely,

[Redacted Signature]

[Redacted Name]
[Redacted Address]

Hamilton