



April 2, 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 for our community. I write to you as Executive Director of Helping Hands Street Mission.

The project at 120 Wentworth Street North is critically needed in the context of rising rents, housing insecurity, and growing homelessness. The application deserves your full support based on the merits of the project.

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.

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 community. The historic sanctuary will be renovated for continued use by the congregation, as well as Indwell program use and community group bookings. The Sunday school and office buildings, no longer needed by the congregation, will be demolished to make way for a new apartment building addition, which will provide 50 units of quality affordable housing for current and future generations. The project is being designed according to CMHC's highest standards for affordability, accessibility, and energy efficiency.

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell has been in operation for 50 years and manages 1,200 units across 28 properties spanning seven regions, including Hamilton, Kitchener, London, St. Thomas, Woodstock, Simcoe, and Mississauga. Indwell operates 14 buildings in Hamilton, including 44 units at the Wentworth Program (118 Wentworth St S) and 108 units at The Oaks (219-247 East Ave N) in Ward 3.

Recent reports illustrate the scale of the affordable housing crisis in our community. The most recent point-in-time count, conducted by the City of Hamilton in 2024, reported [1,216 people](#) experiencing homelessness in our community. According to the City, there are [6,110 households](#) on the waiting list for affordable housing. Average market rents far exceed what those earning minimum wage or relying on social assistance can afford. In the context of the overwhelming need for affordable housing, I ask you to support Indwell's rezoning application and to allow the development to proceed without delay.



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

Sincerely,

A handwritten signature in black ink, appearing to read "A Plug-Buist", with a long, sweeping horizontal line extending to the right.

Alice Plug-Buist
Executive Director
Helping Hands Street Mission