

8.1 a (xix)

From: Mary Love

Sent: Sunday, January 11, 2026 11:40 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Cooper, Rob <Rob.Cooper@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: Planning Committee Feb. 13 New housing on unused City lot

Dear Clerk and Councillors,

Great to hear that some new multiple dwellings will be going up in unused space the City can use! There's lots more out there too within the urban boundary, so please keep it up.

Best wishes,

Mary Love

8.1 a (xx)

From: Margaret Tremblay

Sent: Sunday, January 11, 2026 4:23 PM

To: clerk@hamilton.ca; Office of the Mayor ; Wilson, Maureen ; Kroetsch, Cameron ; Nann, Nrinder ; Hwang, Tammy ; Francis, Matt ; Jackson, Tom ; Pauls, Esther ; Cooper, Rob ; Clark, Brad ; Beattie, Jeff ; Tadeson, Mark ; Cassar, Craig ; Wilson, Alex ; Spadafora, Mike ; McMeekin, Ted

Subject: Statutory Public Meeting (Planning Committee) Jan.13,2026

I am a resident of Ward 13. I fully support the City initiated re-zoning application for affordable housing on municipal land (70 Hope Ave.). The city must do all it can to encourage the building of affordable housing within the existing urban boundary. This will help alleviate housing precariousness in Hamilton, reduce the number of those unhoused and provide housing in neighbourhoods that can provide the services they need, e.g. proximity to bus routes, schools, grocery stores etc.

Non profit housing providers have shown to be effective in building this type of housing, and I'm encouraged to see the city making use of their expertise.

Thank you,
Margaret Tremblay, Dundas

8.1 a (xxi)

From: Mary Anne Peters

Sent: Sunday, January 11, 2026 5:34 PM

To: clerk@hamilton.ca; Office of the Mayor ; Wilson, Maureen ; Kroetsch, Cameron ; Nann, Nrinder ; Hwang, Tammy ; Francis, Matt ; Jackson, Tom ; Pauls, Esther ; Cooper, Rob ; Clark, Brad ; Beattie, Jeff ; Tadeson, Mark ; Cassar, Craig ; Wilson, Alex ; Spadafora, Mike ; McMeekin, Ted

Subject: support for affordable housing proposal on Hope Avenue

I am resident of Ward 13 who is concerned about affordable housing across the city. I see that there's a proposal to transfer city-owned land that is currently a parking lot to a non-profit housing group. I love this idea. We need more housing that is not part of the for-profit housing market. Housing is a human right, not a commodity.

I hope the council will approve this proposal and look for similar opportunities.

Sincerely,
Mary Anne Peters

8.1 a (xxii)

From: brenda ginn

Sent: Sunday, January 11, 2026 9:57 PM

To: clerk@hamilton.ca

Cc: mayor@hamilton; Kroetsch, Cameron

Subject: Re: Affordable housing support needed and UBE updates

Dear Hamilton City Hall Clerk:

I would appreciate it if you forwarded my email to all our Hamilton councillors. I am a resident of Ward 2.

I would like them to know I am in favour of the city's re-zoning application in Ward 4 to convert a city-owned parking lot on Hope Avenue into mixed use housing...and it's about time too!

Sincerely,
Brenda Ginn

8.1 a (xxiii)

From: cynthia meyer

Sent: Monday, January 12, 2026 2:54 AM

To: Office of the Mayor ; clerk@hamilton.ca; Wilson, Maureen ; McMeekin, Ted ; Beattie, Jeff ; Spadafora, Mike ; Tadeson, Mark ; Hwang, Tammy ; Wilson, Alex ; Cassar, Craig ; Kroetsch, Cameron ; Pauls, Esther ; Jackson, Tom ; Francis, Matt

Subject: Ward 4 affordable housing project , jan.13

Dear Mayor, Madame Clerk and councillors,

I write to lend my support for the ward 4 affordable housing project. What a brilliant idea! I live in ward 1 and also see the need for housing that the dwindling middle class and the working poor can afford in my ward.

It has long been proposed by urban planners that open city parking lots are an inefficient use of urban property.

Finally it just may be implemented.

Cynthia Meyer

8.1 a (xxiv)

From: Rose Janson
Sent: Monday, January 12, 2026 7:48 AM
To: clerk@hamilton.ca
Subject: In Support of More Affordable Housing!

Dear Councillor,

We write in support of City-initiated re-zoning applications to convert surplus City-owned parking lots into mixed-use affordable housing. Our City seems to have too many parking lots. And we are desperately in need of downtown housing, especially the affordable kind.

The plans for 70 Hope St., in Ward 4, seem very appropriate. Multiple dwelling units, (50 units are feasible; the site could host more). Four storeys (or even up to 6) are compatible.//The zoning bylaw amendment makes good sense.

The City already has good experience with transferring lands, through sale or lease, to one of the non-profit housing providers for development of affordable and also supportive housing.

Best wishes with these plans!

Rose Janson and Family

8.1 a (xxv)

From: Mane' Arratia
Sent: Monday, January 12, 2026 8:09 AM
To: clerk@hamilton.ca
Subject: Fwd: In Support of More Affordable Housing!

Date: Mon, Jan 12, 2026 at 7:49 AM
Subject: Fwd: In Support of More Affordable Housing!
Bcc: clerk@hamilton.ca, mayor@hamilton.ca, maureen.wilson@hamilton.ca,
cameron.kroetsch@hamilton.ca, nrinder.nann@hamilton.ca,
tammy.hwang@hamilton.ca, matt.francis@hamilton.ca, tom.jackson@hamilton.ca,
esther.pauls@hamilton.ca, rob.cooper@hamilton.ca, brad.clark@hamilton.ca,
jeff.beattie@hamilton.ca, mark.tadeson@hamilton.ca, craig.cassar@hamilton.ca,
alex.wilson@hamilton.ca, mike.spadafora@hamilton.ca, ted.mcmeekin@hamilton.ca

Date: Mon, 12 Jan 2026 07:48:26 -0500
Subject: In Support of More Affordable Housing!
Dear Councillor,

We write in support of City-initiated re-zoning applications to convert surplus City-owned parking lots into mixed-use affordable housing. Our City seems to have too many parking lots. And we are desperately in need of downtown housing, especially the affordable kind.

The plans for 70 Hope St., in Ward 4, seem very appropriate. Multiple dwelling units, (50 units are feasible; the site could host more). Four storeys (or even up to 6) are compatible.//The zoning bylaw amendment makes good sense.

The City already has good experience with transferring lands, through sale or lease, to one of the non-profit housing providers for development of affordable and also supportive housing.

If approved, Hamilton's Corporate Real Estate Office will facilitate the transfer of the lands either through a sale or lease to a non-profit housing provider for the development of affordable housing.

<https://gasp4change.us1.list-manage.com/track/click?u=f78129ba7eabe097015221d5d&id=799c2fbf0c&e=f6c9db8770>>

As a downtown resident, I fully support this initiative!! We have FAR too many homeless people URGENTLY needing our support.

Thank you!

Maria-Ines Arratia

8.1 a (xxvi)

Sent: Monday, January 12, 2026 9:31 AM
To: clerk@hamilton.ca
Subject: Support for 70 hope ave conversion

Dear Clerk and Members of Planning Committee,

As a resident of Stinson, I'm writing to voice my support for the proposal to convert the municipal parking lot at 70 Hope Avenue into affordable housing.

Hamilton urgently needs more homes people can actually afford. Using publicly owned land for housing, especially land currently used for surface parking, just makes sense. A parking lot doesn't serve the community nearly as well as homes would, and this feels like a responsible, forward-thinking use of City land.

Affordable housing is not an abstract policy issue, it's about whether people can stay in their neighbourhoods, live with dignity, and have stability. Turning underused municipal property into housing is one of the most concrete ways the City can act on its stated commitments to housing, equity, and sustainability.

I strongly support the staff recommendation and hope Council moves forward with affordable housing at 70 Hope Avenue.

Thank you for your time and for considering this important decision.

Sincerely,
Arielle Lessard

8.1 a (xxvii)

From: Emily Essig
Sent: Monday, January 12, 2026 9:33 AM
To: clerk@hamilton.ca
Subject: Converting municipal lot into affordable housing

Hello,

I am writing to say that I want to see affordable housing at 70 Hope Avenue!

Thanks very much,

Emily Essig

8.1 a (xxviii)

From: Christopher Eckart
Sent: Monday, January 12, 2026 9:35 AM
To: clerk@hamilton.ca
Subject: Public housing in Hamilton

Good morning,
I'm a Hamilton property tax payer and not a car owner.
I want fewer parking spots in Hamilton and more housing for all people.
Please note my strong support for the Public housing project to be built on the city-owned parking lot in question.

Thank you.
Christopher Eckart

8.1 a (xxix)

From: Carol Radovan
Sent: Monday, January 12, 2026 9:38 AM
To: clerk@hamilton.ca
Subject: 70 Hope Ave

We are writing to share our whole-hearted support for building much needed affordable housing on this lot.

We look forward to hearing our council agreed with this urgent need.

Thank you
Carol and Frank Radovan

8.1 a (xxx)

From: Karijn de Jong
Sent: Monday, January 12, 2026 10:19 AM
To: clerk@hamilton.ca
Subject: 70 Hope st

Hello and good day,

I am writing to express my support for the housing project at 70 Hope st, here in Hamilton. As a life-long Hamilton citizen, mental health advocate and someone who has had close brushes with homelessness myself, I see blatantly the need for more affordable and subsidized housing, and stand with those who collectively want a thriving city where no one is left behind. We are far from that goal, which marks the urgency of this much needed project.

Please speak out and take action for those most vulnerable in our city. Every step counts!

Thank you
Sincerely,

Karijn A. de Jong

8.1 a (xxxi)

From: Christine Fandrich

Sent: Monday, January 12, 2026 10:20 AM

To: clerk@hamilton.ca

Subject: PED 26013 70 Hope Ave Letter of Support for Public Meeting

To Whom It May Concern,

I am writing to share my support of the conversion of a municipal parking lot for the purpose of building affordable housing. Specifically, I am writing in support of the zoning by-law amendment.

The location is well suited for the purpose of the change of use. The site is located near the following:

- within walking distance of the 02-Barton, 41-Mohawk, and 03-Cannon bus lines and
- within 15 min walking distance to the B-line and 01-King bus lines
- within walking distance to Kenilworth St businesses
- within a 20 min walking distance to Centre on Barton which contains a grocery store, a pharmacy, and a Walmart and for those who drive, there is also a gas station
- access to Sobi which has the boundary stop at Kenilworth Ave. While 70 Hope Ave is not inside the boundary, it is within a 10 min walk of the bike hub located at A.M Cunningham parkette
- access to the Pipeline trail and parkettes within a 10 min walk

There is street parking in the surrounding area for anyone who may use the parking lot currently.

Increasing affordable housing is critically important for people in our city struggling to find affordable housing. It also means that in some cases more housing reduces the increase in houseless people. Many people are living paycheck to paycheck in the city and more affordable spaces helps them continue to live here.

Increasing the number of people living in the area can have a positive increase in the economy.

This is a great opportunity for the City. Thank you for the opportunity to share my support.

Cheers,
Christine Fandrich

8.1 a (xxxii)

From: William Mehlenbacher
Sent: Monday, January 12, 2026 10:28 AM
To: clerk@hamilton.ca
Subject: Parking lots that are not needed

Please use these underused parking lots for affordable housing which is needed so much more. Thanks,
William Mehlenbacher

8.1 a (xxxiii)

From: Norman Newbery
Sent: Monday, January 12, 2026 10:43 AM
To: clerk@hamilton.ca; Office of the Mayor ; Wilson, Maureen ; Kroetsch, Cameron ; Nann, Nrinder ; Hwang, Tammy ; Francis, Matt ; Jackson, Tom ; Pauls, Esther ; Cooper, Rob ; Clark, Brad ; Beattie, Jeff ; Tadeson, Mark ; Cassar, Craig ; Wilson, Alex ; Spadafora, Mike ; McMeekin, Ted
Subject: Rezoning Parking lots for Supportive Housing

Dear Councillor,

I am a resident of Ward One,
I write in support of City-initiated re-zoning applications to convert surplus City-owned parking lots into mixed-use affordable housing. Our City seems to have too many parking lots. And we are desperately in need of downtown housing, especially the affordable kind.

The plans for 70 Hope St., in Ward 4, seem very appropriate. Multiple dwelling units, (50 units are feasible; the site could host more). Four storeys (or even up to 6) are compatible. The zoning bylaw amendment makes good sense.

The City already has good experience with transferring lands, through sale or lease, to one of the non-profit housing providers for development of affordable and supportive housing.

Supporting the decision of rezoning this land for supportive housing will save money and also
Improve the quality of life for all of Hamilton's citizens.

Sincerely,
Norman Newbery

8.1 a (xxxiv)

From: Cameron, Robin
Sent: Monday, January 12, 2026 11:04 AM
To: clerk@hamilton.ca
Subject: convert 70 Hope St to affordable housing

Dear City of Hamilyon

I'm writing today to support the conversion of a municipal parking lot at 70 Hope Avenue into affordable housing.

It goes without saying that we need many more affordable housing units. People cannot survive and thrive without affordable housing.

Everyone deserves a home so that they can spend their time improving their lives through education or further job training so that more citizens can become self-sufficient.

Sincerely,

Robin K. Cameron

8.1 a (xxxv)

From: Brooke Anderson
Sent: Monday, January 12, 2026 10:51 AM
To: clerk@hamilton.ca
Subject: 70 Hope Avenue

Hello,

I wanted to write to express my support for the proposal to convert 70 Hope Avenue into affordable housing. We need more of these projects to go ahead!

Brooke Anderson

8.1 a (xxxvi)

From: Brian Dias
Sent: Monday, January 12, 2026 9:28 AM
To: clerk@hamilton.ca
Subject: 70 Hope Avenue

Good morning,

I hope you are happy and well.

My name is Brian Dias. My wife, Jennifer, and I live in Ward 3.

We would love to see the parking lot at 70 Hope Avenue eliminated and that space used to build affordable housing.

Let's take better care of each other.

Thank you for your kind consideration.

Kind regards,
Brian and Jennifer Dias.

8.1 a (xxxvii)

From: Daniel Quaglia
Sent: Monday, January 12, 2026 9:28 AM
To: clerk@hamilton.ca
Cc: Tadeson, Mark ; Office of the Mayor
Subject: 70 Hope Avenue

Good morning,

I am writing this email to voice my support for the conversion of a municipal parking lot into affordable housing at 70 Hope Avenue.

The crisis that plagues this city will only be remedied with more affordable housing. Housing is a human right, and as a city, we must do everything we can to provide shelter to our brothers and sisters who call this place 'home'. It is inhumane to debate the convenience of a parking lot compared to the safety and dignity of human lives.

There is only one logical path forward in this scenario, and that is to prioritize affordable housing at this location.

Thank you, Daniel Quaglia

8.1 a (xxxviii)

From: Tracie D
Sent: Monday, January 12, 2026 9:26 AM
To: clerk@hamilton.ca
Subject: 70 Hope Avenue

Dear City Clerk,

I am writing to express my strong support for the proposed conversion of the municipal parking lot at 70 Hope Avenue into affordable housing.

Hamilton is facing a significant housing affordability crisis, and projects like this are essential to ensuring that residents have access to safe, stable, and affordable places to live. Repurposing underutilized municipal land for housing is a responsible and forward-thinking approach that puts people before parking and aligns with the city's broader housing and equity goals.

I urge City Council to move forward with plans to develop affordable housing at 70 Hope Avenue and to prioritize solutions that serve residents who are most impacted by rising housing costs.

Thank you for the opportunity to provide input on this important matter, and for your consideration.

Sincerely, Tracie Daigle

A concerned Hamilton resident

8.1 a (xxxix)

From: Arlene Whittle
Sent: Monday, January 12, 2026 10:46 AM
To: clerk@hamilton.ca
Subject: conversion of a municipal parking lot into affordable housing

re:

-city-initiated application for a zoning by-law amendment for lands located at 70 Hope Avenue, Hamilton (Ward 4) for conversion of a municipal parking lot into affordable housing

-on City of Hamilton Planning Agenda on January 13, 2026.

Dear Office of the City Clerk,

I support the conversion of the municipal parking lot at 70 Hope Ave. in Hamilton into affordable housing.

Arlene Whittle

8.1 a (xi)

From: Amy Francis
Sent: Monday, January 12, 2026 11:31 AM
To: clerk@hamilton.ca
Subject: Support for Affordable Housing at 70 Hope Avenue

Dear City Clerk,

I am writing to express my support for the proposed conversion of the municipal parking lot at 70 Hope Avenue into affordable housing, as recommended in the staff report being considered by the Planning Committee on January 13.

Key points:

- Hamilton is experiencing a serious housing affordability crisis.
- Publicly owned land should be used to meet urgent community needs.
- Converting an underused parking lot into housing is a practical and responsible use of municipal assets.
- The proposal aligns with the City's goals around equity, sustainability, and housing stability.

I urge Council to support the staff recommendation and move forward with affordable housing at 70 Hope Avenue.

Thank you for considering my comments.

Sincerely,
Amy Hope Francis

8.1 a (xli)

From: Kristina Kristina
Sent: Monday, January 12, 2026 11:34 AM
To: clerk@hamilton.ca
Subject: 70 Hope Avenue

Good morning,

I am a Hamilton Centre resident contacting you to voice my support for the conversion of a municipal parking lot at 70 Hope Avenue into affordable housing which I believe is very much needed in my beloved Hamilton.

thank you for your consideration to make our city a better home for everyone,
Kristina Nedelka

8.1 a (xlii)

Monday, January 12th, 2026

Regarding PED26013, City-initiated rezoning application for 70 Hope Ave

I would like to express my support for the proposal to rezone the existing underutilized surface parking lot at 70 Hope Ave, adjacent to Kenilworth Ave, for the purposes of creating affordable housing.

I understand that this parking lot generates on average less than \$3000 per year in parking revenue, demonstrating that it is not a productive or economically sustainable land use.

I would like to recognize the effort and ambition of the City's Real Estate and Planning staff in advancing two compelling project concepts. Notably, the stacked townhouse concept is an innovative and, to my knowledge, a "first of its kind" proposal that leverages the existing municipal alley as a street for the dwelling units to front on. This creates an opportunity for "ground oriented" dwelling units which are recognized for their ability to provide private outdoor amenity space for families. Hamilton is home to hundreds of kilometers of municipally owned alleys that have the opportunity of supporting greater housing options in a safe and sustainable manner. This proposal demonstrates that a municipal alley can be leveraged for safe emergency access.

To the extent that there are concerns from adjacent business owners and residents on the loss of the municipal parking lot, I take the position that more people living within walking distance to the growing number of local restaurants and retailers on Kenilworth Ave will only prove beneficial to their businesses and the community. The area already has access to robust HSR service, which reduces the need for reliance on private automobiles.

While I steadfastly support the opportunity to create more affordable housing options, I would also like to voice some concerns for some of the performance standards in the proposed zoning by-law amendment. Notably, section e) ii) D. of special exception 957 (as shown on page 3 of Appendix B) seeks to regulate building setbacks based on the internal arrangement of dwelling units through the classification of "windows to a habitable room".

It is my understanding that there is no authority under the *Planning Act* to regulate internal arrangements or interior design. I believe that in our current era of real estate market uncertainty where flexibility is paramount, we should leave window arrangements to architectural and building code professionals, rather than regulating it strictly through zoning by-laws.

Regards,
Pierre Roy

8.1 a (xliii)

From: Andrea Douglas
Sent: Monday, January 12, 2026 11:44 AM
To: clerk@hamilton.ca
Subject: Affordable housing at 70 Hope Avenue - January 13th Planning Committee

Hello,
I am quickly writing to voice my support for creating affordable housing at 70 Hope Avenue.

I believe it is a no-brainer that we need to consider housing people a higher priority than parking empty cars. However, here are a few facts to support this point:

- Over 2,029 individuals were actively experiencing homelessness in Hamilton as of May 2025, according to the city's dashboard. This represents a roughly 25% jump from the previous figures of around 1,600.
- There is a high correlation between housing insecurity and substance use disorders. (<https://opioidprinciples.jhsph.edu/how-stable-housing-supports-recovery-from-substance-use-disorders/>).
- Affordable housing offers families benefits that improve their physical, mental, and financial well-being, strengthening our communities for everyone. (<https://habitathmd.ca/6-benefits-affordable-housing-family/>)
- Parking lots significantly harm the environment by increasing the urban heat island effect, causing stormwater pollution, reducing biodiversity, and contributing to air pollution from vehicle emissions and evaporative fuel loss, (<https://environment-review.yale.edu/reimagining-parking-unlikely-spaces-climate-resilience>).

Thank you for your consideration,
Andrea Douglas

8.1 a (xliv)

From: Don Brown
Sent: Monday, January 12, 2026 11:46 AM
To: clerk@hamilton.ca
Cc: McMeekin, Ted ; Office of the Mayor
Subject: Re. 70 Hope Ave Hamilton

Dear City Councillors,

I write to offer good wishes to Hamilton's Councillors in voting for the conversion of the parking lot at 70 Hope Street in the City of Hamilton to provide much needed housing. And to utilize a non-profit developer to build the housing.

In confidence, Don Brown

8.1 a (xlv)

From: silvana andric
Sent: Monday, January 12, 2026 11:48 AM
To: clerk@hamilton.ca
Subject: Conversion of a municipal parking into affordable housing

Dear Sir or Madam,

I received an email from the Environment Hamilton regarding possible conversion of a municipal parking lot, located at 70 Hope Avenue, into affordable housing.

I am more than happy that the City of Hamilton is considering that option.

It is pleasure to read that this kind of projects exist. God Bless you!

I hope that this project will be accepted and realized!

Sincerely yours,
Silvana Andric

8.1 a (xlvi)

From: Helen Kirkpatrick
Sent: Monday, January 12, 2026 11:49 AM
To: clerk@hamilton.ca
Subject: Conversion of Parking Lot 70 Hope Ave

I would like to send my support for the building of affordable housing at 70 Hope Ave. This would require the removal of the existing parking lot. I read every day in the newspaper about the lack of affordable housing in Hamilton and the numbers of people living on the streets, etc. This would be an opportunity to address this issue and create a better city. And as an environmentalist, barren parking lots do not help us.

Helen Kirkpatrick

8.1 a (xlvii)

From: Mark LG
Sent: Monday, January 12, 2026 12:01 PM
To: clerk@hamilton.ca
Subject: In support of affordable housing at 70 Hope Avenue in Hamilton

Hi there,

This letter is to voice my support for the conversion of a municipal parking lot in Hamilton located at 70 Hope Avenue.

Please understand that housing is an essential need and the poor utilization of parking lots - particularly in the Kenilworth area - should indicate that there is a better use for such land.

Thank you.

Best,

Mark Lupton-Grenon

8.1 a (xlviii)

From: Allyn Walsh
Sent: Monday, January 12, 2026 12:02 PM
To: clerk@hamilton.ca
Subject: The parking lot to housing issue

I have followed the problem of local residents objecting to the city owned lot, zoned for housing being used for its intended purpose rather than for free parking. I know people get riled up about parking, particularly when they have been privileged to have it free. However, those few parking spots are much better used for the housing so desperately needed.

Please know that my family and I want to see that lot used to build affordable housing.

Sincerely
Allyn Walsh
Ward 1 resident