



Regular Council
Addendum Items
Addendum published March 9, 2026

Date: March 10, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

	Pages
11. Delegations	
11.3 <i>Jim Young regarding regarding real estate matter declaring intent to lease Waterdown Road properties (LLS-16-26)</i>	1 - 1
11.4 <i>Jim Young regarding regarding City land for affordable housing (DGM-11-26)</i>	
11.5 <i>Rev. Cara DeHaan, Faith Christian Reformed Church regarding City land for affordable housing (DGM-11-26)</i>	
11.6 <i>Rev. Cara DeHaa, Faith Christian Reformed Church regarding real estate matter declaring intent to lease Waterdown Road properties (LLS-16-26)</i>	
11.7 <i>Homer Lensink regarding regarding City land for affordable housing (DGM-11-26)</i>	2 - 2
20. Motion to Receive and File Information Items	
20.3 <i>Correspondence from Chris Emmons regarding City land for affordable housing (DGM-11-26)</i>	3 - 3
20.4 <i>Correspondence from Erin Emmons regarding City land for affordable housing (DGM-11-26)</i>	4 - 4
20.5 <i>Correspondence from James and Sarah Mack regarding City land for affordable housing (DGM-11-26)</i>	5 - 5
20.6 <i>Correspondence from Karen Allin regarding City land for affordable housing (DGM-11-26)</i>	6 - 7
20.7 <i>Correspondence from Tanya Burmaster regarding City land for</i>	8 - 9

	<i>affordable housing (DGM-11-26)</i>	
20.8	<i>Correspondence from Marcee Lane regarding regarding City land for affordable housing (DGM-11-26)</i>	10 - 10
20.9	<i>Correspondence from Rob Schaafsma, Chair of Council, Faith Christian Reformed Church regarding City land for affordable housing (DGM-11-26)</i>	11 - 12
20.10	<i>Correspondence from Melody Ng regarding regarding City land for affordable housing (DGM-11-26)</i>	13 - 13

Delegation to Council, March 10, 2026. Jim Young.

Agenda Items 15.1 and 15.2

Good morning Mme. Mayor, Members of Council, our Clerk, Members of Staff, fellow residents and in particular the representatives of the Indwell Group.

I delegate today in support of the proposals to endorse the Indwell project concept for 1022, 1028 and 1030 Waterdown Road, as outlined in development and growth management report DGM-11-26 Appendix A, and in support of the intent to enter into a long-term land lease on these three city properties to Indwell, to develop an affordable housing project, again, as per report DGM-11-26.

It seems we endlessly discuss ways to bring affordability in housing to our city and our communities but rarely actually achieve that lofty goal.

This council has devoted lots of time over the past few weeks debating the advisability of forgoing millions of dollars in development charges to some very wealthy developers with little or no guarantee that it will result in any real impact on housing affordability or provide a single affordable home.

In comparison, this particular proposal gives our city a very real opportunity to put money where it will make a measurable impact on affordability, to invest in Indwell's track record of providing affordable housing rather than speculating on affordability outcomes.

As a resident of Aldershot, living within a few hundred metres of the site I cannot imagine a good reason why not to proceed with this proposal. As well as bringing affordability to its potential residents, my understanding is that it will also provide a supportive element to the housing units which makes the proposal all the more attractive and even more essential.

In closing I would like to thank council and staff for displaying the grace to consider such a proposal, thank Indwell for bringing this much needed idea forward and if I may beg council and staff indulgence, I am not familiar with the finer points of city policies on long term leases or how the costs and terms of those leases are determined. In this instance, however I believe it would make Burlington and Aldershot residents proud of their city if this lease could be granted at some form of nominal rent rather than at some bureaucratic determination of a "Market Value". Might this be considered by staff and council?

Thank you for the opportunity to delegate on this important matter.

Jim Young,

March 9, 2026

Reference: Support for Indwell in Burlington

**Written submission in support of 12.1 City Land for Affordable Housing – For March 3
Committee of the Whole**

Dear Madam Mayor and Councillors,

I am writing in support of the reports brought forward by the City of Burlington's 'Development, Growth and Management Committee' recommending use of municipal land in Aldershot for affordable housing development by Indwell.

I write to you as a 30+ year resident of Ward 4 in the City of Burlington, as well as a Board member of Indwell. It is becoming increasingly obvious to all that the City of Burlington and Halton Region, like many Ontario urban areas, has a growing homelessness and affordable housing need. The recent arrival of various small tent encampments around the City of Burlington is painful evidence of this need. As an Indwell Board member, looking at this challenge from the inside out, it is very clear that Indwell's strategies, organizational capacity and effective responses to supportive housing needs in our municipalities have tremendous integrity and should be supported by stakeholders, including the City of Burlington. Having volunteered at several Indwell facilities and toured a number of others in the Golden Horseshoe area, I can say that their strong reputation is well-founded – the City of Burlington will count an Indwell Waterdown Road facility as a good neighbour.

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell supports 1,300 people in buildings in Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga and St. Thomas. Locally, this includes 550 apartments operated by Indwell in Hamilton alone.

In the context of the overwhelming need for affordable housing, I urge you to support the proposal to enter into a long-term land lease with Indwell on Waterdown Road and to provide funding from the city's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing. I commend Burlington councillors and staff for your leadership in using all the tools at your disposal to address this pressing need in our community.

Thank you for noting my support as you consider this matter.

Sincerely,



Homer Lensink



Re: Support for Indwell in Burlington

March 08, 2026

Dear Madam Mayor and Councillors,

I am writing in support of the reports brought forward by City of Burlington Community Planning and Legal staff recommending use of municipal land for affordable housing development by Indwell.

I write to you as a resident of Burlington Ward 2 who is concerned about the housing crisis facing the residents of Burlington. I see, all around Burlington, people who are facing housing crisis. Homelessness is not just in urban centres, it is now right here in Burlington. As I know from my connection with NextDoor Social Space and other non-profits, people face homelessness for a variety of reasons and Indwell's model of supportive housing helps people so that they can be successful living on their own and help with the issues that lead to homelessness. As Jimmy Carter said, "The measure of a society is found in how they treat their weakest and most helpless citizens". Let's continue to make Burlington an amazing city by providing our vulnerable members with affordable and supportive housing through Indwell

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell supports 1,300 people in buildings in Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga and St. Thomas. Locally, this includes 550 apartments operated by Indwell in Hamilton.

Recent data illustrates the scale of the affordable housing crisis in our community. There are 319 individuals experiencing homelessness in emergency shelters, transitional housing, or other temporary accommodation across Halton Region, according to the 2024 Point-in-Time Count, a 10% increase compared to the 2021 enumeration. Halton Region's community housing waiting list has over 8,000 households. Locally, 45% of the 18,000 renter households in Burlington are paying unaffordable rents, according to the 2021 census. Rents are increasingly out of reach for low- and middle-income households, including people receiving social assistance, retail and service workers, seniors, students, and young families.

In the context of the overwhelming need for affordable housing, I urge you to support the proposal to enter into a long-term land lease with Indwell on 1022-1030 Waterdown Road and to provide funding from the city's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing. I commend Burlington councillors and staff for your leadership in using all the tools at your disposal to address this pressing need in our community. Thank you for noting my support as you consider this matter.

Sincerely,



Chris Emmons



Re: Support for Indwell in Burlington

March 08, 2026

Dear Madam Mayor and Councillors,

I am writing in support of the reports brought forward by City of Burlington Community Planning and Legal staff recommending use of municipal land for affordable housing development by Indwell.

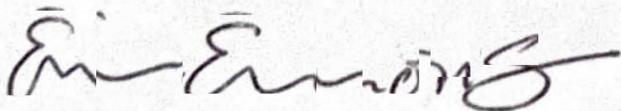
I write to you as a resident of Burlington Ward 2 who is concerned about the housing crisis facing the residents of Burlington. I see, all around Burlington, people who are facing housing crisis. Homelessness is not just in urban centres, it is now right here in Burlington. As I know from my connection with NextDoor Social Space and other non-profits, people face homelessness for a variety of reasons and Indwell's model of supportive housing helps people so that they can be successful living on their own and help with the issues that lead to homelessness. As Jimmy Carter said, "The measure of a society is found in how they treat their weakest and most helpless citizens". Let's continue to make Burlington an amazing city by providing our vulnerable members with affordable and supportive housing through Indwell

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell supports 1,300 people in buildings in Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga and St. Thomas. Locally, this includes 550 apartments operated by Indwell in Hamilton.

Recent data illustrates the scale of the affordable housing crisis in our community. There are 319 individuals experiencing homelessness in emergency shelters, transitional housing, or other temporary accommodation across Halton Region, according to the 2024 Point-in-Time Count, a 10% increase compared to the 2021 enumeration. Halton Region's community housing waiting list has over 8,000 households. Locally, 45% of the 18,000 renter households in Burlington are paying unaffordable rents, according to the 2021 census. Rents are increasingly out of reach for low- and middle-income households, including people receiving social assistance, retail and service workers, seniors, students, and young families.

In the context of the overwhelming need for affordable housing, I urge you to support the proposal to enter into a long-term land lease with Indwell on 1022-1030 Waterdown Road and to provide funding from the city's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing. I commend Burlington councillors and staff for your leadership in using all the tools at your disposal to address this pressing need in our community. Thank you for noting my support as you consider this matter.

Sincerely,



Erin Emmons



March 8, 2026

Dear Madam Mayor and Councillors,

We are writing in support of the recommendation from City of Burlington Community Planning and Legal staff to use municipal land for affordable housing development by Indwell.

We write as Burlington residents and parents raising our family in downtown Burlington. Like many residents, we have seen firsthand how the housing crisis is becoming more visible in our city. Near our children's school (Central), in shopping areas, and even along our waterfront, we have encountered individuals clearly struggling without stable housing. In one particularly difficult situation outside the school, we attempted to help a man who appeared to be in distress by offering food and water, but the situation escalated and police assistance was ultimately required.

Experiences like this highlight that many people experiencing homelessness are facing complex challenges involving housing, health, and stability. Leaving people to struggle in parks, public spaces, or encampments is neither compassionate nor effective for those individuals or for the broader community.

Before moving to Burlington, we lived in the Kitchener–Waterloo region where we witnessed the consequences of municipalities waiting too long to address housing affordability and homelessness. While organizations such as Indwell now operate there, earlier action could have prevented many of the challenges that communities in that region are now working hard to manage.

Burlington has an opportunity to act earlier and more thoughtfully.

Supportive housing models like those developed by Indwell combine deeply affordable housing with professional on-site supports that help residents rebuild stability in their lives. This approach has been successfully implemented across Southern Ontario and has helped many individuals transition out of homelessness while maintaining safe, well-managed buildings within their communities.

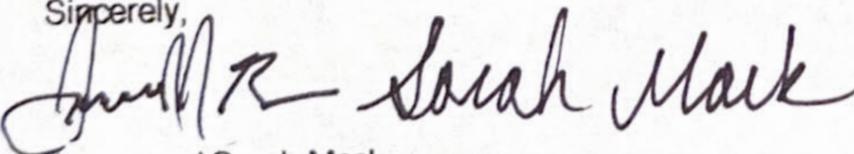
The scale of the need in our region is clear. According to the 2024 Point-in-Time Count, 319 individuals are currently experiencing homelessness across Halton Region, a 10% increase since 2021. At the same time, Halton's community housing waiting list has grown to more than 8,000 households. In Burlington alone, 45% of renter households are paying unaffordable rents according to the 2021 Census.

Given these realities, projects like the proposed development at 1022–1030 Waterdown Road represent an important opportunity for Burlington to respond in a proactive and responsible way. Supportive housing provides stability for vulnerable residents while also contributing to safer, healthier, and more resilient communities for everyone.

For these reasons, we respectfully encourage Council to support the proposal to enter into a long-term land lease with Indwell and to provide funding from the City's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing.

Thank you for your leadership and for considering our comments as you work to address housing needs in Burlington.

Sincerely,


James and Sarah Mack



From: Karen Allin

Sent: Sunday, March 8, 2026 12:36:32 PM

To: Mailbox, Office of the Mayor <mayor@burlington.ca>; Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>; Nisan, Rory <Rory.Nisan@burlington.ca>; Stolte, Shawna <Shawna.Stolte@burlington.ca>; Sharman, Paul <Paul.Sharman@burlington.ca>; Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>

Subject: Safety at Indwell

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Meed Ward and Burlington Council members,

I read that you are considering a partnership with Indwell.

Since December 2023, I have done extensive research on Indwell, including talking to multiple tenants from 5 different cities. Many of the tenants raised concerns about safety.

Through Freedom of Information requests, I obtained police stats for a couple of Indwell's buildings. All 4 buildings are standard support buildings. The buildings in Hamilton are side by side and they share a common courtyard. Feel free to share this information.

Lakeshore Lofts, Mississauga

68 units

383 police calls from February 2022 to June 16, 2025

This includes:

23	Assault and Abuse	36	Assist Agency
16	Threatening	6	Assist Citizen
17	Domestic Violence	1	Assist Police
8	Fight	13	Premise Check
6	Weapons Dangerous		
1	Dangerous Conditions	1	Break and Enter
30	Disturbance	2	Theft Under
		1	Fire
10	Intoxication	2	Property Damage
3	Indecent Acts		
1	Drugs	11	Suspicious Persons or Activity
		22	Trespassing
39	Mental Health Act	22	Unwanted Person
24	Suicide Attempt		
		11	Neighbour Dispute
53	Medical Assist	3	Noise Complaint

Heartwood Apartments, Dairy Lofts and Ain-dah-ing, Hamilton

108 units

336 police calls in 2024 for all 3 buildings

This includes:

143	Ambulance	9	Theft
23	Disturbance	8	Suspicious Person
15	Resident Complaint	8	Trespassing
12	Domestic	6	Assault
11	Neighbourhood Trouble	5	Suicide
10	Fire	5	Wanted
10	Person in Crisis	3	Breach of Probation
10	Threats	3	Drug

Here are some things you need to consider:

- 1) Will you require Indwell to submit Serious Incident Reports to the City, for serious incidents such as overdoses, deaths due to overdose, suicides, intentional fires and intentional floods? If yes, will it be mandated that the reports be sent within 72 hours of a serious incident?
- 2) Will you require Indwell to notify the City and/or EMS when they house a tenant with a high risk behaviour involving intentionally setting fires?
- 3) Who will foot the bill for the potential increase in EMS calls? Do you have the personnel for this potential increase in calls?

Feel free to contact me. I do have a lot more information to share. Also, I can connect you with some former Indwell tenants, if you want to learn more about their firsthand experiences at Indwell.

Thank you for your time,

Karen Allin

Written submission in support of 12.1 City Land for Affordable Housing – For March 10 Committee of the Whole.

Re: Support for Indwell in Burlington

Dear Madam Mayor and Councillors,

I am writing in support of the reports brought forward by City of Burlington Community Planning and Legal staff recommending use of municipal land for affordable housing development by Indwell.

I write to you as a current resident in Aldershot Burlington. Affordable housing helps ensure people in our community are cared for, because everyone deserves a safe place to call home. Our family has witnessed school friends go through difficult times, sometimes even without enough food, and it has opened our hearts to understand the challenges some families face and the importance of taking care of our neighbours. A strong community is one where we look out for each other and make sure everyone has the chance to live with dignity.

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell supports 1,300 people in buildings in Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga and St. Thomas. Locally, this includes 550 apartments operated by Indwell in Hamilton.

Recent data illustrates the scale of the affordable housing crisis in our community. There are 319 individuals experiencing homelessness in emergency shelters, transitional housing, or other temporary accommodation across Halton Region, according to the 2024 Point-in-Time Count, a 10% increase compared to the 2021 enumeration. Halton Region's community housing waiting list has over 8,000 households. Locally, 45% of the 18,000 renter households in Burlington are paying unaffordable rents, according to the 2021 census. Rents are increasingly out of reach for low- and middle-income households, including people receiving social assistance, retail and service workers, seniors, students, and young families.

In the context of the overwhelming need for affordable housing, I urge you to support the proposal to enter into a long-term land lease with Indwell on 1022-1030 Waterdown Road and to provide funding from the city's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing. I commend Burlington councillors and staff for your leadership in using all the tools at your disposal to address this pressing need in our community.

Thank you for noting my support as you consider this matter.

Sincerely,

Tanya Burmaster

March 09, 2026

Re: Support for Indwell in Burlington

Dear Madam Mayor and Councillors,

I am writing in support of the reports brought forward by City of Burlington Community Planning and Legal staff recommending use of municipal land for affordable housing development by Indwell.

I write to you as a social worker and volunteer serving Burlington residents through Next Door Social Space in Aldershot. I've seen increasing numbers of people living rough, including seniors and entire families who are living in their vehicles. There is literally nowhere for them to go in Burlington and most of them have no choice except to survive in their cars, pitch a tent, or seek shelter in the Go Stations.

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell supports 1,300 people in buildings in Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga and St. Thomas. Locally, this includes 550 apartments operated by Indwell in Hamilton.

Recent data illustrates the scale of the affordable housing crisis in our community. There are 319 individuals experiencing homelessness in emergency shelters, transitional housing, or other temporary accommodation across Halton Region, according to the 2024 Point-in-Time Count, a 10% increase compared to the 2021 enumeration. Halton Region's community housing waiting list has over 8,000 households. Locally, 45% of the 18,000 renter households in Burlington are paying unaffordable rents, according to the 2021 census. Rents are increasingly out of reach for low- and middle-income households, including people receiving social assistance, retail and service workers, seniors, students, and young families.

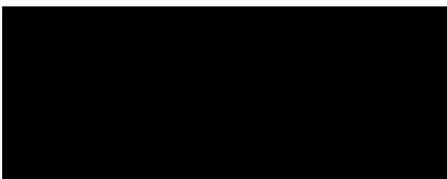
In the context of the overwhelming need for affordable housing, I urge you to support the proposal to enter a long-term land lease with Indwell on 1022-1030 Waterdown Road and to provide funding from the city's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing. I commend Burlington councillors and staff for your leadership in using all the tools at your disposal to address this pressing need in our community.

Thank you for noting my support as you consider this matter.

Sincerely,



Marcée Lane



March 9, 2026

Re: Support for Indwell in Burlington

Dear Madam Mayor and Councillors,

I am writing in support of the reports brought forward by City of Burlington Community Planning and Legal staff recommending use of municipal land for affordable housing development by Indwell.

I write to you as the Chair of Council, at Faith Christian Reformed Church, 2265 Mountainside Dr., Burlington. We are becoming increasingly aware of the growing need in our city for affordable housing as small tent encampments have begun to appear. As a church, we support the mission of Indwell through donations and know this to be a very effective organization providing supportive housing to many in need. In addition, a number of our small group volunteers have supported Indwell by providing meals to their residents on many occasions throughout the past number of years.

Indwell has a strong track record of working with communities across Southern Ontario to create well-designed, long-term affordable housing buildings. Indwell supports 1,300 people in buildings in Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga and St. Thomas. Locally, this includes 550 apartments operated by Indwell in Hamilton.

Recent data illustrates the scale of the affordable housing crisis in our community. There are 319 individuals experiencing homelessness in emergency shelters, transitional housing, or other temporary accommodation across Halton Region, according to the 2024 Point-in-Time Count, a 10% increase compared to the 2021 enumeration. Halton Region's community housing waiting list has over 8,000 households. Locally, 45% of the 18,000 renter households in Burlington are paying unaffordable rents, according to the 2021 census. Rents are increasingly out of reach for low- and middle-income households, including people receiving social assistance, retail and service workers, seniors, students, and young families.

In the context of the overwhelming need for affordable housing, I urge you to support the proposal to enter into a long-term land lease with Indwell on 1022-1030 Waterdown Road and to provide funding from the city's Housing Accelerator Fund to support the development of 75 units of deeply affordable housing. I commend Burlington councillors and staff for your leadership in using all the tools at your disposal to address this pressing need in our community.

Thank you for noting my support as you consider this matter.

Sincerely,



Rob Schaafsma
Chair of Council
Faith Christian Reformed Church

From: Melody Ng

Re: Support for Indwell Affordable Housing Proposal – 1022–1030 Waterdown Road

Dear Madam Mayor and Members of Council,

I am writing to express my strong support for the recommendation from City of Burlington Community Planning and Legal staff to make municipal land available for an affordable housing development by Indwell.

I am writing as a Burlington-area resident who cares deeply about the future of our community. Burlington is a city many people hope to build their lives in, but the cost of housing has made it increasingly difficult for many residents to remain here. Essential workers, seniors on fixed incomes, young people entering the workforce, and families trying to stay close to their jobs and support networks are all feeling the impact of rising rents and limited housing options. Ensuring that people from a range of incomes can continue to live in Burlington is essential to maintaining a healthy and vibrant community.

Indwell has a well-established track record of creating high-quality, supportive affordable housing across Southern Ontario. The organization currently provides homes and support to approximately 1,300 people in communities including Hamilton, Woodstock, Norfolk County, London, Waterloo Region, Mississauga, and St. Thomas. In our region alone, Indwell operates 550 apartments in Hamilton, demonstrating its experience delivering housing that is thoughtfully designed, well managed, and integrated into the surrounding community.

The need for more affordable housing in Halton Region is clear and urgent. The 2024 Point-in-Time Count identified 319 individuals experiencing homelessness in shelters, transitional housing, or other temporary accommodations across the region—a 10% increase since 2021. At the same time, more than 8,000 households remain on Halton Region’s community housing waiting list. In Burlington specifically, census data shows that nearly half of the city’s 18,000 renter households are paying an unaffordable portion of their income toward housing.

Given the scale of this challenge, I strongly encourage Council to support the proposal to enter into a long-term land lease with Indwell for the site at 1022–1030 Waterdown Road and to allocate funding from the City’s Housing Accelerator Fund to support the creation of 75 units of deeply affordable housing. This project represents a meaningful step toward addressing the housing shortage and helping ensure that Burlington remains a place where people from many different backgrounds and income levels can live.

I believe affordable housing strengthens communities and helps ensure that the people who work, volunteer, and contribute to Burlington can also call it home. I appreciate the efforts of Council and staff to address housing challenges in our city and encourage you to continue demonstrating leadership on this important issue.

Thank you for your time and consideration.

Sincerely,
Melody Ng