



**Committee of the Whole**  
**Agenda published May 1, 2026**  
**Addendum published May 8, 2026**

**Date:** May 11, 2026  
**Time:** 9:30 am  
**Location:** Council Chambers, City Hall, second floor

**Pages**

**6. Delegations**

6.1 *Brian Dean, Barry Glazier and Kim Nadherny, Burlington Downtown Business Association, regarding motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)* 1 - 8

6.2 *Eathan Sohma regarding status update on Indigenous advisory services work (CAF-02-26)*

**8. Community and Corporate Services**

8.3 Guidelines for the Use of Strong Mayor Powers and amendments to the Council-Staff Relations Policy (LLS-25-26)

a. *Correspondence from Joe Gaetan regarding guidelines for the Use of Strong Mayor Powers and amendments to the Council-Staff Relations Policy (LLS-25-26)* 9 - 10

8.5 Motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)

a. *Nick Carnicelli, Carriage Gate Inc., regarding motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)* 11 - 11

**9. Confidential Items and Closed Meeting**

9.2 Confidential update regarding a labour relations matter (HRS-02-26)

a. *Note: this item has been withdrawn by staff*

**12. Growth Management**

12.2	Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)	
a.	<i>Staff presentation regarding Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)</i>	12 - 16
b.	<i>Correspondence from Mike Collins-Williams West End Home Builders Association, regarding Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)</i>	17 - 18
c.	<i>Correspondence from Victoria Mortelliti, BILD, regarding Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)</i>	19 - 20

### 13. Statutory Public Meetings

13.1	Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)	
a.	<i>Staff presentation regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	21 - 25
b.	<i>Steven Barrow, Community Development Halton, regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	
c.	<i>Jennifer Monte, Society of Saint Vincent de Paul - Halton Particular Council, regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	
d.	<i>Jim Young, Partnering Aldershot, regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	26 - 27
e.	<i>Michael Barton, MB1 Development Consulting Inc., regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	28 - 36
f.	<i>Catherine Greven, Halton Faith Network, regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	37 - 37
g.	<i>Additional comments received by Planning regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)</i>	38 - 52



# BURLINGTON DOWNTOWN

## Appendix A

### Burlington Downtown Parking Survey Summary + Results

#### Parking Survey Fast Facts:

- 10- minute survey with 11 questions
- Comments and open-ended commentary as well as “fixed” selections
- Open for 20 days: December 3<sup>rd</sup> to December 23
- Promoted: 3x E-news and direct member visits

## Downtown Parking Survey Analysis

**Overview:** The survey of 27 downtown business stakeholders revealed critical concerns regarding the current and future state of public parking. The respondents, 97% of which were businesses east of Brant Street, identified as being heavily reliant on automobile transportation. They expressed overwhelming concern with parking availability. There is a strong consensus that the current parking supply is insufficient to support business operations today or accommodate future growth.

### Key Findings

- **Critical Shortage for Growth:** 92% of respondents disagree that there is adequate public parking to support the growth of their business over the next 5 years.
  - **Employee Impact:** 69% report that there is insufficient parking within one block to meet the needs of their staff, 77% of whom rely primarily on automobiles.
  - **Negative Customer Experience:** 96% of businesses describe the feedback they receive from patrons regarding parking as "generally negative."
  - **High Frequency of Complaints:** 65% of businesses receive feedback about parking from patrons on a frequent or daily basis.
  - **Opposition to Paid Parking Extension:** 77% of respondents are opposed to extending paid parking hours past 6:00 p.m.
-

## Detailed Analysis

**1.Primary Pain Points: Availability and Convenience** When asked to rank their patrons' most important parking considerations, respondents identified "**Ease of finding a parking space**" as the number one priority, followed closely by "**Location/convenience.**"

- **Tier 1 Concerns (Highest Priority):** Ease of finding a space; Location/Convenience.
- **Tier 2 Concerns:** Cost/Price; Type of parking; Security/Safety.
- **Tier 3 Concerns:** Ability to leave a car all day.

Qualitative feedback indicates that patrons are frustrated by the need to "circle" for spots, with some leaving the area entirely if parking cannot be found quickly.

**2.Patron Behavior and Turnover** The majority of businesses serve patrons who require short-to-medium term parking:

- **46%** report patrons stay **less than 1 hour.**
- **42%** report patrons stay **1–3 hours.**
- Only **8%** report patron visits exceeding 3 hours.

This usage pattern suggests a high need for turnover and readily available short-term spots near business entrances, rather than long-term storage options.

**3.Policy Feedback: Paid Parking Hours** There is strong resistance to the proposed extension of paid parking after 6:00 p.m.

- **20 out of 26 respondents (77%)** voted "No" to the extension.
- Among the few who were open to it, conditions were suggested, such as ensuring the revenue directly funds parking improvements or extending it only to 8:00 p.m. rather than late night.

**Operational Impact** The lack of parking is not just a customer service issue but an operational one. With nearly 70% of businesses stating their employees cannot find adequate parking nearby, staff are often forced to compete for the same limited inventory as customers or park at significant distances/costs, further straining the limited supply.

## **Conclusion**

The survey results quantify a business community deeply concerned about parking infrastructure. The prevailing sentiment is that the current supply is already at capacity and inhibiting potential revenue. Stakeholders strongly favor strategies that increase the **supply and ease of finding spaces** over changes to pricing structures or enforcement hours. Addressing the availability of convenient, short-term parking is identified as the most critical factor for sustaining downtown business vitality.

# **Burlington Downtown Business Association**

## **Delegation**

### ***Motion Memorandum for Downtown Parking***

## Appendix A: survey + tested assumptions

- THAT there **is** an unequal distribution of public parking assets throughout the Downtown
- THAT there is **insufficient structured parking supply** east of Brant Street
- THAT nearly **70%** of Downtown businesses state that their employees **cannot find adequate parking nearby**, resulting in staff competing for the same limited inventory as customers or parking at significant distance, further straining the limited supply
- THAT addressing the availability of convenient parking is identified as **the most critical factor** for sustaining downtown business vitality

## Burlington Downtown Recommendations:

- ① THAT Committee of the Whole approve the *Strategic Parking Framework for Downtown Burlington* report as presented.
- ② THAT facility design and a construction schedule for a public off-street parking facility, east of Brant Street, be submitted by Transportation Services as a capital budget request (2027 budget) for the year 2028.
- ③ THAT City of Burlington Finance Department be directed to conduct a **detailed financial** analysis to confirm long-term affordability, reserve capacity and overall sustainability of the Downtown parking system in order to support the expedited planning, design and construction of a new off-street parking facility **east of Brant**.
- ④ THAT this detailed financial analysis be presented for review by the Downtown Parking Advisory Committee (DPC) and Board of the Burlington Downtown Business Association (BDBA).



BURLINGTON  
DOWNTOWN

## **Burlington Downtown Business Association**

*Thank you*

Re: Committee of the Whole – May 11, 2026

Agenda Item 8.3 – Adoption of Guidelines for the Use of Strong Mayor Powers (LLS-25-26)

Dear Clerk,

Please accept this correspondence for inclusion in the public record of proceedings for the Committee of the Whole meeting scheduled for May 11, 2026, with respect to Agenda Item 8.3.

I am writing to offer comments on the proposed “Guidelines for the Use of Strong Mayor Powers” policy attached as Appendix A to Report LLS-25-26.

At the outset, I acknowledge the intent behind the policy. Establishing a set of guiding principles - such as consideration of prior Council decisions, reliance on staff advice, and preference for inclusive decision-making - reflects the collaborative governance model that has historically characterized municipal decision-making. As such, the policy provides a useful statement of intent and a public-facing articulation of how these expanded powers might be exercised thoughtfully.

However, the policy as currently drafted is fundamentally limited in its effectiveness as a governance tool.

Most notably, the policy is explicitly non-binding and confirms that compliance is not required for decisions made under Strong Mayor Powers to be valid. As a result, it does not establish enforceable standards, accountability mechanisms, or procedural safeguards. Its impact is therefore entirely dependent on the discretion of the Mayor, which is already the defining feature of the legislative framework under which these powers exist.

In this context, the policy functions more as a set of aspirational guidelines than as a meaningful accountability framework.

A further concern is the absence of any reference to provincial priorities. The Strong Mayor Powers framework was introduced with the stated purpose of advancing specific provincial objectives, particularly in relation to housing. Despite this, the proposed policy does not require that the use of these powers be explicitly linked to, or justified by, alignment with those priorities. This omission represents a missed opportunity to provide clarity and transparency regarding when and why such powers are being exercised.

Additionally, the policy does not include provisions for:

Public documentation of the rationale for decisions made using Strong Mayor Powers

Reporting to Council or the public on the frequency and context of their use

Any formal mechanism for Council awareness, input, or review

Given the significant shift in governance represented by these powers, the absence of such measures limits the ability of Council and the public to understand and evaluate their application over time.

In its current form, the policy can be fairly characterized as a positive statement of principles, but a weak instrument for transparency and accountability.

Accordingly, I would respectfully suggest that Council consider strengthening the policy by incorporating:

A requirement to identify and articulate alignment with provincial priorities when these powers are exercised

A requirement for a written, publicly available rationale accompanying each use of Strong Mayor Powers

Regular reporting to Council summarizing their use and outcomes

Stronger language emphasizing that such powers should be used only where Council processes are not feasible or timely

These enhancements would not alter the legal authority of the Mayor but would materially improve transparency, support public trust, and better align local practice with the broader policy context in which these powers were created.

Thank you for the opportunity to provide input on this matter.

Respectfully submitted,

Joe Gaetan BGS

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**CARRIAGEGATE**  
home to new living

**Date:** May 8, 2026

**To:** Chair, Mayor Meed Ward, and Members of the Committee of the Whole

**Re:** Support for Motion – Report COW-13-26 (May 11, 2026 Meeting)

Dear Chair and Committee Members,

Please accept this correspondence as our formal support for the motion outlined in report COW-13-26, which is before the Committee of the Whole on Monday, May 11<sup>th</sup>, 2026.

In alignment with the objectives of this motion, we respectfully request that the Committee include a directive for City staff to initiate a dialogue with us regarding our property located at 2030 Caroline Street.

Our 2030 Caroline lands are uniquely positioned to provide much-needed above-grade parking within downtown Burlington, specifically East of Brant Street, as specified in the report. We believe that collaborating with the City on this parcel presents a highly viable, near-term, strategic opportunity to help fulfill the downtown parking needs envisioned by this committee.

Thank you for your consideration, and we look forward to the opportunity to work collaboratively with City staff.

Thank you,

Nick Carnicelli  
**Carriage Gate Inc.**



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# City's Housing-related Community Improvement Plan (CIP)

**Amendment to Burlington Housing Community  
Improvement Plan Recommendation Report**

**DGM-35-26**

**Committee of the Whole**

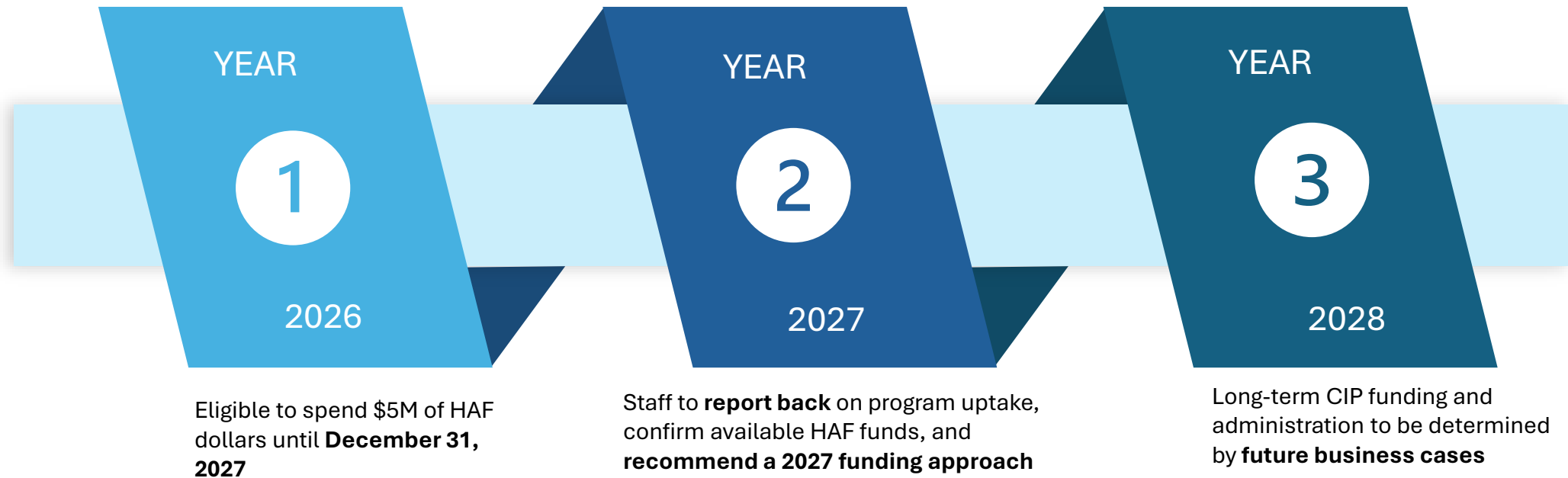
May 11, 2026

[getinvolvedburlington.ca/housingstrategy](https://getinvolvedburlington.ca/housingstrategy)

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## Program Funding Considerations

All Temporary Programs are active **until December 31, 2027**. To fund these programs, the only available funding source is Housing Accelerator Funds (HAF). All Temporary Programs and the associated 2026 HAF budget allocation can be considered a pilot program.



# Proposed Temporary Programs & Funding Approach for 2026

Burlington Housing Community Improvement Plan

Program	Funding Cap	Housing Strategy Objective	Estimated No. Units/Projects Incentivized*
<b>Development Charge Reduction Grant - Rental</b>	\$2M (HAF)	✓ Support a Healthy Rental Housing Stock	Between 150 and 260
<b>Development Charge Reduction Grant – Ownership</b>	\$2.3M (HAF)	✓ Support a Broad Variety of Housing Types and Forms	Between 150 and 850
<b>Missing Middle Municipal Fee Waiver</b>	\$400K (HAF)	✓ Support a Broad Variety of Housing Types and Forms	Approximately 10+ projects
<b>TIEG</b>	N/A	<ul style="list-style-type: none"> <li>✓ Support a Healthy Rental Housing Stock</li> <li>✓ Support a Broad Variety of Housing Types and Forms.</li> </ul>	N/A
<b>Accessible Design Grant</b>	\$300K (HAF)	✓ Support a Broad Variety of Housing Types and Forms.	Approximately 6+ projects

\*assumes \$5M in available HAF funding

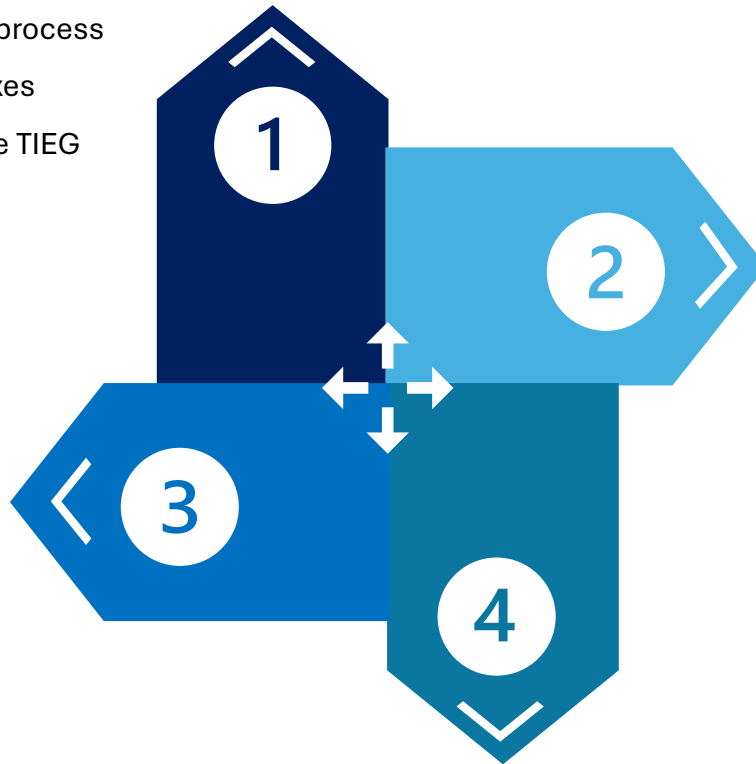
# Responding to Feedback: Key Changes

## Simplified & Flexible Programs

- Streamlined eligibility criteria and application process
- Introduced discretionary variances for unit mixes eligible for Development Charge grants and the TIEG
- Established an application window:  
June 22, 2026 – December 31, 2027

## Greater Certainty for Near Term Development

- Introduced an early-admission pathway for shovel ready projects
- Removed minimum rental tenure requirement
- Allowed stacking of programs



## Restructured Missing Middle Support

- Removed the Missing Middle Affordable Rental Housing Grant and replaced it with a Missing Middle Municipal Fee Waiver
- Up to 100% of eligible permit fees for missing middle housing forms.

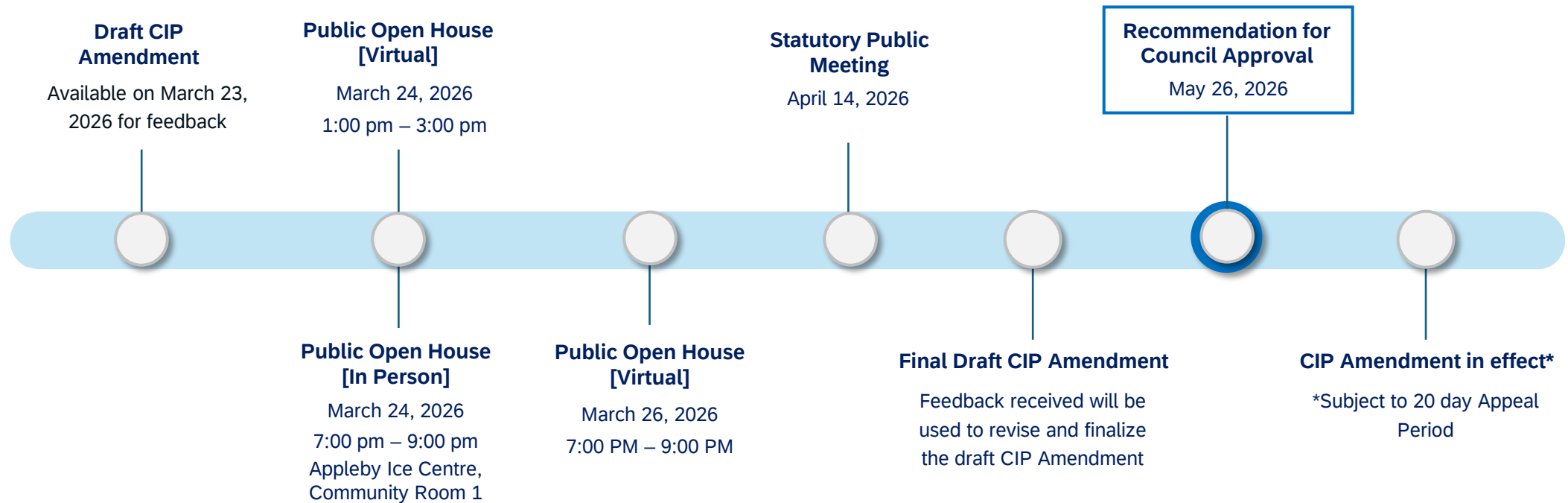
## Enhanced Accessibility Incentives

- Added accessibility improvements as eligible costs
- Introduced a new Accessible Design Grant for projects exceeding Ontario Building Code requirements

## Next Steps

Subscribe to project webpage for updates and engagement notifications.

E-mail [housingstrategy@burlington.ca](mailto:housingstrategy@burlington.ca) with questions and to request to speak with staff





May 11, 2026

To: **Members of Committee of the Whole**  
City of Burlington, 426 Brant St  
Burlington, ON L7R 3Z6

From: **West End Home Builders' Association**  
1112 Rymal Road East  
Hamilton, Ontario L8W 3N7

**WE HBA Letter: Amendment to Burlington Community Improvement Plan (Report DGM-35-26)**

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The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA in 2024, which includes Burlington, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages<sup>1</sup>. These jobs and investments have been in steep decline as the residential construction industry plunges into the most severe downturns in decades.

WE HBA appreciates the opportunity to provide comments on the City's proposed Burlington Housing Community Improvement Plan as outlined in Report DGM-35-26. We would also like to acknowledge and thank City staff for the considerable amount of work, consultation, and engagement that has gone into the development of these amendments under very tight timelines. WE HBA appreciates being included throughout the consultation process and recognizes the effort staff have made to listen to industry feedback, respond to concerns, and refine aspects of the proposed programs. While we continue to have significant concerns regarding program scope, timing, and overall effectiveness, we value the collaborative dialogue that has occurred through this process and appreciate staff's professionalism and willingness to engage with stakeholders.

WE HBA remains concerned that, despite the revisions contained within DGM-35-26, the proposed implementation timelines continue to disadvantage the very types of projects the City is attempting to incentivize. The introduction of an "Early Program Admission" pathway tied to a complete application and formal building permit submission by September 1, 2026, may be achievable for a limited number of smaller-scale developments, but it is not realistic for most mid-rise and high-rise projects. Higher-density developments involve significantly longer timelines related to financing, design coordination, approvals, and permitting. In practical terms, this requirement would largely limit participation to projects already well advanced in the approvals process and exclude proponents who have not already started the process or who are still navigating site plan approvals.

We also note that the City's own consultation materials acknowledge that proposed timelines may be too tight for higher-density projects and that one of the objectives of the temporary programs is to support projects

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<sup>1</sup> CHBA Economic Impacts 2024 Fact Sheet, Hamilton CMA.



already within the pipeline that have stalled due to current market conditions. Unfortunately, many projects that have remained in site plan review or have paused advancement due to financing constraints, escalating construction costs, interest rates, or uncertain market absorption may now find themselves excluded from the very programs intended to help them proceed. This risks creating a very small scale and bespoke program that only benefits projects already close to construction, rather than unlocking a broader range of viable housing opportunities.

WE HBA encourages the City to provide additional flexibility for projects currently within the development approvals process, particularly those with active applications that are already navigating various approvals processes. A more flexible approach to timing and eligibility would better align with the realities of the current market and would improve the likelihood that the programs achieve meaningful uptake and result in actual housing starts.

WE HBA respectfully recommends that Council consider the following refinements:

1. Extend or remove the September 1, 2026, early admission deadline for mid-rise and tall building projects to better reflect realistic development timelines.
2. Allow projects with active or substantially complete applications to qualify for priority consideration, even where a formal building permit application has not yet been submitted. Introduce additional flexibility for projects demonstrably delayed by market conditions, including financing or absorption challenges, where the project otherwise aligns with the City's housing objectives.
3. Ensure that implementation of the program prioritizes broad market participation and housing delivery outcomes over narrow timing thresholds that may unintentionally exclude viable projects.

We appreciate staff's efforts to respond to stakeholder concerns throughout this process and acknowledge the inclusion of discretionary extension provisions and other refinements intended to improve flexibility. Nevertheless, additional adjustments are necessary to ensure the program can achieve its intended purpose of stimulating housing construction during a challenging market cycle.

Thank you for your consideration of these comments. WE HBA looks forward to continuing to work collaboratively with the City of Burlington to support practical and effective housing solutions that can meaningfully increase housing supply across the community

Sincerely,

**Mike Collins-Williams, MCIP, RPP**  
Chief Executive Officer  
West End Home Builders' Association

May 8, 2026

Mayor Marianne Meed Ward and Members of Committee  
City of Burlington  
426 Brant St.  
Burlington, ON  
L7R 3Z6

RE: 12.2 - Draft Housing Community Improvement Plan Amendment (DGM-35-26)

**Committee of the Whole  
May 11, 2026**

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Dear Mayor Marianne Meed Ward and Members of Committee,

The Building Industry and Land Development Association (BILD) is in receipt of Item 12.2, Draft Housing Community Improvement Plan Amendment (DGM-35-26), scheduled for the May 11<sup>th</sup> Committee of the Whole meeting. On behalf of our members, thank you for the opportunity to provide comments through this correspondence.

BILD members appreciate the City's continued commitment to exploring creative tools to support housing delivery. This type of initiative is helpful given current market conditions, and we commend staff and Council for continuing to advancing it. Further to this, we appreciate the consultation staff have undertaken with our members since the public meeting.

In discussions with BILD members, several questions remain outstanding. We respectfully request clarification on these matters in advance of Council's consideration on May 19<sup>th</sup>, to help ensure the program is structured in a way that can be fully utilized and achieve its intended objectives.

**1. Housing Accelerator Fund allocation**

BILD respectfully requests clarification on whether the proposed \$5 million allocation from the Housing Accelerator Fund for 2026 represents the full amount available for this program, or whether additional Housing Accelerator Fund dollars could be allocated to expand the level of support available.

**2. Projected housing outcomes**

BILD requests further information regarding the assumptions and methodology used to estimate that the proposed incentives would support approximately 150-260 purpose-built rental units and 150-850 condominium units, particularly the basis for the upper range of the condominium estimate.

**3. Grant structure and timing of payment**

BILD requests clarification on how grant amounts will be determined for both purpose-built rental and townhouse condominium projects, including the circumstances under which projects would receive less than 100% of the City's portion of development charges. Further clarification is also requested regarding the rationale for differing payment timing between project types.

**4. Program administration and timing considerations**

BILD would appreciate clarification on how the annual cap limiting any one organization to 50% of available funding would apply where a single qualifying project would otherwise require a greater share of annual funding. BILD also requests clarification on how the

proposed application window aligns with the requirement to expend Housing Accelerator Fund dollars by December 31, 2027.

**5. Purpose-built rental eligibility criteria**

With respect to the proposed Tax Increment Equivalent Grant program, BILD requests additional information on how the 30% two-bedroom unit requirement and minimum unit size thresholds were established, and whether staff has assessed how these criteria align with the design and economics of purpose-built rental projects currently contemplated in the market.

**6. Unit size eligibility criteria**

BILD would also appreciate clarification on whether staff have considered lowering the minimum size threshold for eligible two-bedroom units. At present, the draft CIP appears to establish a 750 square foot eligibility threshold. From an industry perspective, approximately 700 square feet can still provide a functional and livable two-bedroom unit. Could staff comment on the rationale for the 750 square foot threshold, whether flexibility is being considered, and how strictly this criterion is intended to be applied? BILD notes that a 50 square foot reduction presents a more affordable entry point for 2-bedroom units, and would further improve access with a development charge incentive.

BILD respectfully requests that staff provide further clarification on the matters outlined above. The answers to these questions will be important in understanding how the proposed program will function in practice, whether it will meaningfully support housing supply and affordability, and the extent to which the incentives can be effectively utilized by projects currently being contemplated in the market.

We appreciate Council's consideration of these comments and remain available to continue discussions with staff as the program framework is refined.

Sincerely,

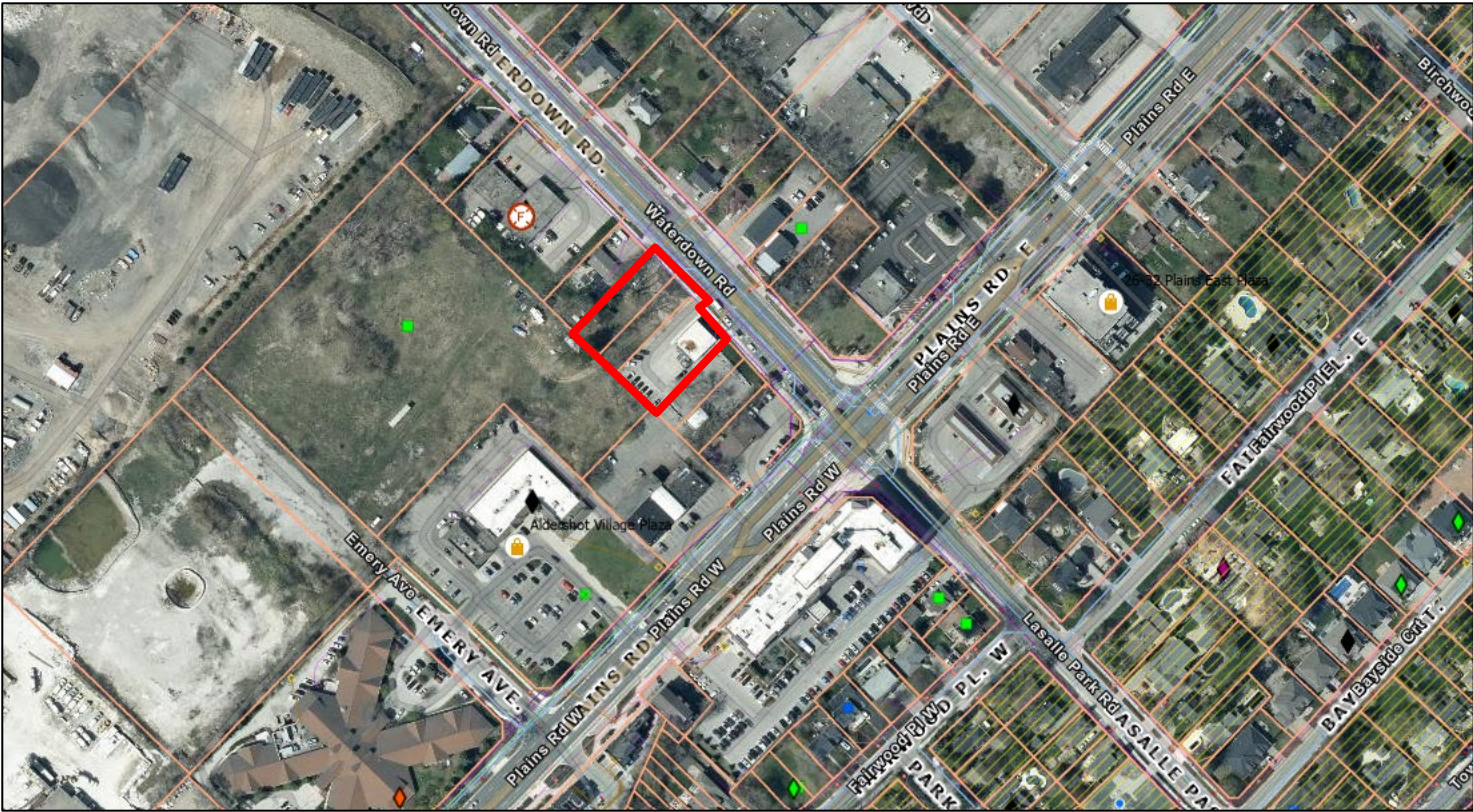


Victoria Mortelliti, MCIP, RPP  
Director, Policy & Advocacy

# **Statutory Public Meeting and Recommendation Report City Initiated Zoning By-law Amendment**

**Address:** 1022, 1028, and 1030 Waterdown Road  
**File:** 520-03/26  
**Date:** May 12, 2026  
**Report:** DGM-36-26

# Overview of Site



# Key Dates and Milestones

- Technical Circulation: March 4, 2026
- Public Circulation: March 9, 2026
- Notice of Public Open House: March 17, 2026
- Public Open House: March 31, 2026
- Statutory Public Meeting: May 12, 2026

# Proposed Amendments

## Proposed Zoning By-law Amendment

- Mixed Use Corridor – General (H-MXG-569) with site specific exceptions to permit a mixed-use development and serve as a transitional area between tall and mid-rise precincts that aligns with the vision for the Emery Commons Precinct.

# Staff Recommendation

Approve and enact a Zoning By-law Amendment in accordance with Appendix C of development and growth management report DGM-36-26; and

Deem that Zoning By-law 2020.518 conforms to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable.

Partnering Aldershot Delegation to Committee of the Whole, May 12<sup>th</sup>. 2026:

Statutory Public Meeting Regarding: 13.1 City Initiated Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26) 207 - 263

Good Morning, Chair, Mme Mayor, Members of Committee, Our Clerk, Members of Staff, fellow Burlington Residents.

I delegate today on behalf of Partnering Aldershot in support of The City Initiated Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26) 207 – 263.

Partnering Aldershot, is a group of some 40 charity, faith, food security, educational, environmental, business, civic and community organizations who come together to support and promote the interests of Aldershot, a diverse and caring Burlington community.

From our wealthiest neighbours along Northshore, to our residents in Aldershot's many supportive and geared to income housing communities. From our most independent, self-reliant individuals and businesses to those in need of a little more help, the Aldershot community includes and embraces all of our neighbours.

A proposal such as this Supportive Housing Endeavour, in the very heart of Aldershot, forces us to examine just what “community” means to us, what does that community stand for, who are our neighbours and perhaps, even, are there any we would deny a place in that community?

While reservation and caution about a project such as this are understandable, let us remember that there already exist, in Aldershot, 5 Housing projects either geared to income or supportive housing, and a Community Living Burlington, 24-hour supported group living home in the heart of our community. All of them housing residents and neighbours who contribute positively to our economy, our city and our community every day.

So Partnering Aldershot welcomes Indwell and this effort, in conjunction with our city to provide much needed affordable and supportive rental housing for our neighbours on Waterdown Rd, in Aldershot.

Let us be clear, for those who may be cautious of welcoming Indwell and its tenants.

This Housing Development is not, as some have suggested, an addiction recovery centre, nor is it a supervised safe injection sight, transitional or shelter type housing.

It is a planned, welcoming space in our community providing permanent, affordable rental housing for our Aldershot and Burlington neighbours, with various levels of social and health supports for those who will live here and call Aldershot home.

Because the folks who will make their homes here are already our neighbours. People in need of help in Aldershot and Burlington don't come from somewhere else.

No, they are the people many of us went to school with, the grown children of our neighbours who played on our neighbourhood streets. Aldershot and Burlington people, whom life has dealt some economic, health or intellectual challenges leaving them in need of a little more support, a little more community help which Indwell are very well suited to provide.

As a community, as a city, we will be judged not by how we reward our most successful citizens, but by how we treat each other and particularly how we treat and support those neighbours and families most in need of our help.

Let us show Indwell and our eventual new neighbours the kind of warm welcome only Aldershot and Burlington can provide. Let us accept this Zoning Amendment Application and help move this worthy development forward.

Thank you Indwell, for this bold idea and the engagement you have undertaken within our community in bringing it to fruition.

Thank you Members of Committee, Council and Staff who, seeing the intrinsic value in this project, have moved with great diligence to help bring it to realisation.

Thank you Partnering Aldershot, for your trust in me to present this delegation today.

And thank you members of committee for hearing this submission.

Respectfully submitted,  
Jim Young  
Partnering Aldershot.

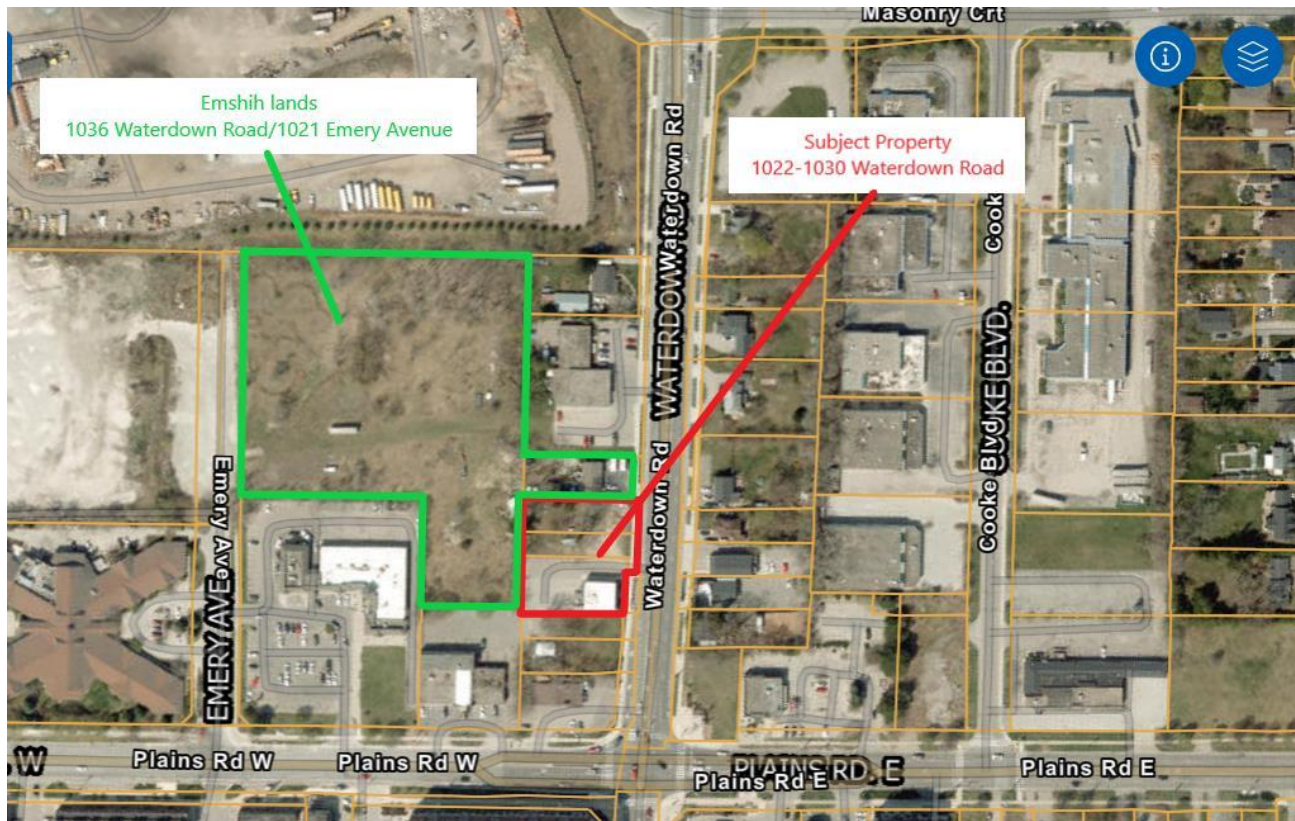
May 8, 2026

City of Burlington  
426 Brant Street, PO Box 5013  
Burlington, Ontario L7R 3Z6

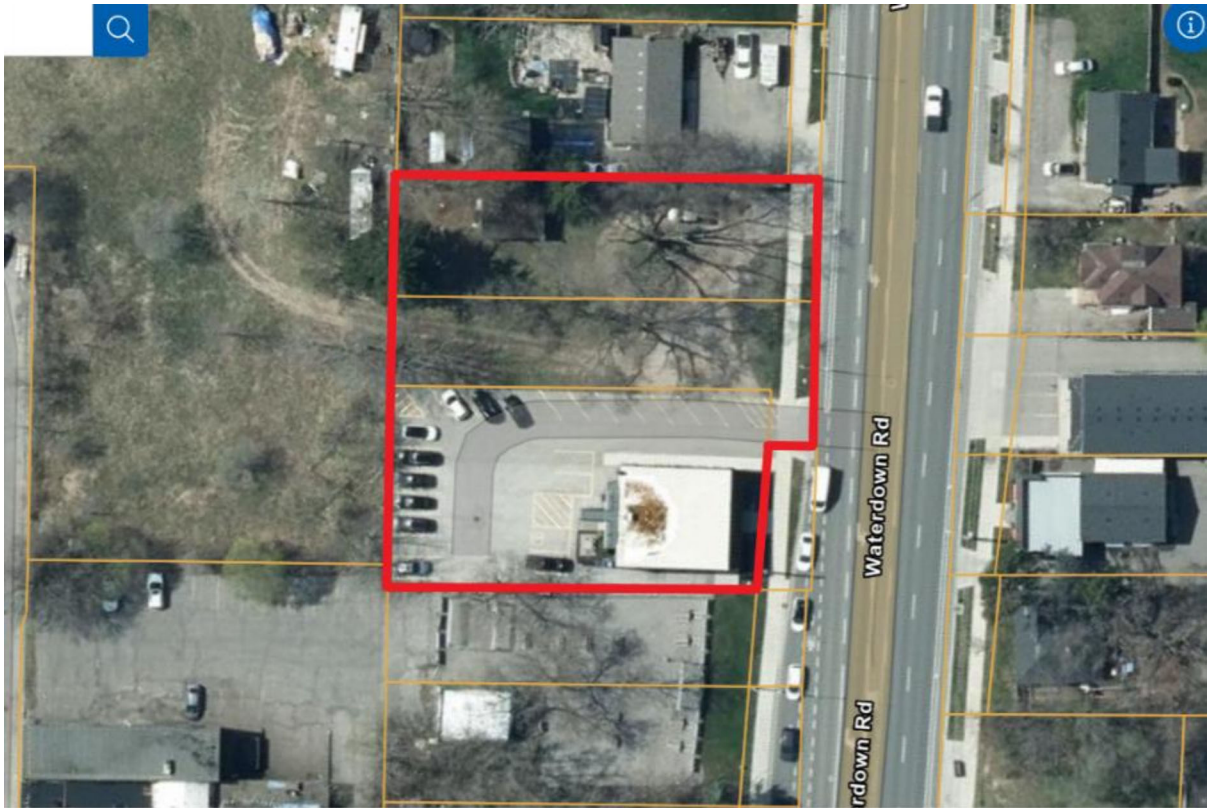
**Re: Zoning By-Law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)**

**1. Introduction**

I am writing on behalf of Emshih Developments Inc. (“Emshih”), the owner of 1036 Waterdown Road and 1021 Emery Avenue (the “Emshih lands”), with respect to the City-initiated Zoning By-Law Amendment application for the property including 1022, 1028 and 1030 Waterdown Road (the “Subject Property”). The relative location of the Emshih lands and the Subject Property are illustrated in **Figure 1**. As illustrated in the aerial map in **Figure 2** and the street view in **Figure 3**, the Subject Property is occupied by a two-storey commercial building, surface parking area and landscaped open space, including multiple large trees.



**Figure 1 – Context Map**



**Figure 2 – Subject Property Aerial Map**

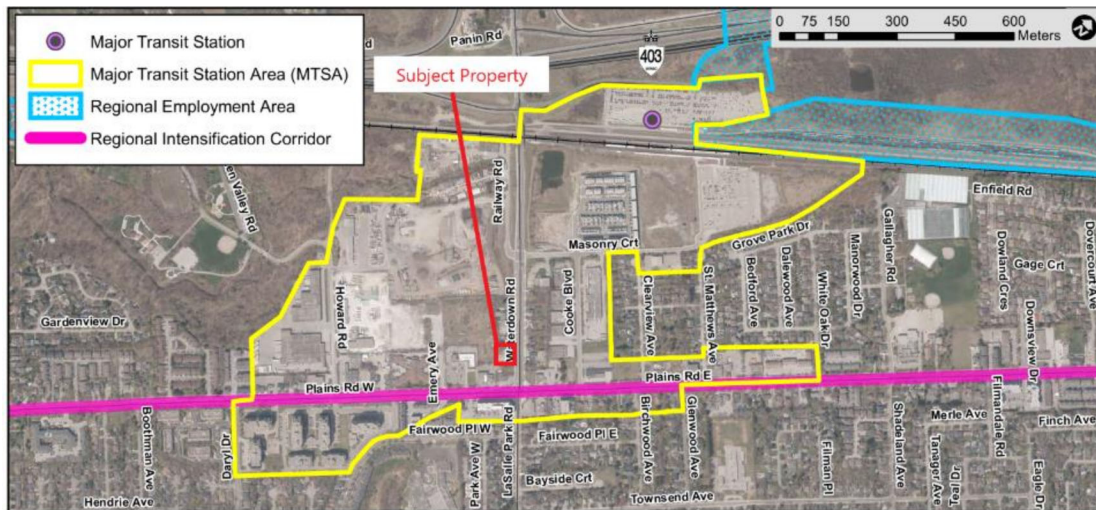


**Figure 3 – Street View of Subject Property**

## 2. Context

### 2.1 Region of Halton Official Plan

The Emshih lands and the Subject Property are both located within the Aldershot GO Major Transit Station Area (MTSA), as delineated on Map 6d of the Region of Halton Official Plan (ROP) included in **Figure 4**. Per Section 280.2 of the ROP, “Strategic Growth Areas”, including MTSA’s, are lands within the Urban Area that are to be the focus for accommodating population and employment intensification and higher-density mixed uses in a more compact built form. The concept of “transit-supportive” development is generally recognized as compact, mixed-use development with a high level of employment and residential densities.



**Figure 4 – Map 6d of Region of Halton Official Plan (Aldershot GO MTSA)**

### 2.2 2020 City of Burlington Official Plan

The Aldershot GO MTSA limits are also delineated on Schedule G of the 2020 City of Burlington Official Plan. The Subject Property is also designated “Mixed Use Nodes and Intensification Corridors” (Schedule B), “Primary Growth Area” (Schedule B-1) and “Urban Corridor – Employment” (Schedule C). Per section 2.3.1 a) of the City OP, “Lands identified as Mixed Use Intensification Areas provide locations where a range and intensity of employment, shopping, public service facilities, residential uses and complementary uses such as open space and parks, institutional, and cultural uses will be developed with transit supportive densities in compact built form.” More specifically with respect to MTSA’s, Section 2.3.1 h) includes the following statement: “MTSA’s are focal points for higher intensity and mixed-use, transit supportive development that will accommodate a significant share of the City’s future population and employment growth.”

### 2.3 City of Burlington Official Plan Amendment 2 (OPA 2)

While OPA 2 remains under appeal and only partially in effect, Schedule G to OPA 2 (included in **Figure 5**), designates the Subject Property and Emshih lands are part of the “Emery Commons Precinct”.

Section 8.1.2(1) contains a number of general objectives for MTSAs, including the following: h) To support the retention and expansion of existing employment functions and encourage new employment functions and employment uses, including office and major office which are compatible with other uses and serve to make each MTSA an employment destination within the City.

Section 8.1.2 (3) specifically relates to the Aldershot GO MTSA. Per the table in Section 8.1.2 (3.2), the vision for the Emery Commons Precinct includes the following:

- Function as a transitional area between the tower concentrated Aldershot GO Central Precinct and the Mid Rise Residential and Aldershot Main Street precincts.
- Accommodate a concentration of residential, retail, employment and service commercial uses in buildings with varying heights that contribute towards the creation of lively, vibrant and people-oriented places.
- Become a new community hub for Aldershot Corners, with a concentration of community services, amenities and facilities.
- Contain opportunities to consider strategic locations and investments for future City public service facilities in accordance with the policies of Section 3.2 of this Plan.

For reference, the vision for the Aldershot GO Central Precinct is as follows:

- Be the focus area for the Aldershot GO MTSA’s highest densities.
- Be the preeminent destination for major office, affordable housing, retail and service commercial uses within Aldershot Corners and the focus of the tallest buildings close to the GO station.
- Ensure that, through built-form transitions, increased density is also met with streetscape design that creates a pedestrian-focused area for travelers to arrive in, find amenities, and enjoy outdoor spaces.
- Be planned with the tallest buildings in the precinct located along the rail corridor, where shadows will have the least impact, and with the height peak of the precinct located where Waterdown Road intersects the rail line.

On this basis, the Emery Commons Precinct is intended to include a mix of uses and built form to provide a transition from mid-rise built form in the Aldershot Main Street and Mid Rise Residential Precincts at the southerly limit of the MTSA to the greatest height and density in the Aldershot GO Central Precinct. In this

context, Emery Commons effectively functions as a gateway from the mid-rise built form to the south into the areas of greatest planned height and density to the north.

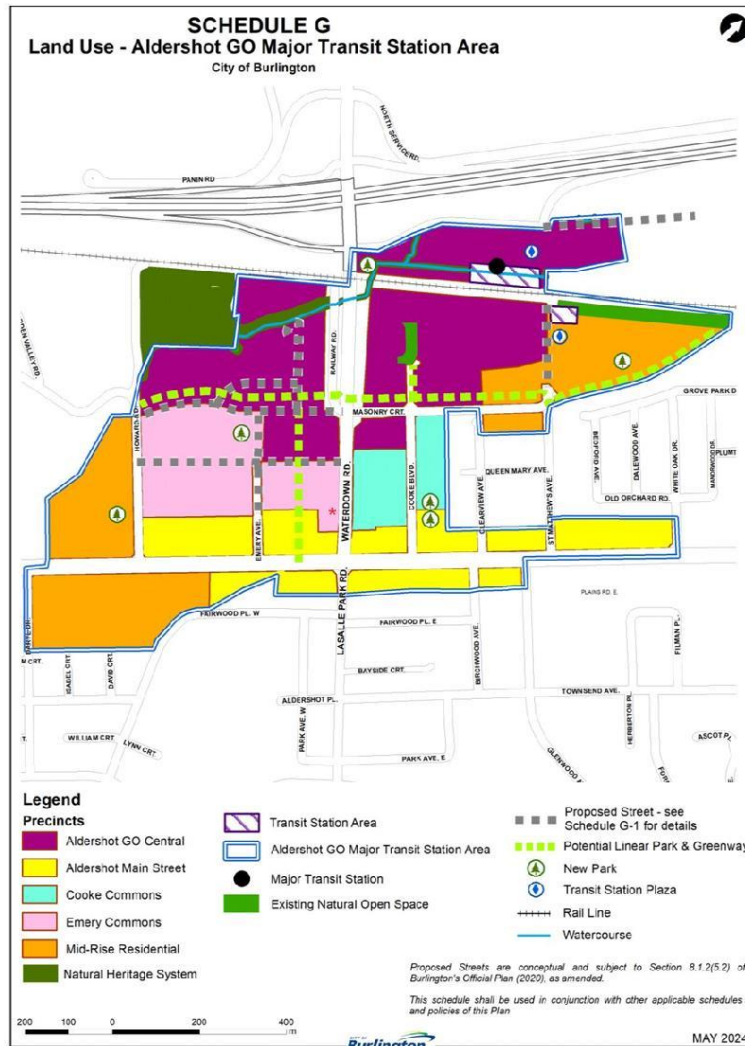


Figure 5 – Schedule G to OPA 2

## 2.4 Emshih Conceptual Plan

Emshih has been working closely with the City since 2017 in preparing development concepts for its lands and the surrounding lands that generally form the Emery Commons Precinct. This work includes the preparation of a vision for the Aldershot Mobility Hub in 2018 that proposed several mixed-use towers ranging in height from 10 storeys to 30 storeys, as illustrated in the 3-dimensional concepts provided **Figure 6** and **Figure 7**. This development vision provides strong built form presence with active ground floor uses along Waterdown Road that contribute to complete communities and transit-supportive built form. The greatest heights are located

towards the north end of what is now identified as the Emery Commons Precinct and transitioning to the Aldershot GO Central Precinct. This development concept was prepared as part of the comprehensive vision for the Mobility Hub, as opposed to development occurring on an individual, site-by-site basis.

Emshih has continued to work closely with the City staff as the limits and policies for the MTSA's have been finalized and the Community Planning Permit System (CPPS) By-Law has been adopted through OPA 2 to implement the vision for the MTSA's.

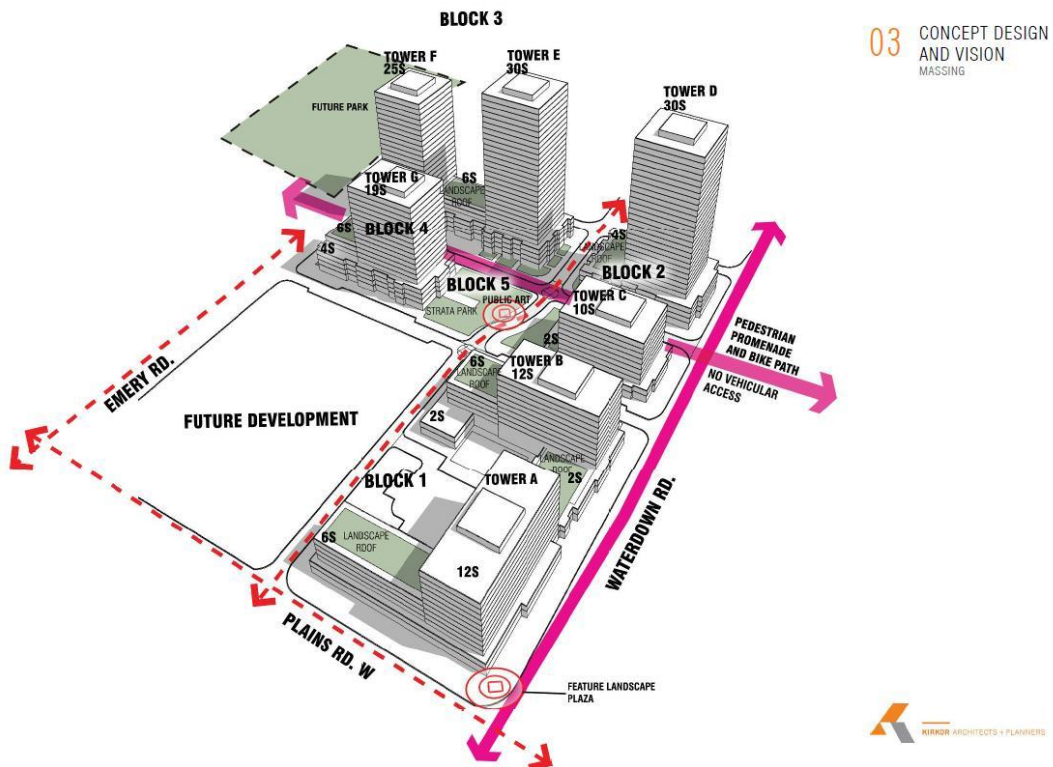


Figure 6 – Emshih Conceptual Vision (looking northwest from Plains Road West)

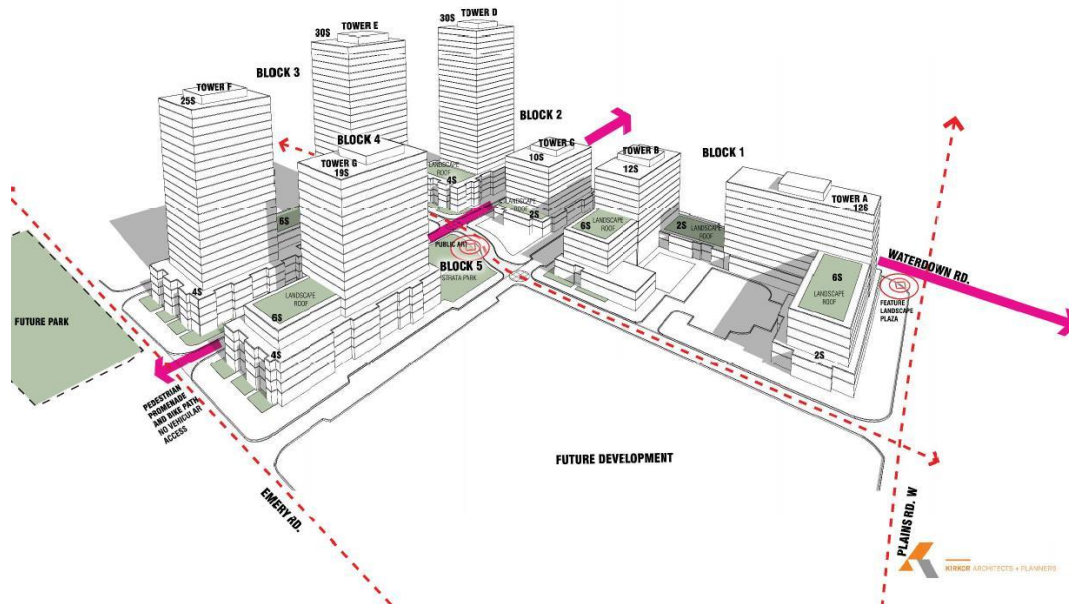


Figure 7 – Emshih Conceptual Vision (looking northeast from Plains Road West)

### 3. Proposal and Application

The proposal is to develop the Subject Property for a residential apartment building between 5 and 11 storeys in height with no ground floor commercial uses. The City has initiated a site-specific Zoning By-Law Amendment to rezone the Subject Property from “Mixed Use Corridor Employment (MXE)” to “Mixed Use Corridor General (MXG)” to allow for residential uses, including residential dwelling units at grade. The stated intent of this Zoning By-Law Amendment is to align the zoning of the Subject Property with the vision for the Emery Commons Precinct as set out in OPA 2. This Zoning By-Law Amendment is not part of a larger exercise to update the zoning for all properties in the Emery Commons Precinct or larger Aldershot GO MTSA, and does not implement the conceptual visioning work prepared for this area.

The proposal represents piecemeal zoning that does not align with a comprehensive vision and development concept for the Aldershot GO MTSA and, more specifically, the Emery Commons Precinct on the following basis:

- The proposal includes only residential dwelling units, including ground floor dwelling units, as opposed to a mix of residential and commercial uses that generally characterize transit-supportive development and complete communities while balancing residential and employment densities;
- The existing commercial uses on the Subject Property will be eliminated and replaced with residential uses with no street-oriented non-residential uses;

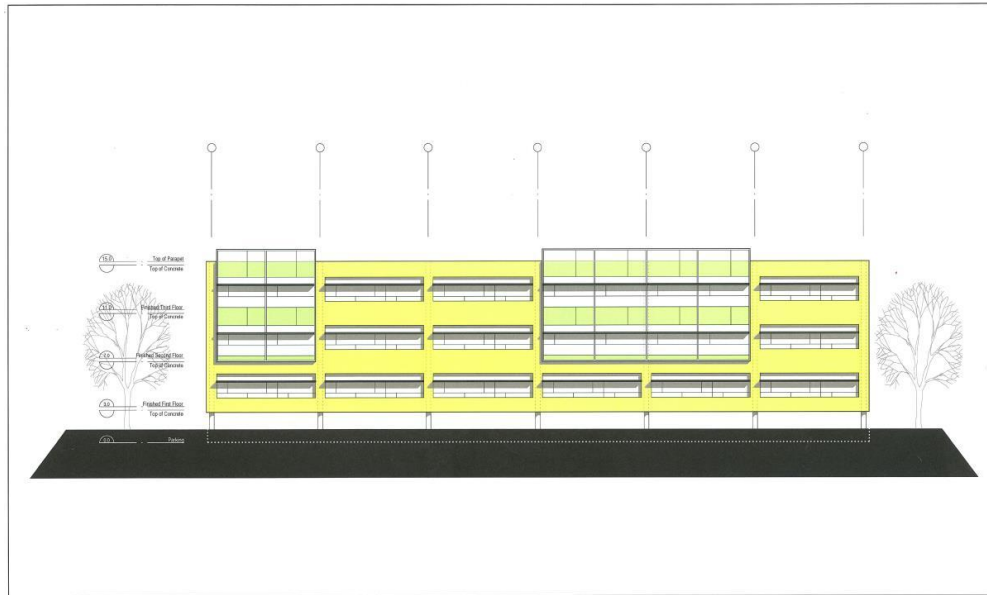
- The proposed 5-11 storey height does not provide a gateway that represents the transition from mid-rise uses in the Aldershot Main Street Precinct to the greatest heights and densities in the neighbouring Aldershot GO Central Precinct; and
- The proposed 5-11 storey built form with no ground floor commercial does not reflect the prominence of Waterdown Road as a transit and pedestrian-oriented street, and in providing the connection and transition between the Aldershot Main Street Precinct and the Aldershot GO Central Precinct.

#### 4. Alternative Site for Consideration

Emshih has offered the property at 1385 North Service Road as alternative site for the proposed development. This site is located adjacent to the Burlington Power Centre with direct access to existing transit service and municipal services along North Service Road. There are existing retail and commercial uses located within convenient walking distance in the commercial development to the east. This site is zoned “Regional Commercial (CR)”, which permits a variety of retail, commercial and office uses with dwelling units above the ground floor. A 3-storey building of 12 metres in height is permitted as-of-right. This alternative represents a shovel-ready site with existing transit service, municipal services and convenient services and shopping opportunities. Emshih has confirmed the developable limits of this property, including consideration for existing trees and required setbacks, and the overall development feasibility of this site in preparing a series of office development concepts. **Figure 8** and **Figure 9** include the site plan and building elevation for one of the office development concepts. This concept represents built form that could be converted to ground floor commercial with above-grade dwelling units and reduced surface parking.



**Figure 8 – Office Concept Site Plan for 1385 North Service Road**



**Figure 9 – Office Concept Elevation for 1385 North Service Road**

## 5. Summary and Conclusions

The proposal and Zoning By-Law Amendment application for the Subject Property represent piecemeal rezoning and development that does not align with the comprehensive vision set out in OPA 2 for the Aldershot GO MTSA. The proposal will remove existing commercial uses from the Subject Property and replace these uses with a residential apartment building of 5-11 storeys with no ground floor commercial uses to animate the street and provide a strong transit and pedestrian environment along Waterdown Road. The proposed height and density do not provide an appropriate transition and gateway from the mid-rise character of the Aldershot Main Street Precinct to the Aldershot GO Central Precinct, which is intended for the greatest heights and densities in the MTSA.

On this basis, the proposed Zoning By-Law Amendment and proposed development will jeopardize the vision for a comprehensive redevelopment of the Aldershot MTSA. We request that Committee and Council direct staff to reconsider and re-evaluate 1385 North Service Road as an appropriate alternative site for the proposed development.

Regards,

Michael Barton, MCIP, RPP

**From:** [Cathy Greven](#)  
**To:** [Mailbox, Clerks](#)  
**Subject:** Support for the Waterdown Road Indwell Project  
**Date:** Friday, May 08, 2026 12:00:45 PM

---

**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.

Good morning,

Speaking on behalf of the Halton Faith Network advocating for the Unhoused, I would like to express my total support for the Indwell project on Waterdown Road that you are processing through the approval process.

The numbers of unhoused or precariously housed people in Burlington have grown greatly over the past few years. Seeing Council's support for this large project is heartening. Many projects such as this will need to be approved over the coming months to make a dent in the need that we see in our community.

Indwell has such a wonderful reputation, from the projects they have completed and are still supporting. I am very happy that you are partnering with them to bring us our first large sized project to provide housing for a good number of those on the waiting list for permanent housing.

I strongly encourage you to work with the developers to create a sustainable project using geothermal heating and cooling and rooftop solar to offset the ever rising utility costs that the householders will have to pay. There are co-operative models out there that could be used to teach people how to grow their own food, while they have their utility bills covered through geothermal, solar energy and storage batteries. All of this is very doable. The future oriented nature of a decision of this type would be a model for other projects in Burlington, as well as projects across Canada. This kind of thinking is very much needed today and going forward.

I have written a couple of emails to Prime Minister Carney about this concept. If renewable energy was part of the affordable housing project, we would not only be helping future residents of these buildings, but also lowering the carbon footprint across our country. Build Canada Strong would take on a new meaning.

I applaud Council for its foresight to move forward with this Indwell project of supportive services in an affordable/deeply affordable multi-unit project.

I look forward to hearing about future projects behind which we could throw our support as well.

Thank you,

Cathy

Catherine Greven  
Halton Faith Network advocating for the Unhoused  
Burlington, Ontario

**From:** Amanda Hunt

**Sent:** Wednesday, May 06, 2026 6:08 PM

**To:** Schneider, Jaclyn <[Jaclyn.Schneider@burlington.ca](mailto:Jaclyn.Schneider@burlington.ca)>; Mailbox, Clerks  
<[Clerks@burlington.ca](mailto:Clerks@burlington.ca)>

**Subject:** Support for 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.

Hi, I support the building of Indwell in Burlington.

Yours sincerely,

Amanda Hunt

**From:** Cathy Greven

**Sent:** Friday, May 01, 2026 4:44 PM

**To:** Mailbox, Clerks <[Clerks@burlington.ca](mailto:Clerks@burlington.ca)>; Schneider, Jaclyn  
<[Jaclyn.Schneider@burlington.ca](mailto:Jaclyn.Schneider@burlington.ca)>

**Cc:**

**Subject:** Letter in Support of 1022 Waterdown Road Rezoning - Friday May 12 Committee

Hello to the members of the Burlington City Council,

I am writing on behalf of the Faith Network of Halton, and in particular, the Faith Communities within Burlington. We have been meeting as a group since January 2025, and are educating ourselves about the complex issue of affordable housing in our community.

We realize that there are very few rental places that are affordable, much less deeply affordable. We know that many of our unhoused or precariously housed neighbours require supportive housing as well.

Indwell has a stellar reputation for beautiful buildings that are not only affordable but allow the residents to be supported by trained staff on an individual basis to provide the skills and counselling necessary to keep these new residents housed.

We as a Faith Network are very pleased that Indwell has been approved to build their complex in Aldershot on Waterdown Road. This location is close to transit, and shopping. The Indwell staff assist in finding employment for the residents and they counsel them on bill paying, budgeting, nutrition, social skills and any other area needed for successfully transitioning into being housed once more.

We would like to add our support to Indwell, it's project on Waterdown Road and look forward to future projects for more supportive, deeply affordable and affordable housing in Burlington.

Thank you for this opportunity.

Cathy

Catherine Greven  
Positive Transitions Coaching  
Burlington, Ontario

## Schneider, Jaclyn

---

**From:** Gayle Hampton [REDACTED]  
**Sent:** Friday, May 1, 2026 1:50 PM  
**To:** Mailbox, Clerks; Schneider, Jaclyn  
**Cc:** [REDACTED]  
**Subject:** Letter in support of 1022 Waterdown Rd Rezoning – For May 12 Committee”  
Submission deadline:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Please amend the by-law amendment application to convert the use from “Mixed Use Corridor - Employment (MXE)” to “Mixed-Use Corridor - Transit Station Area (MXT)”, thus allowing multi-residential use. Burlington is in dire need of affordable housing.

Gayle Hampton

"Travel is fatal to prejudice, bigotry, and narrow-mindedness, ..... people need it sorely on these accounts. Broad, wholesome, charitable views of men and things cannot be acquired by vegetating in one little corner of the earth all one's lifetime." Mark Twain

The woods are lovely, dark and deep. But I have promises to keep, and miles to go before I sleep.  
Robert Frost

May 5, 2026

**Re: Support for City-Initiated Zoning By-law Amendment Application for 1022 Waterdown Rd**

Dear Madam Mayor and Councillors,

I am writing in support of the City of Burlington's application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and facilitate an Indwell affordable housing project.

I write to you as a resident of Burlington living in Alton Village (Ward 6). As a young adult in the community, I am acutely aware of the crisis my friends and other young people face in accessing affordable housing with robust transportation options.

I believe the requested rezoning to a Mixed-Use Corridor – Transit Station Area (MXT) is both appropriate and consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. This area has been identified for significant growth to support an expanding population through the development of a walkable, mixed-use community that integrates residential, commercial, and recreational uses.

Given its strong access to public transit, green space, and local amenities, the site is well suited for a multi-residential affordable housing development. Indwell's data from past projects demonstrates its tenants have very low rates of car ownership, making the reduced parking ratios permitted within MTSA lands both practical and aligned with the needs of future residents.

I commend city staff and council for your leadership in leasing these lands and leading the rezoning process to facilitate Indwell's development. Indwell is a reputable charity that provides high-quality, supportive, affordable housing in many municipalities across Southern Ontario. Indwell excels in this work and will contribute positively to the Burlington community.

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

Sincerely,

A handwritten signature in black ink that reads "Gregory Hogue". The signature is written in a cursive, flowing style.

Gregory Hogue



# RESTORATIONS

SECOND STAGE HOMES

April 30, 2026

Letter in support of 1022 Waterdown Rd Rezoning – For May 12 Committee

I am writing on behalf of Restorations Second Stage Homes, a charitable organization supporting survivors of human trafficking and sexual exploitation, in strong support of the City of Burlington’s application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and facilitate an Indwell affordable housing project.

At Restorations, we operate Nancy’s House, a second-stage residential program located in a confidential setting in Burlington. Our work is grounded in the belief that safe, stable, and affordable housing is not only a basic need, but a foundational requirement for healing, dignity, and long-term wellbeing.

Nancy’s House exists to bridge a critical gap between crisis shelter and permanent housing. Residents are able to stay in our program for up to two years while they work toward stability, independence, and rebuilding their lives. However, what we consistently witness is that the broader housing system is not keeping pace with need. Waitlists for deeply affordable and supportive housing are extremely long, and it is not uncommon for individuals to complete their full time in our program still waiting for permanent housing to become available.

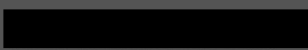
In this context, developments such as Indwell’s proposal are not simply beneficial – they are essential. Without permanent, affordable, and supportive housing options in the community, the progress made in transitional and second-stage settings is placed at risk of being undone by housing instability. Programs like ours can support individuals for a period of time, but they cannot substitute for the long-term housing infrastructure that is so urgently needed.

Supportive housing models like Indwell’s provide not only affordability, but also the wraparound supports that allow people to remain housed and connected to community. This is the kind of infrastructure that makes recovery, stability, and long-term wellbeing possible.

We are grateful to Indwell for their continued work in developing thoughtful, evidence-based housing solutions, and for their engagement with the community throughout this process. We also thank Committee, Council, and staff for their attention to the urgent housing needs in Burlington and for advancing projects that respond to them.

Respectfully submitted,

Jennifer Lucking  
Executive Director



## Schneider, Jaclyn

---

**From:** Jerry Fairbridge [REDACTED]  
**Sent:** Thursday, April 30, 2026 6:20 PM  
**To:** Mailbox, Clerks; Schneider, Jaclyn  
**Cc:** [REDACTED]  
**Subject:** Letter in support of 1022 Waterdown Road Rezoning – For May 12 Committee

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

April 30, 2026

Re: Support for City-Initiated Zoning By-law Amendment Application for 1022 Waterdown Rd.

Dear Madam Mayor and Councillors,

I'm writing to support the City of Burlington's application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and make possible an Indwell affordable housing project.

In my 34 years in Burlington, I've seen housing become precarious for many. In my almost daily walks, I see an increasing number of vulnerable people: a girl aged maybe 20 looking lost and haunted pressed into a space at a shopping plaza with a bag of dried bagels for food; a young couple, looking like brother and sister, collecting bottles and cans to feed themselves. A middle-aged woman sleeping nights in a bus shelter. It goes on. I see tents covered with snow where homeless people are sheltering, sleeping bags without even a tent as cover. I've talked to some - old and young. Some were just unfortunate, a few with obvious psychological problems.

Burlington's citizens are mostly generous - we can help; you have helped by agreeing to lease 1022 Waterdown Road to Indwell. You can complete the job by changing the zoning to permit Indwell to create its project.

After all, the rezoning to a Mixed Use Corridor - Transit Station Area (MXT), is consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. **It's an area that can support a growing population, an area excellent for mixing residential, commercial, and recreational uses. It has access to public transit, green space, and local amenities. And Indwell has a reputation for developing not just affordable housing but also successful and happy communities.**

I strongly support this project by Indwell and the rezoning necessary for it to happen. It's the right thing to do. They may not make a noise about it, but Burlington's residents are there for each other. Few wish to push the vulnerable out of sight.

*"We are thankful to belong to a nation of freedom, peace, respect, fairness, inclusion, democracy, diversity, **compassion, kindness, politeness, and empathy** ...." (Syrian refugee Issam Hadhad, head of the family that founded Peace by Chocolate in Nova Scotia).*

Sincerely,

*John (Jerry) Fairbridge*

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Wallace, William**

---

**To:** John Wesselson  
**Subject:** RE: Letter in support of 1022 Waterdown Rd Rezoning – For May 12 Committee

**From:** John Wesselson [REDACTED]  
**Date:** Thu., May 7, 2026, 5:19 p.m.  
**Subject:** Letter in support of 1022 Waterdown Rd Rezoning – For May 12 Committee  
**To:** <clerks@burlington.ca>, <jaclyn.schneider@burlington.ca>  
**Cc:** [REDACTED]

My name is John Wesselson. I have been a homeowner in and resident of Burlington for more than 18 years.

An application for Indwell at 1022 Waterdown Road will be coming before Burlington City Council on Tuesday, May 12, 2026.

I support this application and wish it to pass City Council.

In the link below, see evidence of Indwell's work:

<https://indwell.ca/2024/11/12/research-shows-permanent-supportive-housing-ends-homelessness/>

I thank you for your attention to this application made by Indwell.

Sincerely,

John Wesselson

Burlington ON

April 30, 2026

**Re: Support for City-Initiated Zoning By-law Amendment Application for 1022 Waterdown Rd**

Dear Madam Mayor and Councillors,

I am writing in support of the City of Burlington's application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and facilitate an Indwell affordable housing project.

I write to you as a resident of Burlington living in Aldershot for 43 years. I have been very involved in the community and know that Aldershot is unique in the way it steps up to solve problems. We are uniquely placed to support this development as we have watched the signs of homeless people struggling to find shelter during the cold months. Communities around us have turned to Indwell with successful results. As the cost of housing continues to push people on to the street, Indwell is an important part of the housing puzzle. The supports that are provided, integrate homeless people into the community.

I believe the requested rezoning to a Mixed-Use Corridor – Transit Station Area (MXT) is both appropriate and consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. This area has been identified for significant growth to support an expanding population through the development of a walkable, mixed-use community that integrates residential, commercial, and recreational uses.

Given its strong access to public transit, green space, and local amenities, the site is well suited for a multi-residential affordable housing development. Indwell's data from past projects demonstrates its tenants have very low rates of car ownership, making the reduced parking ratios permitted within MTSA lands both practical and aligned with the needs of future residents.

I commend city staff and council for your leadership in leasing these lands and leading the rezoning process to facilitate Indwell's development. Indwell is a reputable charity that provides high-quality, supportive, affordable housing in many municipalities across Southern Ontario. Indwell excels in this work and will contribute positively to the Burlington community.

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

Sincerely  
Judy Worsley

The Transition Group  
[Redacted]  
[Redacted]

April 30, 2026

**Re: Support for City-Initiated Zoning By-law Amendment Application for 1022 Waterdown Rd**

Dear Madam Mayor and Councillors,

I am writing in support of the City of Burlington's application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and facilitate an Indwell affordable housing project.

I am writing to you as a resident of Burlington living in Headon Forest. As per the WHO, it is everyone's right to have a home. This supportive housing endeavor is just what we need in Burlington.

I believe the requested rezoning to a Mixed-Use Corridor – Transit Station Area (MXT) is both appropriate and consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. This area has been identified for significant growth to support an expanding population through the development of a walkable, mixed-use community that integrates residential, commercial, and recreational uses.

Given its strong access to public transit, green space, and local amenities, the site is well suited for a multi-residential affordable housing development. Indwell's data from past projects demonstrates its tenants have very low rates of car ownership, making the reduced parking ratios permitted within MTSA lands both practical and aligned with the needs of future residents.

I commend city staff and council for your leadership in leasing these lands and leading the rezoning process to facilitate Indwell's development. Indwell is a reputable charity that provides high-quality, supportive, affordable housing in many municipalities across Southern Ontario. Indwell excels in this work and will contribute positively to the Burlington community.

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

Sincerely,

*Julie Cordasco*

Julie Cordasco



Burlington, ON

S1 May 2026

**Re: Support for City-Initiated Zoning By-law Amendment Application for 1022 Waterdown Rd**

Dear Madam Mayor and Councillors,

I am writing in support of the City of Burlington’s application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and facilitate an Indwell affordable housing project.

I am writing to you as a resident of Burlington living in Ward 2. Like many residents, I have witnessed the growing issue of homelessness in our community. The cost of managing this issue, including emergency shelter and services, is immense. However, providing long-term housing solutions can reduce public service usage by up to 60%, suggesting significant potential savings through stable housing. Indwell offers a holistic approach in assisting individuals who find themselves in this position.

I believe the requested rezoning to a Mixed-Use Corridor – Transit Station Area (MXT) is both appropriate and consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. This area has been identified for significant growth to support an expanding population through the development of a walkable, mixed-use community that integrates residential, commercial, and recreational uses.

Given its strong access to public transit, green space, and local amenities, the site is well suited for a multi-residential affordable housing development. Indwell’s data from past projects demonstrates its tenants have very low rates of car ownership, making the reduced parking ratios permitted within MTSA lands both practical and aligned with the needs of future residents.

I commend city staff and council for your leadership in leasing these lands and leading the rezoning process to facilitate Indwell’s development. Indwell is a reputable charity that provides high-quality, supportive, and affordable housing in many municipalities across Southern Ontario. Indwell excels in this work and will contribute positively to the Burlington community.

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

Sincerely,

Mary

A black rectangular redaction box covering the signature of Mary.

Kay

Aird

## Schneider, Jaclyn

---

**From:** Susan Wilson [REDACTED]  
**Sent:** Friday, May 1, 2026 1:26 PM  
**To:** Mailbox, Clerks; Schneider, Jaclyn; Galbraith, Kelvin  
**Cc:** [REDACTED]  
**Subject:** IN SUPPORT of 1022 Waterdown Rd Rezoning - For May 12 Committee

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Dear Committee Members,

I write to voice my enthusiastic support of the Indwell housing project being proposed at 1022 Waterdown Road. The project positively impacts the Aldershot community by providing much need housing for those struggling with homelessness and other personal challenges. I am especially appreciative that this housing project proposed to not only create deeply affordable housing, but also on-site supports for the residents who live there. This type of housing honours their dignity and sets them up for success.

I do hope that you will pass any motion that allows this project to move forward.

Peace/Shalom/Salaam Alaykum,

Susan+

The Reverend Canon Dr. Susan D Wilson, BSc(OT), MDiv, STM, DMin  
Rector

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Monday, May 26, 2025**

Jaclyn Schneider  
Planner II – Development  
Community Planning  
426 Brant Street  
Burlington, ON L7R 3Z6

Dear Jaclyn,

**Request for Comments – Indwell Proposal  
1022, 1028, and 1030 Waterdown Road – Emery Commons Precinct**

Thank you for the opportunity to provide comments regarding the proposed rezoning of 1022, 1028, and 1030 Waterdown Road to facilitate an affordable housing development by Indwell. On behalf of the Board of Directors of the Aldershot Village Business Improvement Area, our comments are as follows.

We are supportive of this proposal and believe the project aligns well with the broader vision for the Emery Commons Precinct and the needs of the Aldershot community.

This development would provide **74 new affordable housing units**, which represents a meaningful addition to the local housing supply. Affordable housing options at this scale are currently limited in the area, and projects like this help address a critical need for individuals and families living on low or fixed incomes.

Indwell has a strong reputation for creating housing that supports **health, wellness, and a sense of belonging** for residents. Their developments are known for fostering stable communities and providing supportive environments for people who may otherwise struggle to find safe and affordable housing.

The proposed location is appropriate for this type of development. The site offers **good access to public transit and walkability to the GO Station**, allowing residents to connect easily to employment and services throughout the region.

Although the project did not originally include a retail component, we are encouraged to see the inclusion of retail/commercial space concept at grade level in as this is a main artery that connects our GO station with our BIA and promotes a high level of walking traffic. Although it sits just outside our immediate boundary; it still supports the spirit and vitality of the surrounding community. Increasing the number of residents in the area contributes positively to local businesses. Many businesses along Plains Road rely on

employees earning entry-level or minimum wages, and additional affordable housing nearby can help provide stable housing options for workers.

We are already seeing strong demand for employment in the area, with city buses regularly transporting workers from Hamilton to jobs in Burlington. Providing more housing opportunities closer to employment centers benefits both workers and businesses by strengthening the local workforce and increasing the number of potential customers.

For these reasons, we believe this proposal represents a positive addition to the Aldershot community. The development supports housing affordability, workforce stability, and broader community well-being.

We therefore **support the proposed rezoning and the Indwell affordable housing project at this location.**

Thank you for considering our comments.

Sincerely,

**Andrea Dodd**

Executive Director

Aldershot Village BIA



City of Burlington  
426 Brant Street, PO Box 5013,  
Burlington, Ontario L7R 3Z6

Friday, May 1, 2026

**Attention:** Jo-Anne Rudy, Clerk, Committee of the Whole  
Jaclyn Schneider, Planner – Development Review  
**cc:** Emily Power, Development Manger – Flourish  
Teresa Howe, Community Engagement Manager, Indwell  
**Reference:** Support for City-Initiated Zoning By-law Amendment Application - 1022 Waterdown Rd

Dear Madam Mayor and Councillors,

I am writing in support of the City of Burlington’s application for a zoning by-law amendment at 1022 Waterdown Road to permit multi-residential use and facilitate an Indwell affordable housing project.

I write to you as a 30+ year resident of Burlington living in Councillor Shawna Stolte’s Ward 4 Longmoor neighbourhood, as well as a volunteer member of Indwell’s Board of Directors. 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.

I believe the requested rezoning to a Mixed-Use Corridor – Transit Station Area (MXT) is both appropriate and consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. This area has been identified for significant growth to support an expanding population through the development of a walkable, mixed-use community that integrates residential, commercial, and recreational uses.

Given its strong access to public transit, green space, and local amenities, the site is well suited for a multi-residential affordable housing development. Indwell’s data from past projects demonstrates its tenants have very low rates of car ownership, making the reduced parking ratios permitted within MTSA lands both practical and aligned with the needs of future residents.

I commend city staff and council for your leadership in leasing these lands and leading the rezoning process to facilitate Indwell’s development. Indwell is a reputable charity that provides high-quality, supportive, affordable housing in many municipalities across Southern Ontario. Indwell excels in this work and will contribute positively to the Burlington community.

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

Sincerely,



Homer Lensink,

