

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,