



# EMSHIH DEVELOPMENTS INC.

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March 24, 2026

E-mail

426 Brant Street  
Burlington, ON  
L7R 3Z6

**RE: File 520-03-26; City Initiated Zoning By-Law Amendment for 1022, 1028 and 1030 Waterdown Road**

Dear Ms. Schneider,

Emshih Developments Inc. (Emshih) owns the lands adjacent to the subject properties (1022, 1028 and 1030 Waterdown Road), which include 1036 Waterdown Road and 1021 Emery Avenue. We understand that the City is initiating a zoning by-law amendment for the subject properties to permit residential uses.

Please accept this letter as Emshih's written submission summarizing our concerns.

Over the past 10 years, Emshih has collaborated with the City of Burlington planning staff through various public consultations and workshops regarding the long-term vision and master planning for the Aldershot Major Transit Station Area (Aldershot MTSA). We have shared our vision for our lands in the greater context of the Aldershot MTSA (Master Plan Visioning Presentation by Kirkor Architects, attached).

According to reports DGM-11-26 and LLS-16-26, Council have endorsed a development proposal by Indwell for supportive housing, including land lease and acquisition of adjacent lands by the City of Burlington for the subject site. Emshih understands that in order to support the development proposal, a city-initiated zoning by-law amendment is required.

In the absence of a detailed development proposal and opportunity for detailed community feedback, Emshih does not support the city-initiated zoning by-law amendment for 1022, 1028 and 1030 Waterdown Road. The proposal has not been considered in the context of the comprehensive redevelopment of the Aldershot MTSA. The Emery Common Precinct, envisions the redevelopment of Waterdown Road as a mixed-use, vibrant and active main street. Based on the concept plan included in DGM-11-26, the 4- and 6-storey development proposes 74, 1-bedroom units, but does not contain any commercial uses that would contribute to a vibrant, walkable destination.

In addition, there are 3 large trees located at 1028 Waterdown Road. These large stature trees would need to be removed from the lands to accommodate the proposed development. Emshih recommends that the land and trees be preserved as a city parkette.

Overall, Emshih understands that the subject site may support residential and other non-residential uses in the future that are meant to align with Official Plan Amendment 2. However, the rezoning of the subject lands does not consider the overall redevelopment opportunities for the Aldershot MTSA and its neighbouring landowners.

Emshih recommends that planning staff defer a recommendation report to the Committee of the Whole and Burlington City Council until more public consultation is gathered and more information about the potential supportive housing development is available.

At this time, Emshih cannot support the proposed rezoning of the subject properties.

Best Regards,

Emshih Developments Inc.

## Schneider, Jaclyn

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**From:** Jennifer W >  
**Sent:** Wednesday, March 25, 2026 1:16 PM  
**To:** Schneider, Jaclyn  
**Cc:** Jordan Walker  
**Subject:** Aldershot Indwell Project

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

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Dear Jaclyn Schneider,

I am writing to you as both an Aldershot resident and a Registered Nurse specializing in mental health within the Hamilton community. While I firmly support the expansion of affordable housing, my clinical experience with supportive housing models including those managed by Indwell compels me to recommend two critical modifications to the current proposal for 1022–1030 Waterdown Road.

To ensure the safety of residents and the integrity of the surrounding community, I urge the City to consider the following:

**Relocation from School Proximity:** From a clinical and public safety standpoint, placing high-density supportive housing where substance use challenges are a known factor in close proximity to a high school is ill-advised. Proximity to a student population creates unnecessary risks for increased exposure to substances. I strongly recommend identifying an **alternate site** removed from immediate school environments.

**Reduction of Scale and Density:** I have witnessed firsthand the challenges that arise when residents with substance use and mental health issues are housed together in large-concentrated facilities. The influence of residents on one another can at times amplify these challenges and disrupt the surrounding community. In light of this, I strongly urge that the proposed development be **scaled down to a more manageable size** to better accommodate the needs of both residents and mitigate potential disruptions to the community.

Thank you for considering these recommendations from a frontline healthcare perspective that is familiar with Indwell facilities in Hamilton.

Sincerely,

Jennifer W

Sent from my iPhone

## Schneider, Jaclyn

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**From:** [REDACTED]  
**Sent:** Tuesday, April 28, 2026 11:56 AM  
**To:** Schneider, Jaclyn  
**Subject:** Re: Comments on Zoning By-law Amendment 520-03/26 – 1022, 1028 and 1033 Waterdown Road

**Follow Up Flag:** Follow up  
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**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 Jaclyn,

I am following up on my previous email regarding Zoning By-law Amendment file 520-03/26 for 1022, 1028 and 1033 Waterdown Road.

I wanted to share additional information that has informed my concerns about the suitability of this specific location for the proposed supportive housing development. In particular, I am concerned about reports involving serious safety issues, drug use and trafficking, assaults, robberies, and residents living in fear at certain supportive housing sites operated by Indwell.

The articles I would like to bring to your attention are:

<https://dawsonross.wordpress.com/2024/08/12/hamilton-mayor-ignores-brutal-statistics-of-supportive-housing-buildings-while-federal-and-provincial-officials-ignore-pleas-for-oversight/>

[https://www.thespec.com/opinion/they-checked-for-bed-bugs-but-not-for-wellness-mother-raises-concerns-about-the-response/article\\_997376a9-a299-5b3e-9e6f-edccc4bdf2b1.html](https://www.thespec.com/opinion/they-checked-for-bed-bugs-but-not-for-wellness-mother-raises-concerns-about-the-response/article_997376a9-a299-5b3e-9e6f-edccc4bdf2b1.html)

[https://www.thespec.com/opinion/more-than-a-week-decomposing-a-mother-wants-answers-about-her-son-s-death-at/article\\_733897b5-26cc-553c-a4ce-cd75c0a11a1e.html](https://www.thespec.com/opinion/more-than-a-week-decomposing-a-mother-wants-answers-about-her-son-s-death-at/article_733897b5-26cc-553c-a4ce-cd75c0a11a1e.html)

I am also concerned by the following article, which states that Indwell's CEO, Graham Cubitt, said Indwell would not build another high-needs facility as large as Parkdale Landing again:

[https://www.thespec.com/opinion/hamilton-s-parkdale-landing-was-to-provide-safer-supportive-housing-but-then-a-murder-happened/article\\_958777cf-f770-584d-a2ae-94d2303f6608.html](https://www.thespec.com/opinion/hamilton-s-parkdale-landing-was-to-provide-safer-supportive-housing-but-then-a-murder-happened/article_958777cf-f770-584d-a2ae-94d2303f6608.html)

The quote attributed to Graham Cubitt is: "Indwell will not build another high-needs facility as large as Parkdale Landing again."

My understanding is that Parkdale Landing has 40 units, while the proposed Burlington site would be even larger. That raises serious questions about the operating model, staffing, supervision, safety planning, and overall site suitability.

I also understand that, between 2018 and 2022, Parkdale Landing had significant police involvement, including a reported 1,261 police calls, 103 criminal charges, and seven deaths. Given the proximity of the proposed Burlington site to schools, retirement homes, long-term care, and surrounding residential streets, I believe these concerns deserve careful and transparent review before any approval is granted.

Could you please let me know whether there is a formal channel, meeting, consultation process, or written-submission process through which our community can voice concerns before this proposal is approved?

I would appreciate it if this follow-up could also be included in the public record for the application, while continuing to withhold my name, address, email address, and other identifying personal information from publication.

Thank you,

██████████

On Sun, Apr 26, 2026 at 8:21 PM ██████████ wrote:

Dear Ms. Schneider,

I am writing as a nearby Burlington resident regarding Zoning By-law Amendment file 520-03/26 for 1022, 1028 and 1033 Waterdown Road.

I understand that this is a City-initiated zoning by-law amendment related to the proposed supportive housing development at this location. I recognize the importance of affordable and supportive housing in Burlington, and I support the broader goal of helping people access stable housing and services.

My concern is with the suitability of this specific location. Within approximately **1 kilometre** of the proposed site, there are three schools — Aldershot School, Glenview Public School, and Holy Rosary Catholic School — as well as one nursing home and two retirement homes ~300m away. **These are vulnerable populations, including children and seniors, who are already living, learning, and receiving care in this neighbourhood.**

**I believe the City has a responsibility to consider first the safety, comfort, and wellbeing of these existing residents and community members when assessing whether this is the most appropriate location for the proposed use.**

Before any zoning approval is granted, I respectfully ask that the City provide a clear and transparent explanation of the site-suitability review that has been completed. In particular, I would like to understand what analysis has been done regarding:

- neighbourhood impacts;
- traffic and pedestrian safety;
- proximity to schools, retirement homes, and long-term care;

- on-site staffing, supervision, and supports;
- emergency response planning;
- tenant-selection criteria and operating model; and
- ongoing accountability to nearby residents and institutions.

**Most importantly, I ask that Council reconsider whether this is the most appropriate location for the proposed use, and that alternative sites be considered.** If the City proceeds with this location, I ask that approval be conditional on a detailed operating and safety plan, ongoing community consultation, clear accountability measures, and a formal post-opening review process.

Please include the substance of my comments in the public record for this application, but please do not publish my name, address, email address, or other identifying personal information. Please also share these comments with the appropriate staff and members of Council.

Sincerely,

██████████

***Privacy request:** I respectfully request that my name, home address, email address, and any other identifying personal information be withheld or redacted from any public agenda, staff report, appendix, delegation list, minutes, website posting, or other public record. I understand my comments may be circulated to staff and Council, but I am requesting that they be recorded publicly as comments from a nearby Burlington resident.*

April 29, 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 Ward 2 Central. We see the homeless all round Burlington. As a person who works in real estate, I see first hand how the cost of housing is unaffordable for our most vulnerable populations. I want to live in a community who takes care of our most vulnerable!

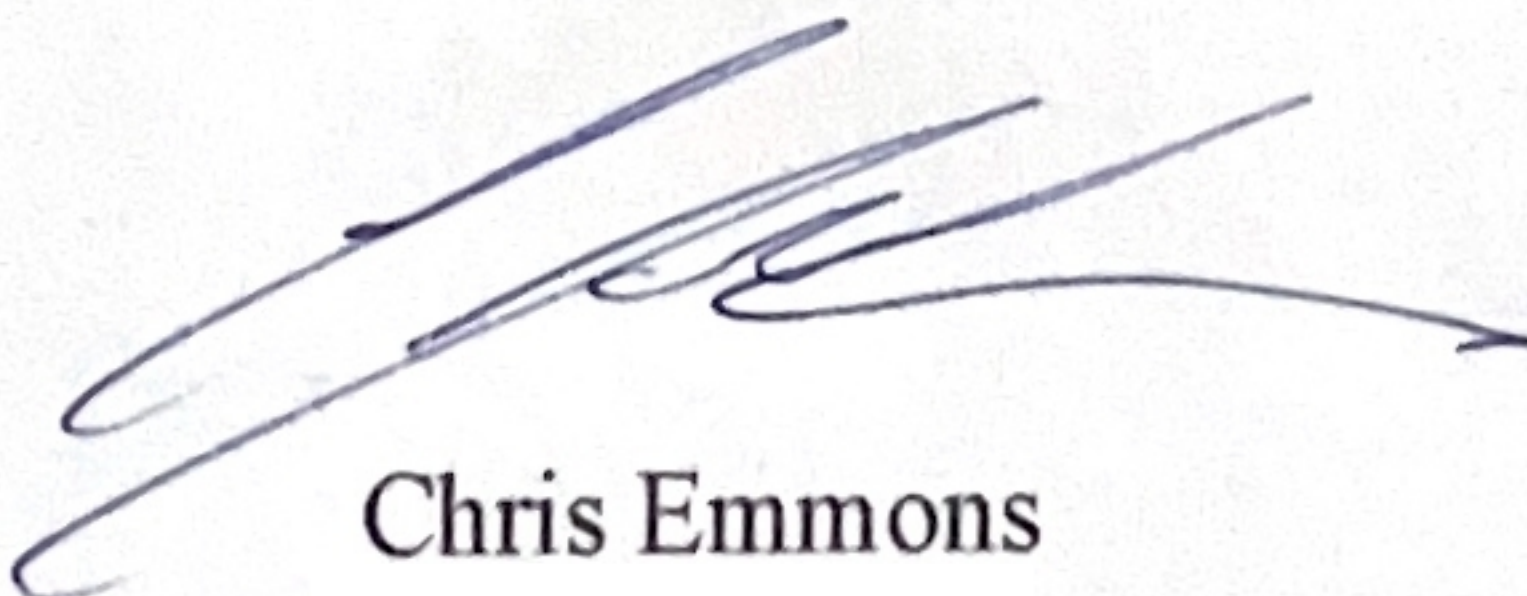
I believe the requested rezoning to a Mixed-Use Corridor – Transit Station Area (MXT) is both appropriate and consistent with the principles outlined in the Aldershot GO Major Transit Station Area precinct plan. This area has been identified for significant growth to support an expanding population through 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 blue ink, appearing to read 'Chris Emmons', with a long horizontal flourish extending to the right.

Chris Emmons

April 29, 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 Ward 2 Central. We see the homeless all round Burlington. We need places for them to go. The ones we see are just a fraction of those who face housing insecurity because of lack of affordable housing. I want to live in a community who takes care of our most vulnerable!

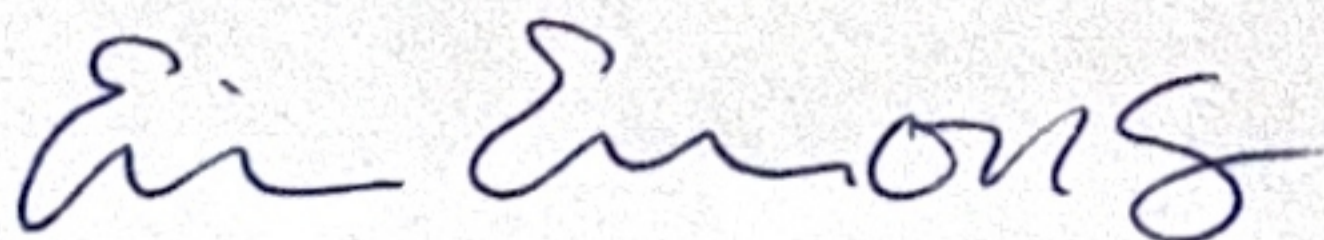
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Given its strong access to public transit, green space, and local amenities, the site is well suited for a multi-residential affordable housing development. Indwell's data from past projects demonstrates its tenants have very low rates of car ownership, 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,



Erin Emmons



April 29, 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.

CDH's current research underscores the urgency of expanding affordable housing supply in Halton and Burlington. Homelessness in Halton has increased by 185% since 2018, with shelters operating at 140% capacity, and at least 343 individuals experiencing homelessness on any given night, a number that represents only a snapshot of need. At the same time, more than 8,000 households are waiting for rent-gear-to-income housing, a waitlist that has grown by 72% since 2021, reflecting a severe shortage of deeply affordable options. Rental affordability has deteriorated rapidly: the average one-bedroom rent in Halton now exceeds \$1,900 per month, requiring an annual income of approximately \$80,000 to be considered affordable, far beyond the reach of many workers. In Burlington specifically, rental wage requirements climbed sharply between 2023 and 2024, with some neighbourhoods seeing increases of over 15%, while vacancy rates remain extremely low at 1–2%, intensifying competition and upward pressure on rents.

These trends align with the City of Burlington's Housing Strategy, which identifies declining affordability, limited rental supply, and insufficient housing diversity as critical challenges and calls for purpose-built affordable housing as a cornerstone of an inclusive community where "everyone is welcome"

We 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.

We commend city staff and council for your leadership in leasing these lands and leading the rezoning

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Chair: Annie Hyder



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 Community Development Halton's support as you consider this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Rishia Burke". The signature is stylized with a large initial "R" and "B".

Rishia Burke  
Executive Director  
Community Development Halton

**April 29, 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 on Brant Street. I have seen firsthand how rising housing costs in Burlington are making it increasingly difficult for individuals and families to find safe and stable places to live, with many being priced out of the community, and Burlington is experiencing a growing gap between housing costs and incomes, underscoring the urgent and critical need for more affordable and supportive housing options to ensure everyone can live with dignity and security

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,

Suzan Manaa

## Schneider, Jaclyn

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**From:** Shariq Suri  
**Sent:** Wednesday, April 29, 2026 7:47 PM  
**To:**  
**Cc:**  
**Subject:** Letter in support of 1022 Waterdown Rd Rezoning – For May 12 Committee

**Follow Up Flag:** Follow up  
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Dear Madam Mayor and Councillors,

I am writing 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 enable an Indwell affordable housing development. Through my work with The Suri Foundation, I see firsthand how housing instability is often the tipping point that pushes families into financial and social hardship. Supporting thoughtful, well-planned affordable housing is not just about providing shelter — it is about restoring dignity, strengthening communities, and creating pathways for individuals and families to stabilize and move forward. This proposed development represents a practical and compassionate step toward building a more inclusive and resilient 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,

**Shariq Suri**

April 29, 2026

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

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.

As CEO of the Burlington Community Foundation, I recently delegated to Committee of the Whole expressing our organization's strong support for the new Indwell supportive housing project at this location.

We know affordable and supportive housing is desperately needed in Burlington. In BCF's 2025 Vital Signs research report, residents felt top issues in the city were cost of living and housing affordability. Around 4 in 10 provided negative ratings for the availability of supportive housing in the city, and just less than half were negative regarding the availability of subsidized housing and affordable rental opportunities. Surveys were conducted nearly a year ago and pressing housing needs remain.

We 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.

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We 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 BCF's support as you consider this matter.

Sincerely,



Megan Tregunno, CFRE  
Chief Executive Officer



## Schneider, Jaclyn

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**From:** Andrea Arsenault  
**Sent:** Wednesday, April 29, 2026 3:25 PM  
**To:**  
**Cc:**  
**Subject:** Letter in support of 1022 Waterdown Rd Rezoning – For May 12 Committee

**Follow Up Flag:** Follow up  
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### **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 Halton Hills, a neighbouring community that is directly affected by the region-wide housing crisis. Rising housing costs and limited affordable options are pushing residents to seek housing across municipal boundaries, and supporting affordable housing initiatives across Halton is essential to ensuring people who work, study, and receive support services in the region can continue to live nearby and remain connected to the broader Halton 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.

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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,

Andrea Arsenault

## Schneider, Jaclyn

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**From:** Gilberte' Diane Fyfe  
**Sent:** Wednesday, April 29, 2026 1:15 PM  
**To:**  
**Cc:**  
**Subject:** Letter of support for 1022 Water down Rd rezoning

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**Flag Status:** Flagged

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Hello to all .I am in favour of the amendant of this new zoning.

Transit is a vital need for all public access to get and from this housing complex, for daily errands, doctors appointments, employment and to socialized in public spaces in our community.

Thank you for your continued support in all aspects of this process.

City of Burlington Planning staff will be bringing forward a zoning by-law amendment application to convert the use from “Mixed Use Corridor - Employment (MXE)” to “Mixed-Use Corridor - Transit Station Area (MXT).” This will permit the multi-residential use and facilitate the Indwell project. This is a critical point in Indwell’s development process; without zoning approval, the project will not be able to proceed.

Diane Fyfe

Has a adult child on the neurodivertent spectrum.