Van Rooi, James

From: Van Rooi, James
Sent: Tuesday, March 17, 2026 9:16 AM
To: Prasad, Arvin; [redacted]
Cc: Beattie, Jeff
Subject: RE: Dewitt Rd Proposal

Thank you for providing these comments [redacted] and Arvin, these comments have been received and will be filed.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

From: Prasad, Arvin <Arvin.Prasad@hamilton.ca>
Sent: Monday, March 16, 2026 10:05 PM
To: [redacted]
Cc: Van Rooi, James <James.VanRooi@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: RE: Dewitt Rd Proposal

Thank you [redacted] – I can now see your entire email through the screen shots. I appreciate that – my own technical skills aren't that great!
I see that, in addition to Councillor Beattie, you have copied James on this email. James will be considering the input noted below as part of the planning process. Should you have any further input or any questions, please reach out to James directly on this file.

Many thanks,
Arvin

Arvin Prasad
GM, Planning & Economic Development
City of Hamilton

From: [redacted]
Sent: Monday, March 16, 2026 8:05 PM
To: Prasad, Arvin <Arvin.Prasad@hamilton.ca>
Cc: Van Rooi, James <James.VanRooi@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Dewitt Rd Proposal

External Email: Use caution with links and attachments.

Mr. Arvin Prasad,

My apologies for my poor tech skills. I have tried to re-format to Word but I'm not succeeding. So in a clumsy but functional move, I've taken screen shots of this letter and I'm sending this along.

On March 12th a meeting was called to present a proposal to the Dewitt Rd. Community in Stoney Creek for a housing development by One Way Path Communities. Several of your staff were in attendance and I spoke to them after the presentation. They suggested I put my thoughts and concerns in writing and send them to your department. Jeff Beatty, our area councillor, suggested I also send my comments to James VanRooi, the City Planner on file.

Therefore, I'm sending the copy of the letter I shared with Mr. Beatty and with One Way Path Communities.

Hello Councillor Beatty,

Thank you, once again, for bringing attention to the One Way Path Communities development proposal to the citizens who live in the Dewitt Rd. and King St area through your newsletters.

There is no need in reiterating the messages heard from the very real, local, Stoney Creek community that were expressed loud and clear at the March 12th meting at Orchard Park HS.

This company and their reputation are unknown to me. They come across, online, as being as much a non-profit social agency as they do a developer. To quote from their website:

> One Way Path Communities is a real estate company based in the Greater Toronto Hamilton Area dedicated to designing and building healthy communities.

VISION

Our vision is to build the world’s most liveable communities. A liveable community is a community in which people can lead lives they consider to be worthwhile and enjoyable.

MISSION

Our mission is to build living spaces and provide services that promote mental and physical health.

WELL-BEING

We strive to promote community mental and physical health through building design and the services offered in our communities.

QUALITY

We maintain high standards of service, construction, design, and maintenance to deliver exceptional experiences.

INNOVATION

We embrace innovative approaches and technologies to continuously improve the quality and functionality of our communities.

CONTINUOUS IMPROVEMENT

We are dedicated to ongoing learning and improvement, seeking feedback and adapting our practices.

How legitimate are their claims above? What due diligence has the city done to investigate these claims from this firm?

It is true that Hamilton needs quality rental housing and multi-generational housing. The Dewitt site would be appropriate for this type of housing. At a maximum of 3 stories high, that is. Otherwise, at a height greater than that it becomes a ‘bully building’, dwarfing the homes and street parking its needs will consume and blocking critical views. Does a company that espouses to ensure ‘living spaces with mental and physical health” feel it is OK to take away those qualities from the existing homeowners in order to provide them to the new renters they hope to attract?

As well, again clearly stated by multiple voices at the meeting, a greater than 3 story structure will impede the view of the escarpment which is a gift of nature to all who live in the area and those who travel along King St. from Grimsby to Hamilton. This view does provide mental well-being to thousands on a daily basis.

No one entity’s need is greater than another’s. No new building developer has the right to take away what long standing home owners have purchased [private backyards], so that they can profit from their loss. You can’t take what one person has purchased and ’give’ it to another and call that fair.

Speaking to the presenter after the general meeting that evening, he implied it will likely only be 6 stories in height. This is a game being played. We don’t need to play along. If they are serious about the need to provide the values they espouse, then insist they put their money where their mouth is. Three stories, no more.

With regards,

From: [redacted]
To: Coffey, Jackie; Van Rooi, James; info@onewaypath.com
Cc: [redacted] Beattie, Jeff
Subject: Re: Open house
Date: Wednesday, March 18, 2026 1:45:53 PM
Attachments: Image.ipeg.jpeg
image001.png

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Thanks Jackie and Jeff.

I'll add James and The Developer's Planner to the thread as my email was pretty complete and I don't have much more to add. I spoke to my brother who lives at [redacted] and he too is not in favour of a large high rise in the area. We want the area to remain quaint as we grew up in this town since 1985 and like the small town vibe. The corner is big and busy enough. My neighbour at [redacted] agrees when I spoke with them too.

We appreciate finding another suitable location. The old Japanese restaurant near Eduardo's could be a candidate as it is further away from a residential corner and similar to the high rise installed across from Fiesta Mall. It could be suitable based on location as suggested by my neighbour.

Reach out if there is other feedback I can provide.

[redacted]

-------- Original message --------
From: "Coffey, Jackie" <Jackie.Coffey@hamilton.ca>
Date: 2026-03-18 13:24 (GMT-05:00)
To: [redacted]
Cc: [redacted] "Saddik, Leena" <Leena.Saddik@hamilton.ca>, "Beattie, Jeff" <Jeff.Beattie@hamilton.ca>
Subject: Re: Open house

Hi [redacted]

As Jeff mentioned, James Van Rooi is the City's Planner on the file. He is tracking all correspondence received through this process. He can be reached at james.vanrooi@hamilton.ca and the Developer's Planner can be reached at info@onewaypath.com.

I hope that this helps.

Best,

Jackie Coffey
Office Manager for Councillor Jeff Beattie – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jackie.coffey@hamilton.ca

From: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Sent: Wednesday, March 18, 2026 1:16 PM
To: [redacted]
Cc: [redacted] Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>
Subject: RE: Open house

Thanks Mike and sorry for the delayed reply.
I've cc'ed Jackie from my office. We've made note about the timing of the notices going out.

As for giving your feedback – Jackie can be provide the email address of the planner for the proposal on the City's side, as well as on the developer's side. It's an important part of the process that you send direct correspondence to them, and cc me on it.

Many thanks
Jeff

Jeff Beattie
Councillor – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

From: [redacted]
Sent: Friday, March 13, 2026 7:13 PM

To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Cc: [redacted]
Subject: Open house

External Email: Use caution with links and attachments.

Hey Jeff

I hope you are doing well. We got this in the mail today for the development across from us near a Orchard Park at the corner of Hwy 8 and DeWitt Rd. It was hand stamped and delivered but arrived 1 day too late. My wife saw it on your Instagram today but we didn't realize how close it was otherwise we would have attended.

I'm not really in favour of increasing congestion in our area as I like the rural feel to our area. I'd be happy to have development take place in other areas and like the quaint nature to the area. I'm just not sure how to share my voice since the open house already happened. I'm hoping I can share it with you here to pass along.

Thanks as always for the help and happy March Break.

[redacted]

[redacted]

From: [redacted]
To: info@onewaypath.com
Cc: Beattie, Jeff; Van Rooi, James
Subject: DeWitt Rd proposal
Date: Saturday, March 28, 2026 1:46:59 PM

External Email: Use caution with links and attachments.

One Way Path Developers,

There is no need in reiterating the messages heard from the very real, local, long standing, Dewitt Rd. community that were expressed loud and clear at the March 12th meeting at Orchard Park HS.

Your company and its reputation are not known to us but it is clear that your mission and vision do not align with your goals. While you come across, online, as a non-profit social agency…..”we strive to promote community mental and physical health through building services offered in OUR community….” Our community? You already own it, do you? You state, “Our mission is to build living spaces and provide services that promote mental and physical health”. There is no need for you to do that here, we already have it. Your ‘mission' is to take it away from us and rent it to some others. We need you to be as clear about yourself as we are of you.

The City of Hamilton clearly needs to do due diligence on your claims. We are well aware of the fact that you must submit all letters of complaint to the city with your proposal. I ask then, that you confirm the receipt of this letter so that I know it will be included in this process.

It is true that Hamilton needs quality rental and multigenerational housing. The DeWitt Rd. site would be appropriate for this type of housing. At a maximum of 2-3 stories high. Otherwise, at a height greater it becomes a “bully building”, dwarfing the homes and street parking its needs will consume. Traffic and pedestrian safety is at risk as more cars, at an already congested area during peak rush our traffic and school hours is of paramount concern. Does a company that espouses to ensure “living spaces with mental and physical health” feel it is OK to take away those qualities from the existing homeowners in order to provide them, for your profit, to new renters you hope to attract?

As well, again clearly stated by multiple voices at that meeting, a greater than 3 story structure will impede the view of the escarpment which is a gift of nature to all who live in the area and those who drive and walk along King St. from Grimsby to Hamilton. This view does provide mental well-being to thousands in a daily basis. You are looking to appropriate something that is common goods.

No one entity’s need is greater than another’s. No new building developer has the right to take away what long standing home owners have purchased [private backyards], so that they can profit from their loss. You can’t take what one person has purchased and ‘give’ it to another and call that a legitimate deal, even though Mr. Trump thinks he can.

Speaking to the presenter after the general meeting, it was implied the final plan will likely be only 6 stories in height. This is a game being played. We don’t need to play along. If One Way Path is serious about the need to provide the values they champion, then it needs to put its money where its mouth is. One Way Path doesn’t make it ‘OUR Way Path, or else'. We have heard your owners will take this to the Ontario Tribunal is not accepted. We are here for the

long haul.

If you are looking for a proposal that would fulfill your stated mission and values check out this type of development: Community Master Plan | University District Calgary. Hamilton may need something like this, too. Or stay with DeWitt Rd at 2-3 stories in height.

Regards,
[redacted]

From: Fabac, Anita
To: Van Rooi, James
Cc: Skidmore, Spencer; Dal Bello, Rino
Subject: Fw: URGENT: Public Record Submission - 520 Highway 8[redacted]
Date: Thursday, April 2, 2026 3:30:48 PM
Attachments: image001.png
image002.png
Outlook-fjhuiuus.png

FYI

Anita Fabac MCIP, RPP
Acting Director of Planning and Chief Planner

Planning Division
Planning and Economic Development Department
Phone: 905-546-2424 ext. 1258
Cell: 905-973-2579

I value and respect flexible work arrangements. Although I have sent this at a time that is convenient to me, it is not my expectation that you read, respond, or follow up on this email outside of your regular work hours.

From: Gerrior, Patricia <Patricia.Gerrior@hamilton.ca>
Sent: Thursday, April 2, 2026 1:53 PM
To: Fabac, Anita <Anita.Fabac@hamilton.ca>; Deneault, Sara <Sara.Deneault@hamilton.ca>
Cc: Prasad, Arvin <Arvin.Prasad@hamilton.ca>
Subject: FW: URGENT: Public Record Submission - 520 Highway 8 [redacted]

Please see the correspondence below from a resident.

Thank you,

Patricia Gerrior, Dipl.M.A
Acting Administrative Coordinator

General Managers Office
Planning & Economic Development
905-546-2424 X2519 / 289-527-3921

This email is directed in confidence solely to the person(s) named above and may not otherwise be distributed, copied or disclosed. Therefore, the contents of this email should be considered strictly confidential. If you have received this email in error, please kindly notify the sender immediately via a return email. Thank you very much for your cooperation.

From: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Sent: Thursday, April 2, 2026 12:12 PM
To: Gerrior, Patricia <Patricia.Gerrior@hamilton.ca>
Subject: FW: URGENT: Public Record Submission - 520 Highway 8 [redacted]

Hello,

The email below was sent to Clerks and PED.

I haven't seen anything on this file / I'm not aware of it. Would you be able to forward it on to the Planner?

I searched online and see there was a Community Open House held on March 12, 2026.

Thank you,
Lisa Kelsey
Legislative Coordinator
Office of the City Clerk
Corporate Services
Ph. (905) 546-2424
Fax. (905) 546-2095

From: clerk@hamilton.ca <clerk@hamilton.ca>
Sent: Tuesday, March 24, 2026 2:41 PM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Carson, Katie <Katie.Carson@hamilton.ca>
Subject: FW: URGENT: Public Record Submission - 520 Highway 8 [redacted]

For you?

Magda Green
Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk
Corporate Services
City of Hamilton
Magda.green@hamilton.ca

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge

that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

From: [redacted]
Sent: March 24, 2026 2:35 PM
To: Planning Division General Inquiries <pdgening@hamilton.ca>; clerk@hamilton.ca
Subject: URGENT: Public Record Submission - 520 Highway 8 [redacted]

External Email: Use caution with links and attachments.

I am writing to you as a long-term resident of [redacted] to formally object to the current 11-storey proposal submitted by One Way Path Communities for the property at 520 Highway 8.

While I support the general goal of providing purpose-built rental housing in Stoney Creek, the scale and intensity of this specific application represent a profound misalignment with the existing neighborhood fabric and the unique geography of the **Dewitt-Ridge corridor**.

1. Preservation of the Scenic Recreational Gateway

The most critical concern is the impact on the Dewitt Road and Ridge Road access route. This is not merely a transit artery; it is a **highly valued scenic and recreational gateway** used extensively by pedestrians, families, and cyclists accessing the Escarpment.

- **The Risk:** An 11-storey high-density build on this 0.32-hectare site will effectively transform this scenic route into a **congested service corridor**.
- **The Impact:** The inevitable surge in delivery vehicles, ride-share turnover, and commuter traffic associated with 161 units will degrade the safety and "open-air" character that defines this part of Stoney Creek.

2. A Scaled Alternative: The 6-Storey Limit

I urge the Planning Department to recommend a **6-storey maximum height**. A mid-rise building of this scale would:

- Provide a respectful transition from the commercial Highway 8 frontage to the low-density residential pocket of President Drive.
- Mitigate the "looming" effect over the Dewitt Road streetscape.
- Maintain the viability of the 5 street-level townhouses by ensuring they aren't overshadowed by a massive mechanical penthouse and 11 storeys of concrete.

3. Parking and Infrastructure Requirements

The proposed **0.64 parking ratio** is inadequate for this area. To protect the integrity of the neighborhood and prevent overflow onto residential side streets:

- I advocate for a minimum **1.25 parking ratio**.
- I strongly request that all parking be contained within a **multi-level underground garage** to preserve the visual aesthetics of the Dewitt-Ridge gateway.

4. Architectural Integrity

The community expects a **non-uniform architectural design**. A monolithic "block" design would be a permanent visual blight on this prominent corner. We are looking for varied materials and significant step-backs that respect the natural topography of the area.
Conclusion: I request that these comments be included in the formal Staff Report and that the Planning Department holds the developer to a standard that protects the recreational value of the Dewitt-Ridge corridor.
Sincerely,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Thanks.
Date: Thursday, April 23, 2026 8:40:47 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

I appreciate for the opportunity. And I glad for the opportunity to work with you in the process is will try my best. And i hope the great plan will success. Thank you.

From: [redacted]
To: Van Rooi, James
Subject: Opinion
Date: Thursday, April 23, 2026 9:06:17 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

It sounds like you're looking to draft a response to this development proposal. Since the city is looking for community feedback, it's best to be specific about how this 11-storey building might impact the immediate area—whether your stance is supportive, concerned, or neutral. Here are three different ways you could frame your email to the Senior Planner, depending on your perspective:

Option 1: Expressing Concerns (Focus on Infrastructure)

Subject: Public Input: File Number DPA-2026-00023 - 520 Highway No. 8

Dear James Van Rooi,

I am writing to provide my comments regarding the proposed 11-storey rental building at 520 Highway No. 8. While I understand the need for increased housing, I have several concerns regarding the scale of this specific development:

Traffic and Parking: Highway No. 8 is already a high-traffic corridor. I am concerned that 103 parking spaces for 161 units may lead to overflow parking on side streets and increased congestion.

Built Form: An 11-storey building represents a significant change in height compared to the existing neighborhood character. I would like to see how the city plans to mitigate the shadow impact on adjacent properties.

Infrastructure: I am interested in knowing if current water and sewage infrastructure in Ward 10 can support this sudden increase in density.

Please keep me informed of any updates regarding the Public Meeting on July 28.

Sincerely,

[redacted]

Option 2: Supportive (Focus on Density and Transit)

Subject: Support for Development Proposal - DPA-2026-00023

Dear James Van Rooi,

I am writing to express my support for the proposed development at 520 Highway No. 8. I believe that purpose-built rentals are exactly what Stoney Creek needs to address the current housing shortage. The inclusion of 453 square metres of ground-floor commercial space is a positive step toward creating a more walkable, mixed-use community. Furthermore, the emphasis on 124 bicycle parking spaces aligns well with modern urban planning goals to reduce car dependency.

I look forward to seeing this project move forward.

Best regards,

[redacted]

Option 3: Seeking More Information (Neutral)

Subject: Inquiry regarding File Number DPA-2026-00023 - 520 Highway No. 8

Dear James Van Rooi,

I received the notice regarding the application for 520 Highway No. 8 and would like to request more information before the July Public Meeting.

Specifically, I am looking for:

A copy of the shadow study to see how the 11-storey height affects surrounding lots.

Information on any planned road improvements for Highway No. 8 to accommodate the additional 161 units.
Details on whether any of the 161 units are designated as affordable housing.
Thank you for your assistance and for including these questions in the staff report.
Sincerely,
Key Reminders for Your Submission:
The Deadline: Ensure you send your email by May 15, 2026.
Include your address: Even though they mailed the notice to you, planners prioritize feedback from residents within the 240m radius or the immediate Ward.
Be clear: Use the File Number DPA-2026-00023 in the subject line so it is filed correctly.

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway No. 8, Stoney Creek
Date: Thursday, April 23, 2026 4:39:21 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Hi James,

I understand you are the planner on file for the above noted application.

Can you please share all the applicable files submitted to the City in support of this planning application?

Thanks,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway No. 8, Stoney Creek (Ward 10)-File Number: DPA-2026-00023
Date: Wednesday, April 29, 2026 9:18:29 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Good morning

We received notice of the subject application. We are a nearby neighbour and are currently constructing the Pine Villa LTC.

If you can kindly keep us updated on matters pertaining to this development application that would be greatly appreciated.

Regards

--

[redacted]
Executive Vice President, Development & Asset Management
[redacted]
www.kinderaliving.ca
3760 14th Ave Suite 402, Markham, ON L3R 3T7
Could a greater miracle take place than for us to look through each other's eyes for an instant: EMPATHY

My work day may look different than your work day.
Please do not feel obligated to respond outside of your normal working hours.

IMPORTANT: The information in this email belongs to Kindera™ Living and may contain confidential and privileged information for the sole use of the individual or entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of the contents of this e-mail is prohibited. If you have received this email in error, please contact the sender and destroy all copies of the original message. Legal Disclaimer

From: [redacted]
To: Van Rooi, James
Subject: RE: 520 Highway No. 8
Date: Wednesday, April 29, 2026 10:13:00 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hello James,

I hope you are well. I am reaching out to you today to inquire about the proposed development at 520 Highway No. 8, planning application #:DPA-2026-00023. I was wondering if I would be able to be sent a copy of the following application documents: cover letter, site plan and/or architectural plans, planning justification report, and urban design brief. Thank you.

Best,
[redacted]

From: [redacted]
To: Kehler, Marc; Van Rooi, James
Subject: 520 Highway 8, Stoney Creek Development
Date: Wednesday, April 29, 2026 1:21:01 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hello,

I am writing to express my concerns regarding the proposed development in our residential area of 520 Hwy 8 in Stoney Creek. After reviewing the available information, I am deeply dissatisfied with several aspects of the project, particularly its impact on parking availability and the obstruction of escarpment views.

The current plan does not provide enough parking for residents and visitors, which raises serious concerns about increased street congestion. This is particularly troubling given the site's proximity to an elementary school and its location along a primary route used by many families traveling to and from the school. Dewitt Road is already heavily used, especially as a key access point to the escarpment.

Adequate parking is a fundamental requirement for developments of this scale, and this proposal falls short of that standard. Traffic in the area is already an issue, with vehicles frequently speeding along Dewitt Road. I have raised these concerns multiple times with our local councillor. While a crosswalk and speed sign have been installed, many drivers continue to ignore them. Introducing additional congestion under these conditions would create further safety risks. Without sufficient parking to accommodate demand, the proposal risks exacerbating an already problematic situation.

Additionally, the development's design and placement will significantly block views of the natural escarpment, a defining and valued feature of our community. These views are not only aesthetically important but also contribute to property values and the neighbourhood's overall character. Their loss would represent a meaningful and irreversible change. The Niagara Escarpment Planning and Development Act is in place to stop the development of buildings this size.

I strongly urge the city to reconsider this development. Several large condo and apartment buildings in Stoney Creek already display multiple “for lease” signs. If existing units are still sitting empty, it's fair to question the need for additional construction, particularly one of this size and scale in a quiet neighbourhood.

I understand there is a community meeting on July 29. Will this meeting allow community members the opportunity to voice their concerns?

Thank you for your attention to this matter. I would appreciate being kept informed about any updates or opportunities for public consultation.

Sincerely,
[redacted]

From: [redacted]
To: Van Noor, James
Cc: Seddik, Leena; Beattie, Jeff; Coffey, Jackie
Subject: 520 highway 8, ward 10
Date: Wednesday, April 29, 2026 1:25:51 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Afternoon James,
I noticed that the city's website (development applications mapping) list a Site Plan application for the DPA file number anssigned and formal consultation, but not a ZBA or OPA. Why is that?
Also, would you please be able to email me a copy of the conceptual plans (which lists the amendments sought) as well as the elevation plans that show the step backs
Thanks!
[redacted]
Sent from my iPhone

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: DPA-2026-00023 - Concerns Regarding Proposed Development at 520 Highway 8, Stoney Creek
Date: Thursday, April 30, 2026 5:48:23 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear James Vanrooi,

I am a resident of Ward 10 writing to express my concerns regarding the proposed 11-storey purpose-built rental development at 520 Highway 8 in Stoney Creek.

While I support appropriate development, I am concerned that this proposal does not align with the existing planning framework for this site, including the Urban Hamilton Official Plan, the Western Development Area Secondary Plan, and the current zoning (C2-579).

I am also one of many residents who have signed the community petition opposing this proposal. The petition and more information about this development can be found at https://www.ward10residents.ca.

In particular, I am concerned about:

- The height and density of the proposed building relative to the surrounding low-rise neighbourhood
- The compatibility of this proposal with the established character of the Highway 8 corridor
- The relationship of this site to the Niagara Escarpment Plan area, where development must be compatible with the natural landscape and minimize visual impact
- The potential traffic and infrastructure impacts at an already constrained intersection
- The precedent that approving a development of this scale may set for future applications
- Whether the proposal conforms with existing Official Plan policies and zoning regulations

Given these concerns, I respectfully request that you:

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework
2. Support development on this site that complies with the existing zoning and approved secondary plan policies
3. Ensure that full consideration is given to the Niagara Escarpment context and the requirement for compatible development
4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision
5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

The current planning framework reflects the intended scale and character of this area. Any proposal should conform to these established policies rather than require significant amendments.

Thank you for your time and for your service to our community. I look forward to your response.

Sincerely,

[redacted]

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: DPA-2026-00023
Date: Thursday, April 30, 2026 6:14:26 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr.Vanrooi,

I am a resident of Ward 10 writing to express my concerns regarding the proposed 11-storey purpose-built rental development at 520 Highway 8 in Stoney Creek.

While I support appropriate development, I am concerned that this proposal does not align with the existing planning framework for this site, including the Urban Hamilton Official Plan, the Western Development Area Secondary Plan, and the current zoning (C2-579).

I am also one of many residents who have signed the community petition opposing this proposal. The petition and more information about this development can be found at https://www.ward10residents.ca.

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- The compatibility of this proposal with the established character of the Highway 8 corridor
- The relationship of this site to the Niagara Escarpment Plan area, where development must be compatible with the natural landscape and minimize visual impact
- The potential safety, traffic and infrastructure impacts at an already constrained intersection
- The precedent that approving a development of this scale may set for future applications
- Whether the proposal conforms with existing Official Plan policies and zoning regulations

Given these concerns, I respectfully request that you:

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework
2. Support development on this site that complies with the existing zoning and approved secondary plan policies
3. Ensure that full consideration is given to the Niagara Escarpment context and the requirement for compatible development
4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision
5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

The current planning framework reflects the intended scale and character of this area. Any proposal should

conform to these established policies rather than require significant amendments.

Thank you for your time and for your service to our community. I look forward to your response.

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Fwd: Concerns Regarding Proposed Development at 520 Highway 8, Stoney Creek
Date: Thursday, April 30, 2026 6:19:27 PM
Attachments: image001.png

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

CASE DPA-2026-00023
James please find attached my original email to Jeff Beattie on this matter.
Kind Regards
[redacted]

---------- Forwarded message ---------
From: **Beattie, Jeff** <Jeff.Beattie@hamilton.ca>
Date: Tue, 24 Mar 2026 at 14:09
Subject: RE: Concerns Regarding Proposed Development at 520 Highway 8, Stoney Creek
To: [redacted]
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>, Brown, Jessica <Jessica.Brown@hamilton.ca>, Saddik, Leena <Leena.Saddik@hamilton.ca>

Hi [redacted],

Thanks for reaching about this development proposal and for the kind words about the Arena – it was a group effort for-sure!

I have removed MP Kuruc and MPP Lumsden from my reply, as their offices do not have any direct authority over City planning matters. But that said, I keep in touch with both of them, and they are both up to date on the matter.

First let me say that I agree with the community that there are several issues with the initial proposal, and I have expressed these concerns with both City Staff and the Proponent(Developer).

There is an important part of the process which is to submit comments directly to the Proponent(Developer). At this stage of the Proposal, the Developer is obligated to include correspondence from the community as part of it’s submission to the City.

In this case, the developer is One Way Path, and their email is info@onewaypath.com .

I know this is another step that you might not have anticipated, but it is an important one.

I do want to assure you that at this time, the submission to the City has not been formalized or deemed complete, and that many of the questions and concerns regarding the need for studies for traffic, green space, and infrastructure capacity are a mandatory requirement of the planning process.

I share your thoughts on meaningful public consultation, and will do my best, as Ward Councillor, to keep the community informed once the process has begun. If you haven't already – please sign up for our email newsletter by clicking HERE and follow us on Facebook and Instagram to receive updates on this proposal moving forward.

If you require any additional information, please don't hesitate to contact me or my office Team.

Thanks again,

Jeff

Jeff Beattie
Councillor – Ward 10

Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5

Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)

Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

From: [redacted]
Sent: Monday, March 23, 2026 7:06 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; ned.kuruc@parl.gc.ca; neil.lumsden@pc.ola.org
Subject: Concerns Regarding Proposed Development at 520 Highway 8, Stoney Creek

External Email: Use caution with links and attachments.

Hello Gentlemen,

I would like to start by congratulating all of you on your great work for the community, most recently saving Stoney Creek Arena.

I have lived in the neighbourhood for 58 years growing up on [redacted] and living on [redacted] currently for 37 years.

My greatest concern is the size 11 stories does not fit, I would think that 4 or 5 stories would be the **maximum** which is in line with the new Pine Viila Nursing home. The foot print does not make sense every unit should have a parking spot and room for GREEN space and visitor parking. Also way too many one unit apartments, who is the development for ?

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework

4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision5.

5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

Please let us (The City of Hamilton) use some common sense with development, I have faith in the three of you.

Kind Regards

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Fwd: Concerns Regarding Proposed Development at 520 Highway 8, Stoney Creek
Date: Thursday, April 30, 2026 6:21:46 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Case DPA-2026-00023
Please find attached my original email to Jeff Beattie and others on this matter.
Kind regards
[redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Mon, 23 Mar 2026 at 19:06
Subject: Concerns Regarding Proposed Development at 520 Highway 8, Stoney Creek
To: <jeff.beattie@hamilton.ca>, <ned.kuruc@parl.gc.ca>, <neil.lumsden@pc.ola.org>

Hello Gentlemen,

I would like to start by congratulating all of you on your great work for the community, most recently saving Stoney Creek Arena.

I have lived in the neighbourhood for 58 years growing up on Homeside Ave and living on Goldcrest Drive currently for 37 years.

My greatest concern is the size 11 stories does not fit, I would think that 4 or 5 stories would be the **maximum** which is in line with the new Pine Viila Nursing home. The foot print does not make sense every unit should have a parking spot and room for GREEN space and visitor parking. Also way too many one unit apartments, who is the development for ?

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework

4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision5.

5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

Please let us (The City of Hamilton) use some common sense with development, I have faith in the three of you.

Kind Regards

[redacted]

From: [redacted]
To: Van Rooy, James
Cc: [redacted]
Subject: Fwd: Update On 520 Highway 8 - DPA-2026-00023
Date: Thursday, April 30, 2026 7:50:57 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Hello

I am writing to inform you, The City of Hamilton of a recent concern regarding the new proposed development on. Hwy 8 and Dewitt 520 Hwy 8.

After reading the requirements of this building and reading recent documents sent to the city it is quite clear that current infrastructure in this area would be overwhelmed with the new development of this building. I myself am located on Juniper drive and the City of Hamilton has sent me documentation every summer regarding the potential of flooding with nearby construction underway and that pipes underground in my neighbourhood are aged and have the potential for flooding. We have received this notification every summer for the past few years from the department of water, wastewater and storm water.

I am 100% against the build of a new apartment building with multiple units for many reasons, though the reason above is one.

Please document and consider this email as a formal complaint against the new building on 520 Hwy 8, Stoney Creek On.

Thank you
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway No. 8 File # DPA-2026-00023
Date: Thursday, April 30, 2026 11:00:52 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

My concerns about the above proposed change in my neighbourhood are as follows:

1. The location at this corner, a heavily used intersection both by pedestrians and cars could compromise safetey of both, as vehicles enter and exit the building. Added to this the bus stop on hwy 8 infront of it could conflict with the vehicles' in and outs of the building.
2. The proposed building with 161 units provides parking for only 103 parking spots. Assuming one or more car per unit, where are they going to put the 58 plus cars, where else, but on the nearby streets congesting same, and creating an inconvenience and safety issue for the residents and the nearby school students.

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: 520 Highway 8 - DPA-2026-00023 - City Planning Letter
Date: Friday, May 1, 2026 11:25:32 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Mr. Vanrooi,

I am writing to express my concerns regarding the proposed development at 520 Highway 8, specifically the plan to construct an 11-storey building with more than 160 rental units at the corner of our long-established community in Stoney Creek.

While I recognize the importance of increasing housing supply, I am deeply concerned that this proposal does not appropriately reflect the character, capacity, or infrastructure of our neighbourhood. An established community that has been preserved to a great standard.

First, we cannot overlook the impact on traffic and pedestrian safety. The intersection at Highway 8 and Dewitt Road already experiences significant congestion, and the addition of a development of this scale will inevitably increase vehicle volume. This raises serious concerns about pedestrian safety, especially for families and children who already face limited and underdeveloped infrastructure in the area.

Second, the scale of the proposed building appears inconsistent with existing planning specifications for this corridor. Developments along Highway 8 and Dewitt Road have historically reflected a much lower density and height. Introducing an 11-storey structure would set a precedent that alters the community's character and risks overdevelopment in an area not designed to accommodate it.

Additionally, the potential impact on the Niagara Escarpment and surrounding natural environment is a significant concern. This area is valued for its natural landscape, and any development should be carefully assessed to ensure it does not compromise this important feature.

There are also practical concerns regarding infrastructure capacity. Existing services in our community—including roads, waste management, and general municipal services—are already under strain. It is unclear how

these systems will support development of this size without meaningful upgrades. Access to green space, parks, and recreational areas is already limited. A substantial increase in population without corresponding investment in these amenities will negatively affect the quality of life for both current and future residents.

I respectfully request that the proposal be carefully reconsidered. At minimum, I ask that a thorough review be conducted to ensure alignment with existing planning policies, infrastructure capacity, environmental protection, and community safety.

I would welcome the opportunity to engage further in consultation on this matter and to better understand how the City plans to address these concerns.

In conclusion, this over-sized development is **incompatible with the existing landscape** and will inevitably cause a **decline** in the community's quality of life.

Thank you for your time and attention to this important issue.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James; clerk@hamilton.ca
Subject: Formal Opposition to Proposed 11-Storey Purpose-Built Rental Development 520 Highway 8, Stoney Creek
Date: Friday, May 1, 2026 11:25:38 AM
Attachments: image001.png
Importance: High

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Builder and City of Hamilton Planning Team,

I am writing to formally express my strong opposition to the proposed 11-storey purpose-built rental development in this neighborhood.

This area has long been recognized as a **quiet, established, and exceptionally safe residential community**, defined by low-rise, owner-occupied homes and a strong sense of neighborhood stability. The scale and density of the proposed development are fundamentally out of character with the existing built form and would significantly alter the character and livability of the area.

Many residents have expressed serious concerns regarding the potential impacts of a large, high-density rental building on **property values, neighborhood stability, and community safety**. Homeowners have invested in this area with the reasonable expectation that development would remain compatible with the surrounding environment. There is growing concern that a development of this magnitude may contribute to increased transiency and place additional pressure on local services, which can affect residents' sense of safety and overall quality of life. **Rental units in safe neighborhoods such as this are proven to raise crime rates.**

Traffic and infrastructure constraints further compound these concerns. **Highway 8 toward Fruitland is currently reduced to a single lane**, and congestion is already a significant issue for residents. Introducing a high-density residential building without clear, enforceable traffic mitigation measures will inevitably result in increased congestion, delays, and safety risks for both existing residents and future occupants.

Given the cumulative impacts related to neighborhood compatibility, safety considerations, traffic capacity, and long-term community sustainability, I strongly oppose this proposed development. I believe this project is not appropriate for this location and should not proceed in its current form. Many homeowners in the surrounding area share these concerns and are equally opposed.

I respectfully request that the City of Hamilton and the developer reconsider this proposal and give meaningful consideration to the established character of the neighborhood, existing infrastructure limitations, and the concerns raised by current residents. I ask that this correspondence be included as part of the public record for this application.

Best,

[redacted] | | Investment Finance & Valuations | OMERS
[redacted] | omers.com
EY Tower | 100 Adelaide St W | Toronto, ON M5H 0E2 | Canada
Associated person of OMERS Infrastructure US Limited. U.S. business activities are conducted by OMERS Infrastructure US Limited.

From: [redacted]
To: Van Rooi, James
Subject: Ward 10
Date: Friday, May 1, 2026 11:52:47 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

I am a resident of Ward 10 writing to express my concerns regarding the proposed 11-storey purpose-built rental development at 520 Highway 8 in Stoney Creek.

While I support appropriate development, I am concerned that this proposal does not align with the existing planning framework for this site, including the Urban Hamilton Official Plan, the Western Development Area Secondary Plan, and the current zoning (C2-579).

I am also one of many residents who have signed the community petition opposing this proposal. The petition and more information about this development can be found at https://www.ward10residents.ca.

In particular, I am concerned about:

- The height and density of the proposed building relative to the surrounding low-rise neighbourhood
- The compatibility of this proposal with the established character of the Highway 8 corridor
- The relationship of this site to the Niagara Escarpment Plan area, where development must be compatible with the natural landscape and minimize visual impact
- The potential traffic and infrastructure impacts at an already constrained intersection
- The precedent that approving a development of this scale may set for future applications
- Whether the proposal conforms with existing Official Plan policies and zoning regulations

Given these concerns, I respectfully request that you:

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework
2. Support development on this site that complies with the existing zoning and approved secondary plan policies
3. Ensure that full consideration is given to the Niagara Escarpment context and the requirement for compatible development
4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision
5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

The current planning framework reflects the intended scale and character of this area. Any proposal should conform to these established policies rather than require significant amendments.

Thank you for your time and for your service to our community. I look forward to your response.

Sincerely,

Sent from my iPhone

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway 8
Date: Friday, May 1, 2026 12:10:08 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

RE: Development Proposal – 520 Highway 8

I am writing to express my concerns regarding the proposed development at **520 Highway 8**. After reviewing the existing built form along the Highway 8 and Queenston Road corridor between Centennial and Fruitland, it is clear that the proposed 11-story height is inconsistent with the established neighborhood character.

Analysis of Corridor Height and Scale

A review of the corridor reveals a total of 13 buildings exceeding four stories. However, the vast majority are modest in scale:

- **Nine** of these 13 buildings are **8 stories or less**.
- Only one building in the entire corridor exceeds 11 stories (860 Queenston at 14 stories). Notably, that property does not border any low-density residential lots.
- The taller clusters located at 831, 837, and 851 Queenston are approximately **4 km away** and do not reflect the immediate context of this neighborhood.

Immediate Neighborhood Context

The buildings closest to 520 Highway 8—specifically **495 Highway 8 (7 stories)** and the new **Pine Villa at 490 Highway 8 (4 stories)**—represent the standard transition of scale for this area. At approximately 160 meters from the subject site, these buildings set a precedent that the proposed 11-story building ignores.

The proposed height introduces a significant increase of approximately **12 meters (40 feet)** over existing local benchmarks. This transition is too abrupt for the adjoining low-density residential properties, leading to:

- **Visual Intrusion:** The building will be a "sore thumb" that fails to blend with the existing neighborhood aesthetic.
- **Privacy and View Loss:** There will be a significant impact on the quiet enjoyment and privacy of adjacent single-family homes.

Incompatibility with Residential Character

The transition from single-family homes to an 11-story mid-rise is extreme. It is unlikely that any stakeholder in this process would find such a height appropriate if it were situated directly adjacent to their own low-density residence. Furthermore, the transition to a high-density rental model introduces different maintenance and long-term land-use dynamics that may lead to tension with established property owners.

Conclusion

An 11-story building does not fit the physical characteristics or the established scale of this neighborhood. I urge the planning department to reconsider the height to ensure the development is more in line with the 4-to-7-story precedent set by its immediate neighbors.

Request for Anonymity: I officially request that all personal information be redacted from the public record and that these comments be submitted anonymously.

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway 8 comments
Date: Friday, May 1, 2026 2:27:59 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

I am a resident of Ward 10 writing to express my concerns regarding the proposed 11-storey purpose-built rental development at 520 Highway 8 in Stoney Creek.

While I support appropriate development, I am concerned that this proposal does not align with the existing planning framework for this site, including the Urban Hamilton Official Plan, the Western Development Area Secondary Plan, and the current zoning (C2-579).

I am also one of many residents who have signed the community petition opposing this proposal. The petition and more information about this development can be found at https://www.ward10residents.ca.

In particular, I am concerned about:

- The height and density of the proposed building relative to the surrounding low-rise neighbourhood
- The compatibility of this proposal with the established character of the Highway 8 corridor
- The relationship of this site to the Niagara Escarpment Plan area, where development must be compatible with the natural landscape and minimize visual impact
- The potential traffic and infrastructure impacts at an already constrained intersection
- The precedent that approving a development of this scale may set for future applications
- Whether the proposal conforms with existing Official Plan policies and zoning regulations

Given these concerns, I respectfully request that you:

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework
2. Support development on this site that complies with the existing zoning and approved secondary plan policies
3. Ensure that full consideration is given to the Niagara Escarpment context and the requirement for compatible development
4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision
5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

The current planning framework reflects the intended scale and character of this area. Any proposal should conform to these established policies rather than require significant amendments.

I deeply oppose the current plan of infrastructure there.

Sincerely,
[redacted]
Stoney Creek

From: [redacted]
To: Van Rooi, James
Subject: Complete Application for 520 Highway No 8, Stoney Creek | City of Hamilton
Date: Friday, May 1, 2026 2:40:41 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hi I'm writing to say that this idea of 11 stories on this land is a bad idea. The corner is already very busy with high school and everyday traffic. Adding many more cars will make it more difficult to deal with for all. 11 stories wow, how about like 3/4. Shocked to be writing this note, never should have been considered in the first place. The land area is just too small in my opinion. Also 160 units x 2 cars avg is 320 plus cars plus avg family of 4 is like over 600 people . Just to much in a tiny area with to many more cars and people adding congestion that we do not need more of. Thanks
https://www.hamilton.ca/city-council/news-notices/news-releases/complete-application-520-highway-no-8-stoney-creek

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: Re: 520 Hwy 8 Stoney Creek File No. DPA-2026-00023
Date: Saturday, May 2, 2026 12:48:18 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

I am a resident of Ward 10 writing to express my concerns regarding the proposed 11-storey purpose-built rental development at 520 Highway 8 in Stoney Creek.

While I support appropriate development, I am concerned that this proposal does not align with the existing planning framework for this site, including the Urban Hamilton Official Plan, the Western Development Area Secondary Plan, and the current zoning (C2-579).

I am also one of many residents who have signed the community petition opposing this proposal. The petition and more information about this development can be found at https://www.ward10residents.ca.

In particular, I am concerned about:
Most important to me is the safety of the many school children from three schools along Dewitt Road who use this already very busy intersection on foot, on bicycles and in school buses and cars. I live kitty corner to the proposed new building and I can tell you that I have heard and seen several collisions at the said intersection. The situation at certain times of the day is already aggravated by the local traffic to the three schools, in and out of the gas station and Tim Hortons on the opposite corner. In addition there is a very large new Retirement Home called Pine Villa set to open very soon which is only a few yards away from this intersection adding no doubt more traffic for staff and deliveries and even residents and their visitors.
I should also mention the use of the swimming pool at HG Brewster high school which is well attended by seniors and others.
Can this intersection get any busier without becoming a safety hazard for school children??

- The height and density of the proposed building relative to the surrounding low-rise neighbourhood
- The compatibility of this proposal with the established character of the Highway 8 corridor
- The relationship of this site to the Niagara Escarpment Plan area, where development must be compatible with the natural landscape and minimize visual impact
- The potential traffic and infrastructure impacts at an already constrained intersection
- The precedent that approving a development of this scale may set for future applications
- Whether the proposal conforms with existing Official Plan policies and zoning regulations

Given these concerns, I respectfully request that you:

1. Oppose any Official Plan or Zoning By-law amendments that would enable development exceeding the current planning framework
2. Support development on this site that complies with the existing zoning and approved secondary plan policies
3. Ensure that full consideration is given to the Niagara Escarpment context and the

requirement for compatible development
4. Require comprehensive supporting studies, including traffic and infrastructure capacity analysis, prior to any decision
5. Ensure meaningful public consultation and that Ward 10 residents have a clear opportunity to be heard

The current planning framework reflects the intended scale and character of this area. Any proposal should conform to these established policies rather than require significant amendments.

Thank you for your time and for your service to our community. I look forward to your response.

Sincerely,
[redacted]

Sent from my iPhone

From: [redacted]
To: Van Rooi, James; Coffey, Jackie
Subject: File Number DPA-2026-00023
Date: Saturday, May 2, 2026 1:38:29 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

I am Definitely opposed to 520 Highway #8 Stoney Creek proposed construction of this building! Firstly its much too high for the size of the lot its planned to be built on, which would bring all kinds of new traffic congestion at the corner of #8 Hwy & Dewitt Rd. Ae these rental units or purchased units I have not heard what they are? Has an estimated price been determined for these units? There is also a Parking issue, the underground parking is not acceptable for the number of units that they wish to build! I can see the people parking on streets nearby such as Selina & Midway streets close by & that's not acceptable! I must stress this project should not go forward, once a precedent occurs with this what's too stop others wanting to build such outreageous heights in Stoney Creek Area. From: [redacted]

From: [redacted]
To: Van Rooi, James; Beattie, Jeff
Subject: Development of DeWitt and Hwy 8
Date: Saturday, May 2, 2026 7:57:23 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

GOOD DAY

I have been a resident of Stoney Creek for over 30 years and my children have gone to Mountainview, Orchard and McMaster University.

I stayed in the area because my children were very successful in there schools and made a lot of great friends in the area.

We likes the small out of town vibe with ease to the stores, restaurants , nature hike trails and to many other cities.

I have commuted to Burlington for 30 years and my husband works in Stoney Creek.

I received a notice about the new development going up on Hwy #8 and DeWitt.

I was disappointed that we didn't receive a notice about the meeting earlier.

I am all for making Stoney Creek beautiful and having housing built in Stoney Creek for families,

but I believe the 11 story building is way to ambitious for that property. Here are my thoughts.

1. Only 106 parking spots for 161 units with multi families - where are they going to work?, because a majority commute and if you don't have a car to get around for work, groceries etc. It will be very difficult if you have multiple people in 1 unit and no parking . Very few families don't have at least 1 vehicle.
2. What will happen is the over flow or people with vehicles will park up and down the street and that already is a disaster in the local area because of multi -generational families living in 1 home.(I understand completely due to economics but if you add to it, it will be worse.)
3. We wont the people moving into the area to succeed in finding work and adding to the community
4. If you don't offer parking than the units will sit empty or be filled with people who won't add to the community economically.
5. Lots of space for Bikes - that's great we have new bike lanes down DeWitt but then it

ends, there is no route to travel to the Lakeside or on backroads without going on the streets without bike lanes in industrial pot hole ridden streets.

6. The lot is small and to put a massive structure on a tiny corner looking over peoples backyards seems unfair to the people that have lived in the area for many years.
   Along with blocking the view for others.

7. Where are all the people going to work?. If your moving to Stoney Creek your coming based on the fact your commuting and need transportation.
   I have commuted for 30 years and it 's awful but there are few jobs locally that offer what I require at this time.

8. You're tearing down a building on a property that could perfectly fit our area with a Restaurant, Daycare, Seniors Centre, Youth Centre, store, which would benefit the people already living in the area who have little services. I do understand that affordable rentals are required and I am not apposed to that but it needs to fit the area and community.

My suggestions -
There is a property that had a Chinese/Japanese Buffet besides Shoppers Drug Mart that has been available forever and is an eye sore to say the least.
Why is this property not selling for development?
Its a big property that could house a lot of people with proper parking. It offers restaurants, Shoppers, stores and amenities close by.
Its been vacant for well too long and is needing to be used for something useful.
What about LJM property that has been abandoned ? Again now an eye sore, but again was a very small lot for what was going to be built.
If they couldn't sell those units who's to say the units on this lot would rent out?
Your want to tear down a unit that fits the neighborhood and put something that does not in it's space when there are lots of vacant land , much bigger that would be closer to amenities that fit the ask.
There is also a property with a small abandoned house near the fire station on Hwy#8 and Durham Rd that has much bigger property available, the property near Envoy blvd and Hwy 8 that is empty or the Property where the church/ food bank was just taken down on Hwy 8 new Royalwood that backs onto a park? The reason I suggest these properties is because they are bigger - don`t back right on to other homes, offer more space for better parking.
Why destroy a building that is in good condition when we have a lot of empty lots to build on??

If building on the Hwy 8 and DeWitt property is already a go in the way of housing then may I ask that you reconsider the scale and size to a

6 story max unit (similar to Millen condo's) that adds to the neighborhood instead of trying to fit a massive structure in small space that won't accommodate the people living there for parking and Outdoor space.

I am sure someone has reviewed numbers for spaces in the public school system?
Please consider what I am asking and review the area and space to creating something that adds to the community.
Thank you [redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Hwy no.8, File # DPA-2026-00023
Date: Sunday, May 3, 2026 2:23:08 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

The proposed construction to this property is not feasible! Lets be reasonable.
Whose lame brain idea is this? An 11 storey 161unit structure , on a lot so small?? (you're talking skyscraper)
Not even going to mention the horrific eyesore it will create, lets do mention a very busy intersection used daily
By TWO elementary schools , and ONE High School !!!! Plus local residents.
Hello the safety of these children with the increased traffic is obviously of no concern to this builder or the City Of Hamilton who seem to see only dollar signs.
161 units, two persons per unit (avg) that's over 300 additional people on this corner!! With an additional minimum of 100 cars using this intersection daily!!!!
Theres obviously going to be a strong retaliation against this from public residents to this ridiculous idea, should it be approved to go forth.

thanks,
[redacted]

From: [redacted]
To: Van Rooy, James
Subject: 520highway#8. File no. DPA-2026-00023
Date: Sunday, May 3, 2026 9:51:49 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Vanrooi and Hamilton Planning Dept.,

I am deeply concerned about your new project. We have a decent area in which we live and you are planning on destroying what we have worked hard to maintain and be proud of. We all pay taxes and hope that you make the correct decisions. There are many issues here that you are not seeing. Hwy #8 and DeWitt Rd is already congested and you will intensify this triple fold. There are 2 elementary school and high-school within 1 block of the intersection. It is also a mountain access street. DeWitt Rd is very busy. An automatic pedestrian stop walk was put in place on DeWitt rd and Glenashton. I use it frequently but drivers do not pay attention and drive right through it. They do not stop!

Parking for the building you suggest will cause major issues within the subdivision. Therefore increasing safety issues for all.

The building you proposed states 161 people living there. Realistically when you take each apt and multiply by the max, the actual number is 540 people! You do know, more people live in their than registered! Don't be fooled! It's happening everywhere!

I'm sure ,there are more properties in Stoney Creek and surrounding areas that can be developed! This will cause mayhem and congestion on the DeWitt Rd and Hwy #8 corner as well as our neighbourhood! Please be considerate and make the proper decision according to the area involved and not the major business of development. Thank you and God Bless

[redacted]

From: Planning Division General Inquiries
To: Van Rooi, James
Subject: FW: Planning Application
Date: Monday, May 4, 2026 10:41:24 AM

Hey there, I believe you're the planner on file for this. Would you be able to assist this person?

Thanks!

Bill Gibbons
Development Clerk
Development Planning
City of Hamilton – City Hall
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
905-546-2424, ext. 2278

-----Original Message-----
From: [redacted]
Sent: Monday, May 4, 2026 10:24 AM
To: Planning Division General Inquiries <pdgeninq@hamilton.ca>
Subject: Planning Application

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear sir/madam,

I would like to connect with the City Planner managing the development application DPA-2026-00023 for the property at 520 Hwy 8.

I would also like to read the various reports that have been submitted.

Thanks you.

[redacted]

From: [redacted]
To: Kehler, Mark; Van Rooi, James
Subject: Re: 520 Highway 8, Stoney Creek Development
Date: Monday, May 4, 2026 11:24:05 AM
Attachments: image0.png

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Good Morning,

Following up on my email below to ensure it was received.

Also, attaching this article from today's paper regarding rentals in Hamilton.

[redacted]

On Apr 29, 2026, at 1:20 PM, [redacted] wrote:

Hello,

I am writing to express my concerns regarding the proposed development in our residential area of 520 Hwy 8 in Stoney Creek. After reviewing the available information, I am deeply dissatisfied with several aspects of the project, particularly its impact on parking availability and the obstruction of escarpment views.

The current plan does not provide enough parking for residents and visitors, which raises serious concerns about increased street congestion. This is particularly troubling given the site's proximity to an elementary school and its location along a primary route used by many families traveling to and from the school. Dewitt Road is already heavily used, especially as a key access point to the escarpment.

Adequate parking is a fundamental requirement for developments of this scale, and this proposal falls short of that standard. Traffic in the area is already an issue, with vehicles frequently speeding along Dewitt Road. I have raised these concerns multiple times with our local councillor. While a crosswalk and speed sign have been installed, many drivers continue to ignore them. Introducing additional congestion under these conditions would create further safety risks. Without sufficient parking to accommodate demand, the proposal risks exacerbating an already problematic situation.

Additionally, the development's design and placement will significantly block views of the natural escarpment, a defining and valued feature of our community. These views are not only aesthetically important but also contribute to property values and the neighbourhood's overall character. Their loss would represent a

meaningful and irreversible change. The Niagara Escarpment Planning and Development Act is in place to stop the development of buildings this size.

I strongly urge the city to reconsider this development. Several large condo and apartment buildings in Stoney Creek already display multiple “for lease” signs. If existing units are still sitting empty, it’s fair to question the need for additional construction, particularly one of this size and scale in a quiet neighbourhood.

I understand there is a community meeting on July 29. Will this meeting allow community members the opportunity to voice their concerns?

Thank you for your attention to this matter. I would appreciate being kept informed about any updates or opportunities for public consultation.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns regarding development at 520 Highway 8 (DPA-2026-00023)
Date: Monday, May 4, 2026 12:28:15 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I'm a Ward 10 resident writing to share my concerns about the proposed 11-storey development at 520 Highway 8 (DPA-2026-00023).

I understand that more housing is needed, but I'm concerned that this proposal doesn't feel like the right fit for this area. The height and overall scale seem out of line with the existing low-rise neighbourhood, and there doesn't appear to be much of a transition—especially when you consider recent developments like Pine Villa. The cumulative impact of multiple larger buildings in a small area is starting to feel overwhelming for the community.

Traffic is another concern. I've reviewed the Transportation Impact Study, but I'm not sure it fully reflects what residents experience day-to-day—especially during school drop-off and pick-up times, or busy commuter hours. With more development happening nearby, it would be helpful to understand how these combined impacts are being considered.

I'm also concerned about the type of housing being proposed. From what I've seen, the unit mix is largely smaller units. At the same time, recent reporting in the The Hamilton Spectator (April 30 and May 4) has pointed to a growing number of unsold condo units and rising rental vacancy rates in Hamilton, with some buildings even offering incentives to attract buyers or tenants. That raises a bigger question—are we building the kind of housing people actually need?

From a community perspective, it would be great to see more family-sized units included (2- and 3-bedroom), so that people can stay in the neighbourhood longer-term. Right now, it feels like developments are leaning toward smaller, more investor-focused units, which don't always support a stable, connected community.

I'm also hoping that careful attention is given to how this building will impact nearby homes and shared spaces—things like shadowing, privacy, lighting, and the overall feel of the park and surrounding area.

Overall, I'm asking that the City take a closer look at whether this proposal truly fits within the existing community and planning vision for this area—not just on its own, but alongside the other changes already happening nearby.

Thank you for taking the time to consider these concerns.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: RE: DPA-2026-00023
Date: Tuesday, May 5, 2026 9:53:48 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hello. We are sending this letter to reflect our concerns over the size and scope of the proposed development in Stoney Creek. Below is our letter of concern, that was sent to One Way Path Communities:

We are residents of Ward 10 writing to share our concerns regarding your proposed 11-storey purpose-built rental development at 520 Highway 8 in Stoney Creek.

We understand that housing is needed in our community. However, we are concerned that this proposal does not align with the existing planning framework for this site, including the Urban Hamilton Official Plan, the Western Development Area Secondary Plan, and the current C2-579 zoning designation. We have listed some of our concerns:

- The height and density of the proposed building relative to the surrounding low-rise neighbourhood is overwhelming. The tallest condo in the area is 7 stories.
  This building will block both escarpment and lake views, and tower over homes in the neighbourhood.
- The compatibility of this proposal with the established character of the Highway 8 corridor
- The relationship of this site to the Niagara Escarpment Plan area, where development must be compatible with the natural landscape and minimize visual impact
- The potential traffic and infrastructure impacts at an already constrained intersection. There are 3 schools that empty onto Dewitt Rd, and the traffic during peak times is hectic already, without additional cars from this building.
- Where will that many additional residents park? The building design does not allow enough parking for anticipated residents, and there is no local street parking.
- The precedent that approving a development of this scale may set for future applications.

We encourage One Way Path Communities to:

- Engage openly and directly with Ward 10 residents and meaningfully

consider community feedback.

- Explore design revisions that bring the proposal into conformance with the existing planning framework.
- Provide clear public information on how the proposal addresses traffic, infrastructure, and Escarpment compatibility.
- Consider a scale of development that reflects the character and context of this neighbourhood.

We appreciate you taking the time to read this message and we look forward to your response.
Sincerely,
[redacted]

From: [redacted]
To: info@onewaypath.com
Cc: Van Rose, James; Beattie, Jeff; [redacted]
Subject: Formal Objection to Proposed 11-Storey Residential Development – 520 Highway 8 (File No. DPA-2026-00023)
Date: Tuesday, May 5, 2026 12:36:16 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Project Lead,

I am writing to express my formal concerns regarding the proposed development at 520 Highway 8. The plan to construct an 11-storey building with over 160 units at this location is a significant over-intensification that Stoney Creek's current infrastructure and social service landscape cannot sustain. While I recognize the importance of increasing housing supply, this proposal fails to account for the cumulative strain on our community's essential services and the preservation of our natural environment.

1. Deficiencies in Essential Public Services & Health Infrastructure

Our community currently faces a critical shortage of healthcare and emergency infrastructure.

- Lack of Hospital Proximity: Stoney Creek remains underserved by immediate acute care facilities. Adding a high-density population at this corner without assessing / expanding local healthcare resources places an undue burden on our already strained emergency response times and hospital capacities.
- Underdeveloped Child & Youth Amenities: The immediate area notably lacks programs and recreational facilities for children. A substantial increase in the pediatric population without corresponding investment in parks, community centers, or youth programming will negatively affect the quality of life for both current and future residents.

2. Infrastructure Strain and Capacity Deficits [Documented through Capital Planning and City-wide Master Plans]

The City of Hamilton's Wastewater Master Plan and recent "Schedule B" project assessments indicate that local systems are already at or near their functional limits.

- Existing Sewer Overcapacity: Engineering studies, including the 2019 capacity assessment, have already flagged the Dewitt Road sewer corridor as "maxed out."
- Unfunded Burden: The Master Plan identifies that upgrades, such as the Green Road SPS Upgrade and the Centennial Trunk Sewer, are required just to manage *currently* approved growth. Introducing a 160+ unit high-rise creates an unfunded burden on "undeveloped infrastructure" that the current capital budget was not designed to absorb.
- Declining Service Levels: City staff previously noted that further intensification in this pocket without massive, pre-emptive infrastructure overhauls will lead to a decline in public service levels for existing residents.

3. Traffic and Pedestrian Safety

The intersection of Highway 8 and Dewitt Road already faces significant congestion. The addition of 160+ units will inevitably increase vehicle volume in an area with limited and underdeveloped pedestrian infrastructure. This is a direct threat to the safety of families and children in our community.

4. Violation of "Sustainable Growth" and GRIDS Principles

The City's GRIDS strategy and Vision 2020 goals prioritize growth that is "compact, affordable, and liveable." An 11-storey tower in a predominantly low-to-mid-rise corridor violates these principles by:

- Disrupting Community Character: This building would be an extreme outlier, failing the City's mandate to ensure that new developments align with the established character of the neighborhood.
- Escarpment Impact: As per the Niagara Escarpment Plan, development must be assessed against its visual and environmental

impact on the escarpment. A building of this height creates a significant visual barrier to a protected natural landscape.

5. Strain on Municipal Services and Green Space

Existing services—including waste management and roads—are already under strain. Access to parks and recreational areas is already limited in this pocket of Stoney Creek. A substantial population increase without corresponding investment in these amenities will negatively affect the quality of life for all residents.

6. Equity, Inclusion, and "Sustainable" Growth

From an equity standpoint, true inclusion means building "complete communities" where residents have access to more than just a roof.

- The Service Gap: It is not inclusive to move 160+ households into an area that lacks walkable access to social services, grocery stores, and diverse transit options.
- Infrastructure Equity: Forcing high-density growth into a neighborhood with documented sewer deficiencies—where the pipes are already "maxed out"—unfairly shifts the risk of service failures and basement flooding onto the existing taxpayers.

Conclusion

The proposed 11-storey height is an over-intensification of a site that is currently constrained by infrastructure deficits and environmental protections. This oversized development is incompatible with the existing landscape and the current state of our public infrastructure. I respectfully request that the City require a Social Impact Assessment in addition to the standard planning reviews to address the lack of hospitals, parks, and schools capable of supporting this growth. As an alternative reconsider a mid-rise option that respects the Ward 10 Residents' concerns and adheres to the technical limitations identified in the City's Master Plans.

I will be attending the statutory public meeting on July 28, 2026, to ensure these points are addressed by the Planning Committee and Senior Planner James Van Rooi.

Sincerely,

[redacted]

cc: James Van Rooi, Senior Planner, City of Hamilton Office of the Ward 10 Councillor Stoney Creek Community Association

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: 520 hwy no 8. File# DPA-2026-00023
Date: Tuesday, May 5, 2026 2:19:08 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr Van Rooi

I am writing regarding the above proposed building project. This area is congested enough. The proposed building will cause more traffic congestion and a danger to foot traffic. This area has 3 local schools, and many kids walk to school. You are putting kids and adults at risk. I walk every day and have to be very careful of traffic in and out of the local strip mall, as well as local traffic . There is no room for any additional parking, and this building has insufficient parking to accommodate its residents. You are putting my community at high risk for accidents. As well , there is an issue with drug dealing at the strip mall across the street from this project. This will bring even more questionable individuals to the area. There has been police chases and arrests regarding the drug problem . This is a small community with a lot of kids, pets and senior citizens that will be affected by this project in a negative way . We have found drugs, drug paraphernalia in the area as well as drugged out persons passed out behind the stores . I will be forwarding this e mail to my local government representatives . No one in this area wants this project to be approved. I ask that the city NOT approve this project. We will fight this . Sincerely [redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway 8, File #DPA-2026-00023
Date: Tuesday, May 5, 2026 7:19:50 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear James:

I feel that the height of this proposed building is a few stories too high. I also think the number of parking spots planned would be woefully inadequate and will lead to cars being parked up and down Dewitt Road. This road is already dangerous with cars frequently speeding.

Thank you for your consideration of these concerns.

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Hwy 8 development
Date: Wednesday, May 6, 2026 9:11:47 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Let me add my name to the group of residents that oppose plan to build 11 storey, 160+ rental units at the corner of Hwy 8 and Dewitt rd. I am not against the progress but this 11 storey building it way to tall for the area. If approved, should not be more than 5 or 6 storeys tall , same as the condo at 495 Hwy 8. As a 40+ years resident of the area, I have seen it all. With the addition of the new Retirement Home near by it will be traffic nightmare.

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Reference: DPA-2026-00023
Date: Wednesday, May 6, 2026 11:26:12 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

May 6, 2026

Attention: Mr. James Vanrooi

Our Ward Councillor Jeff Beattie was kind enough to send me your name and file number, so that I can register our comments for this proposed development.

Both my wife, [redacted] and I are against this development.

1. **Traffic Increase:** We are already concerned about increased traffic going up Dewitt Road, especially during school hours. Will this development lead to two-way traffic on Dewitt past Dundee Drive?
2. **Parking Issue:** The parking is for 103 vehicles? My guess is that there will be over 200 vehicle spaces required. Where will all of these vehicles park?
3. **Aesthetics:** An 11-storey building will look completely out of place in our neighbourhood. It will stick out like a soar thumb.
4. **Infrastructure Services:** Is there enough capacity to handle an increased demand for water, hydro and sewage for this type of development? We already have low water pressure on Maple Drive. And, brown-outs are too frequent.

The owner of this property is “One Way Path Communities”, based in downtown Toronto. According to their website, they have another property on or near Millen Road and Highway 8. That property is proposing a 137 unit rental development.

Our regards,

[redacted]

From: [redacted]
To: Van Roos, James
Cc: [redacted] Ward 2
Subject: OP and ZA for Address: 520 Highway No. 8, Stoney Creek (Ward 10)
Date: Wednesday, May 6, 2026 11:47:13 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hello Mr. Vanroot:

Further to the public circulation for the above noted application, is there any additional plans available showing the proposed development to indicate proposed setbacks, landscape areas, parking areas, service areas, ect.?

I assume the site/development will also be subject to Site Plan Control as a further applications will be required or if one has already been submitted.

Thanking you for your assistance.

Regards,

[redacted]

RE: 520 HIGHWAY No. 8 Pg 1 of 2

FILE NO: DPA-2026-00023

Dear James Van Rooi:

We have resided in our home at [redacted] for 39 years. We and our neighbours are very concerned about a proposed 11 storey, 161 unit building on the corner of Highway #8 and Dewitt Rd.

Dewitt Rd has 3 nearby schools and a park. It has become very busy with traffic and another 103+ vehicles from the 11 story building plus their visitors will compromise the safety of the student and seniors crossing at Dewitt + Highway 8 and at a school crossing a few metres south of the proposed building. The school crossing is used by residents accessing the park.

Vehicle traffic ((103) spaces and (124) bicycle spaces) from the proposed building will make access in and out of the building hazardous. The Dewitt Rd + Highway 8 intersection is extremely busy. There is a school bus drop off at Dewitt Rd + Salina Pl. a few metres from the proposed building. Vehicles entering and leaving the —

see next pg.

Pg 2 of 2

RE 520 HIGHWAY NO. 8
FILE NO: DPA-2026-00023

building have only a few feet to enter the busy intersection.

Residents living near the proposed building will have zero privacy. The building will block the sunlight. House prices will be devalued in this area

The current 1 story building and 25 space parking lot is the correct size and it should not be any bigger.

Dewitt Rd on street parking is utilized by residents and their visitors
There is no room for visitors to the 161 unit building to park.

Dewitt Rd is an access road to the mountain and heavily used between 2:30 pm - 6:00 pm. (Mon - Fri)

Please do not allow this proposal.

Thank you

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: clerk@hamilton.ca
Subject: File No. DPA-2026-00023
Date: Friday, May 8, 2026 3:16:01 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

To whom it may concern, regarding proposed development at 520 Highway No. 8, Stoney Creek.

I attended the Planning Division presentation regarding the proposed development of the subject property and have the following comments/concerns:

1. Traffic: The intersection of Highway 8 and Dewitt Road and surrounding area is already congested and cannot support additional vehicular traffic. Also, there is already new development in progress that will increase traffic congestion even before this new development starts.

2. Parking. In most new building developments, parking is usually understated. This includes parking spaces per unit along with their visitor needs. As this building will be at a busy intersection, parking overflow will have no where to go other than nearby residential streets where parking is already at a premium.

3. Schooling. Local schools are already at capacity. Increasing classroom size or adding portables is detrimental to a good education and should be avoided with proper planning.

4. Building height. The proposed height of the building is out of the norm compared to the surrounding area and proximity to the escarpment. A building of this height will be an eyesore and lower property values of the surrounding neighbourhood.

Understanding the need for affordable housing, I believe this can be achieved by reducing the number of units to a lesser number that won't be detrimental to the neighbourhood.

P.S.
As noted during the planning session, please provide notification of the decision by the City of Hamilton when it has been made.

Regards,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway No. 8
Date: Saturday, May 9, 2026 1:53:49 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hello,

As an owner of a unit at [redacted], I am not in favour of the below proposed application / plan amendment.

520 Highway No. 8
File No: DPA-2026-00023

Thanks,
[redacted]

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: File No. DPA-2026-00023
Date: Sunday, May 10, 2026 3:19:55 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

As instructed in the Public Notice distributed to the neighbourhood surrounding the property at 520 Highway 8, please see our concerns regarding the proposed rezoning application made by the applicant, One Way Path Group, that would allow for permitting an 11 storey purpose-built rental building comprising 161 units, 453 square metres of ground floor commercial space, 103 parking spaces and 124 bicycle parking spaces.

1. Is the City of Hamilton aware that this developer, One Way Path, who is seeking the rezoning is insolvent (possibly bankrupt)? We have connected with several real estate agents and other developers and property owners, who are aware that this developer has no money to carry out this project. This significantly increases the risk that the project will stall, leaving everyone with a blighted sight or an unbuilt partially developed property. Even more concerning is that the intent of this developer is to get the rezoning, and then sell the property to another developer, greatly altering the original proposal for the site. Insolvent developers may not have the funds to complete the projects or pay for the necessary infrastructure improvements (sewers, roads etc.) associated with the rezoning. If a developer is in receivership, a court ordered receiver takes control, which can change the project's timeline or scope significantly

   The City of Hamilton should be very concerned that this developer is going to “sit on” this approved project (if it is approved). While the city may not be responsible for guaranteeing a developer's success, a rezoning approved for an entity that cannot execute is a waste of municipal and city resources. Further, City councils are expected to ensure that developments align with the local planning rules rather than just approving anything. As a member of the community, I need to ensure that the City is aware of the developer's financial status, to ensure full transparency and serve public interest. Essentially, the city needs to evaluate if the developer is “solvent” enough to carry out the project, as a bankruptcy can turn the rezoning into a long-term liability for the municipality and tax-payer dollars.

2. School Capacity and school overcrowding. The local schools in this area are already at capacity. Is there a plan for the additional students for a 161-unit project? This will greatly impact education quality for the existing families in the immediate area. Have the school boards been contacted, and has there been discussion as to how the additional student influx will be addressed before approval of a project this size. Both the Catholic and Public-School Boards.

3. Traffic Nightmare. I live with a direct view of the Hwy 8/Dewitt intersection right from my back yard. This intersection is already congested, and there are major safety concerns for residents and students who must cross this intersection to go to school, use the community pool, and local businesses. There will need to be increased emergency response. Daily emergency vehicles fly through that intersection (at least 3-4 times daily). With the addition of 161 units, and likely at least 100+ plus vehicles pulling in and out, or attempting to do that on Hwy 8 or Dewitt, it is hard to imagine how significantly it will impact this entire intersection - it will become even more dangerous than it already is for the surrounding families who live on Dewitt, and off of Dewitt. It is hard to even imagine how anyone could be convinced that there would not be major safety concerns.

4. Parking Crisis - it is an unrealistic assumption that tenants who will live in this building won't own at least one car or more, they will not be riding bicycles in this area to go to work. This is just a ridiculous assumption. And for those who do not have cars, they will still have visitors, service providers, the commercial space proposed will have customers pulling in and out etc.

   This will force overflow parking onto the neighbourhood streets - streets that house children and seniors. The streets are already overcrowded with cars. Where will all these tenants, visitors,
   customers park? There is a major parking deficiency proposed with this project and needs to be
   carefully considered and addressed properly.

5. Community Fabric Destruction - this proposal will fundamentally change the neighbourhood character. There has been no consideration for existing residents' concerns. It threatens the community quality of life. Hwy 8 is already being subjected to massive over development. It destroys the neighbourhood aesthetic, decreases the property values, and sets precedent for future over development.

6. My house, [redacted] backs directly onto this projected project site. Along with

our neighbours on either side. We will lose complete privacy to our back yards. We will be subjected to having no sunlight and poor air quality. We will be subjected to construction, damage to our properties and non-stop noise. We won't even be able to sell our properties and move because no one will want to purchase a home with this directly in their back yard. There is not enough land or green space separating the project from the existing homeowner's properties. This rezoning to build a building as per the proposal is not even imaginable if all factors are considered. The existing residents directly backing onto this sight will lose everything including the equity in their homes.

In conclusion, we are hopeful that the City of Hamilton will carefully consider our concerns and recognize that this rezoning application should not be approved as proposed.

Respectfully submitted,

[redacted]

From: [redacted]
To: Van Root, James
Cc: Beattie, Jeff
Subject: DPA-2026-00023 - Proposed Development at Highway 8 & Dewitt Road
Date: Monday, May 11, 2026 9:07:37 PM
Attachments: Dewitt ProjectDPA-2026-00023.docx

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Sir: Attached is a letter expressing my utmost concern about this proposed development. Please convey this to the Developers and City Planners.
Apart from the inevitable diminishing safety of the residents (many of whom are elderly, and a large school-going children population), increase in traffic will cause immense disruptions to normal civic life, emergency services, etc.
The Letter does enumerate other important concerns.

Sincerely,

[redacted]

To: James VanRooi, Senior Planner (james.vanrooi@hamilton.ca)

Date: May 4, 2026

Re: Official Objection to Development Application **DPA-2026-00023** (520 Highway 8)

Dear Mr. VanRooi,

I am writing to formally submit my concerns and strong opposition regarding the proposed development at **520 Highway 8** at the corner of DeWitt Road.

As a concerned resident, I believe this project, as currently proposed, poses several significant risks to our community:

Demographics and Public Safety:

- Within **a few meters** of the new project, a multi-storey long-term care facility is fast nearing completion.
- Existing within a 2 km radius there are a number of high-density, mid-density (townhouses), and single-family dwellings, accommodating hundreds of families, and many dozen senior citizens.
- Another newer multi-storey residential building already exists on Millen Road (less than 1km away).
- A multi-storey residential building was completed within the last 5 to 7 years, within 100 meters of this new project (on the north side of Hwy8).
- Within the same locale there exists two shopping plazas (one with a gas station with underground tanks), a busy Tim Hortons restaurant, and shops, and another smaller plaza with many shops.
- The scale and density of this *new multi-storey addition* at Highway 8 and DeWitt Road could seriously endanger the safety of all residents, who have made this area their abode from the early days of Stoney Creek. A sudden burst of population will pose inconvenience, outright safety hazard, disruption of normal civic life, including health and safety services, to the most vulnerable.
- **Most importantly**: There are *several schools*, including an *elementary school* and *a secondary school each within a few hundred meters,* and *another school just a few more meters down*. Dewitt Road now has speed bumps on this strip.
- **Traffic and Road Disruptions**: The development is likely to add more road disruptions, further complicating an already busy corridor and impacting the daily commutes and safety of all residents.
- **Niagara Escarpment**: Located less than a half kilometer south of the proposed site, the Escarpment has several important aspects:
    - **Scenic Appeal**: The Escarpment is an important landmark and a tourist favorite, with a commanding view of the Lake Ontario from Ridge Road and parkettes. The Escarpment contains the historic Bruce Trail (which extends for many kilometers on both sides), frequently used by the local residents (including many seniors, juniors, etc.).
    - **Geological /Hydrological**: It has a huge rain-water catchment area just above the Escarpment, where acres and acres of farmland are located. The rain water’s surface run-off and seepage

(appearing as springs and small falls along the *awe-inspiring rock formations*) drain significant quantities of water through many creeks, gorges and underground channels, to Lake Ontario.

- With numerous **obstructions,** under- and above-ground from the **proposed** new structures, electricity-gas-phone-internet lines, and of course, the foundation walls, footings, service entrances, etc., channels will get diverted to the residential areas, above and below ground, creating soil erosion, sink-holes, and other damages, locally and towards the lake.

- **Community Character:** I support Councilor Jeff Beattie’s position that this development is ***excessively large*** for the site and will negatively impact the character and functional integrity of the Stoney Creek community.

I request that these comments be included in the official public record for this application and presented to the Planning Committee in advance of the Public Meeting scheduled for **July 28, 2026**.

We strongly urge that the project be cancelled (despite pressures from stake-holders).

Sincerely,

[redacted]

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Tuesday, May 12, 2026 7:49:49 PM

You don't often get email from zvonarje@gmail.com. Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

My personal concerns are traffic, parking, privacy, shadowing, construction impacts, excavation, safety, neighbourhood character, and the impact on the Escarpment area.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 1:13:47 PM
Importance: High

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am writing to share my concern that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

- Traffic intensification in a family neighbourhood - especially related to its proximity to the Pine Vila Care Centre expansion, which is currently under construction
- Street Parking intensification on neighbourhood streets
- Degradation of our neighbourhood character as a result of a high volume of renters vs owners
- Shadowing and privacy concerns related to the proximity of a large number of single-family dwellings
- Construction and noise impacts during the construction period

I bring these concerns because there is a large amount of development land available on Hwy 8 between Fruitland Road and Jones Road, which would not negatively impact an existing residential area, while still providing access to transit, schools, and amenities.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: RE: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:36:40 PM

From: [redacted]
Sent: Wednesday, May 13, 2026 1:20 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

- The proposed height and scale are not compatible with the surrounding low-rise neighbourhood.
- I am concerned about increased traffic and safety impacts at Highway 8 and Dewitt Road.
- I am concerned about privacy, shadowing, and overlook into nearby backyards.
- I am concerned about excavation and construction impacts on nearby homes, foundations, pools, and basements.
- The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.
- I am concerned the applicant does not have the financial and technical capacity to complete a project of this scale without leaving a stalled or incomplete site. I have seen this before in my previous neighbourhood

- I am concerned about overcrowding with respect to schools in the surrounding areas as well as day care for our children. It is already extremely difficult to secure childcare.

I recognize the need for affordable housing, though I am strongly against a development of this size and the precedent it would set.

The houses in the surrounding area will decrease in value.

I ask the City to require complete technical studies before considering any approval.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Development on 520 Highway 8 (DeWitt Rd)
Date: Wednesday, May 13, 2026 1:39:09 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is definitely not compatible with the surrounding neighbourhood.

My concerns include:

The proposed height and scale are not compatible with the surrounding low-rise neighbourhood.

I am concerned about increased traffic and safety impacts at Highway 8 and Dewitt Road. There are several nearby schools (both elementary and secondary) and this development could cause huge safety issues.

I am concerned about excavation and construction impacts on nearby homes, foundations, pools, and basements.

The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Sincerely,

[redacted]
[redacted]
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 2:33:16 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My specific concerns include:

Height, Scale, and Compatibility: The massing of the proposed building is significantly out of step with the existing low-rise character of the community. It fails to provide an appropriate transition to the surrounding residential area.

Traffic and Infrastructure: I am deeply concerned about the increased traffic volume, particularly at the intersection of Highway 8 and Dewitt Road, which already faces heavy congestion.

Parking Shortfall: The proposal lacks adequate parking for residents and visitors. This will inevitably result in overflow parking onto neighboring side streets, creating safety hazards and inconvenience for current residents.

Environmental and Scenic Protection: The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is designated as a scenic corridor. This development fails to respect the visual integrity of this corridor, especially given its proximity to the main cross-sections of Dewitt, Millen, Green, and Fruitland Roads.

Structural Impacts of Construction: The scale of the required excavation raises serious risks for nearby homes, including potential damage to foundations, basements, and swimming pools. I am also concerned about the noise, dust, and safety risks posed to the community during the construction phase.

Privacy and Shadowing: The height of the structure will lead to a significant loss of sunlight and an intrusive overlook into private backyards, stripping away the privacy current residents have enjoyed for years.

School-Zone Impacts: The increased density and traffic present a direct safety concern for students and parents navigating nearby school zones.

Project Viability and Technical Oversight: I question whether the applicant has demonstrated the financial and technical capacity to complete a project of this magnitude. The City must require more complete and rigorous technical information before considering approval to ensure our community is not left with a stalled or incomplete site.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area. Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: DPA-2026-00023
Date: Wednesday, May 13, 2026 2:40:39 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

Traffic
Building height (blocking the little bit of sun we do get on a daily basis)
Overflow parking in local neighborhood's
Foot traffic from 1 of many local school's
Changes to our local infrk

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:06:49 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,
My name is [redacted]. I have lived at [redacted] in Stoney Creek for 6 years now. When I found out about the One Way Path proposal for 520 Highway 8, Stoney Creek, file DPA-2026-00023 I was surprised by the 11 floors, and I was surprised that so many apartments will be one bedroom: it may become a "dorm for adults". It may fail to provide "stability" that a healthy, multi-generational community needs to thrive. I want this rental building to be lower, for example 6 floors, and I prefer this building to have many more two- bedroom apartments, and the one- bedroom apartments must have a living room.
To sum up, let's build that rental apartment building: 6 floors, half two bedroom half one bedroom with livingroom, so tenants can have families and be able to host gatherings of friends and family, and potentially stay in the building if the family grows (they have babies).
This gives the neighbourhood a reputation for "stability" and "family-friendly".

The next thing is parking: tenants need to be able to park inside their building because this address, 520 Highway 8, is a driving neighbourhood. To Costco you have to drive, to NoFrills, Food Basic you have to drive, Fortinos is not in the walking distance either, plus. Fortinos is expensive. One Way Path needs to provide 1.25 parking ratio because tenants will have more than one car per household. Let's count the beds in the future building to make sure we plan for parking ratio of at least 1.25. There must be more underground parking.

Next: Vertical Transportation: Let me quote my research here:
"Formal Inquiry into Vertical Transportation Infrastructure (VTI) and Occupancy Safety
I. Purpose of the Inquiry
As a long term resident and advocate for sustainable urban development in Stoney Creek, I am writing to inquire about OneWayPath plans and budgeting for Vertical Transportation Infrastructure. Standard Residential Formulas often cannot accommodate 11-, 8-, or even 6-story apartment buildings when the proposed density is characterized by a high volume of micro-bedroom units.
II. information Requests
I would like to request that the Planning Department mandates the developer to disclose a professional Vertical Transportation Analysis. Based on best practices for high-density "micro-suite" developments I would appreciate clarification on the following:
1. Occupancy-Based Handling Capacity
Will the Vertical Transportation Analysis be based on the building's maximum possible occupancy (based on beds, not units)?
2. Target Average Waiting Time
According to my research, high-density developments without destination-dispatch technology frequently experience wait times exceeding 90seconds, leading to lobby overcrowding and fire-safety risks. Will a projected Average Waiting Time be equal or less than 45 seconds during morning peak hours (8-9am) be guaranteed via simulation?
3.Infrastructure Durability (Class A Components)
The 'cycle count' for elevators in micro-housing is three times higher than in standard luxury condos.Will Vertical Transportation components be Heavy Duty (Class A) components with Internet of Things sensors to accommodate 'Predictive Maintenance' and connection to the Technical Standards and Safety Authority portal, to protect Vertical Transportation from hyper-accelerated failure and chronic fatigue?
4. Safety and Redundancy
Will the developer budget and plan for a minimum of three high-speed shafts, including at least one dedicated Service/Stretcher lift?
5. Will the project include a powerful generator to ensure at least two elevators maintain service during a grid outage?

6. Will the equipment (the actual elevator machine) have Destination Dispatch and 'Connected Elevators' technology?
III. Legislative Context
In my research for this Inquiry I came across Bill 98, Building Homes and Improving Transportation infrastructure Act, 2026: it seems to emphasise that high-growth areas must have robust transportation infrastructure.

'Elevator Reputation Gap': in my research for this Inquiry I frequently encountered 'elevator issues'. Outages and overcrowding often lead to higher vacancy rates, attracting only lower-paying tenants.

Last but not least, a developer should be financially strong enough to give back meaningfully to the community. In my neighbourhood we have a tiny, seriously dated Brewster Pool that is a home of a swimming team and a wildly popular Aqua-Fit program. The facility is very cramped. There is no room to sit down in the women's changing room before and after swims. There is no proper viewing area. Perhaps the developer could shoulder renovations and expansion. Will the developer behind 520 Hwy8 oppose such involvement? Or embrace it and create lasting legacy and brandname for future generations to come?

I am not sure how well I presented my case. If my doubts are justified, the City must sit down with the developer and clearly communicate two things to them. We have high expectations for the quality of the construction and the quality of life tenants and their neighbours will experience in the future.
I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:06:49 PM

You don't often get email from [redacted] Learn why this is important

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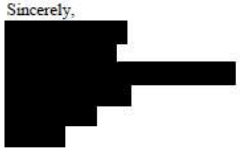
I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,



From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:10:42 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

Increased traffic at #8 and Dewitt Rd. It is a main artery for people going up to the mountain during rush hours. There are 3 schools in the area including Orchard Park H.S.
The height of the building and number of units should be cut in half in my opinion. It will be shading established neighborhood and will block the view of the escarpment. It seems to be a very small piece of property for such a huge building. Will there be underground parking for for 200-300 cars? Will they be installing EV charging?

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[Your Name]
[Your Address or Neighbourhood]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application
Date: Wednesday, May 13, 2026 4:15:14 PM

You don't often get email from [redacted] Learn why this is important

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Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023

[redacted] 4:10 PM (0 minutes ago)

to James.VanRooi

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

Increased traffic at #8 and Dewitt Rd. It is a main artery for people going up to the mountain during rush hours. There are 3 schools in the area including Orchard Park H.S.
The height of the building and number of units should be cut in half in my opinion. It will be shading established neighborhood and will block the view of the escarpment. It seems to be a very small piece of property for such a huge building. Will there be underground parking for for 200-300 cars? Will they be installing EV charging?

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: RE: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:36:40 PM

From: [redacted]>
Sent: Wednesday, May 13, 2026 1:20 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

- The proposed height and scale are not compatible with the surrounding low-rise neighbourhood.
- I am concerned about increased traffic and safety impacts at Highway 8 and Dewitt Road.
- I am concerned about privacy, shadowing, and overlook into nearby backyards.
- I am concerned about excavation and construction impacts on nearby homes, foundations, pools, and basements.
- The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.
- I am concerned the applicant does not have the financial and technical capacity to complete a project of this scale without leaving a stalled or incomplete site. I have seen this before in my previous neighbourhood

- I am concerned about overcrowding with respect to schools in the surrounding areas as well as day care for our children. It is already extremely difficult to secure childcare.

I recognize the need for affordable housing, though I am strongly against a development of this size and the precedent it would set.

The houses in the surrounding area will decrease in value.

I ask the City to require complete technical studies before considering any approval.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:21:13 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

As a lifelong resident of Stoney Creek, in particular the Highway Valley and Guernsey neighbourhoods, I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

When I was a child, this corner of 520 Highway 8 and its kitty corner were filled with grass fields. My earliest memories are of walking by the old barn located at 520. My friends and I would hear the older students at school say it was haunted. We would cross at the Dewitt Road intersection, then walk through the kitty corner fields as a shortcut to make our way to Saltfleet/Sherwood Park for soccer practices.

When the kitty corner lot became residential townhomes, our shortcut disappeared, however the units appeared to seamlessly blend in with the surrounding areas. Dewitt Road became a bit busier, but daily life carried on as usual once construction was complete.

Now, as an adult who remained in Stoney Creek, like many other residents I cherish the scenic views of the Escarpment whether it be during my daily commute or when out for an evening stroll. Not many communities can say they have the pleasure of experiencing such natural views. The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we should protect for future generations as I alone know so many family, friends, and neighbours who plan to continue to raise families within this area. The current zoning does this. Unlike the residential units kitty corner to 520, this proposal visually takes away from the area instead of adding to the appeal of the surrounding neighbourhood.

Should this proposal be accepted, I would also have concerns about traffic and safety. Traffic from residential neighbourhoods on the south side of Highway 8 comes to the intersection of Dewitt Road and Highway 8 in a three lane roadway. This area is appropriate for the current flow of traffic. Accounting for all of the vehicle and/or bicycle traffic departing from the proposed building would only increase congestion. I definitely would not feel safe walking by, given the ample opportunity for distraction and traffic in and out of the area that is directly beside an already busy and high-volume intersection. I'm not sure I would be comfortable with my children making their way by this corner in the same way that I did so many years ago.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:26:16 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

- The height and scale of this building
- Parking and overflow parking onto streets; especially in winter months
- Increased traffic and safety impacts at Highway 8 and Dewitt Road.
- Privacy, shadowing, and overlook into nearby backyards.
- School zone impacts as my son walks back and forth to school in this area, and the increased traffic and congestion would be more dangerous and busy for all students in the area
- Increased traffic and safety impacts at Highway 8 and Dewitt Road.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:31:29 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

This building is far too high, and would take up almost the entire space. There are also far too few parking spots planned. I would be most interested in seeing the build be amended to 3-4 storeys.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: [redacted]
Subject: Concerns Regarding 520 Highway 8 Rezoning Application - DPA-2026-00023
Date: Wednesday, May 13, 2026 4:32:18 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include the extra traffic that will be created with this structure at the corner. This intersection is already very busy especially during school hours, and adding increased activity is a safety issue. Moreover the construction will impede the flow of that intersection for an extended period of time.

This property was once where the Dewitt house was located, a residential unit. It was torn down to make way for a commercial building – at that time requiring a zoning change that was approved by the city. This application now wants to revert back to residential, and high density to make it financially viable and economical. I understand that the property likely does not support a commercial enterprise, however penalizing the surrounding residents for a poor investment decision by a private citizen/company is not justified.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 4:54:30 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:
-Increased traffic in an area with two elementary schools and a high school.
-changing the character of this beautiful family home neighborhood.
- with the current mayors insistence on solving the homeless crisis I worry about the potential for government subsidized units being a part of this construction. I am not unsympathetic to the needs of the homeless this neighborhood is not conducive to the support that would be needed.
- I worry about this areas ability to safely accommodate both cars and people on very limited infrastructure.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway 8, Stoney Creek, File DPA - 2026-00023 Rezoning concerns
Date: Wednesday, May 13, 2026 5:07:30 PM

You don't often get email from [redacted] Learn why this is important

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While I am all in favour of development, this particular projects density concerns me especially with regard to traffic; ingress and egress and parking.

First of all, my sister in law was T-boned in that intersection several years ago and as a walker in the neighbourhood I can tell you I've had many a close call walking across the street. Add the students walking home from Orchard Park and additional traffic will create a fatality. A client from the Renaissance project just down the road was killed crossing highway 8. Admittedly, they did put a stop light there for those crossing the street but the inattention of drivers these days means crossing the road is a risk.

Parking - there is no where for people to park if there is insufficient parking for guests and residents in this building. I foresee them trying to park in the Dewitt Plaza which will create issues for the merchants there. As well, the size of individual units would be a concern for me as they are not geared for families @ 500 or 600 square feet units.

I would hope that planning looks at accommodating families in built or being built units. Regarding shadowing or construction or excavation - I have no concerns on that as the city is pretty progressive on monitoring all of that.

My main concern is traffic and fatalities together with parking and size of units being built.

Please include my comments as part of the official public record for this application.

I am a resident at [redacted]k and did not receive any notification of meetings for this project. I had to learn about this on line.

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 5:14:28 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

traffic, construction impacts, safety, neighbourhood character, and the impact on the Escarpment area.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Due-diligence: financial capacity of developer/developers behind One Way Path 520 Highway 8 DPA-2026-00023
Date: Wednesday, May 13, 2026 5:24:57 PM

You don't often get email from [redacted] Learn why this is important

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Dear Mr. VanRooi,

Perhaps the **development group** associated with OneWayPath Communities has a documented history of failing to execute projects. Specifically, their 400-unit assembly at 505 Yonge Street in Barrie, On. seems to be listed under Power of Sale.
The **development group** associated with OneWayPath Communities might not have enough money to build a **quality building.**

Can I rely on you to provide documentation from the **development group** that proves they have ample funding to successfully and timely complete the building at 520 Highway 8 DPA-2026-00023?

Thank you for fulfilling your public duty by looking into this.

Sincerely,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 Highway No. 8
Date: Wednesday, May 13, 2026 5:58:16 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Re: 520 Highway No. 8
File No: DPA-2026-00023

Attention James Van Rooi

As one of the residents, I strongly disagree to the proposal to put up 11 storey rental building in my neighborhood. This location is a residential area and we are paying high taxes. We want our own privacy and my backyard is next to the proposed land. Therefore, I don't want the rental building to built in my backyard whereas it will create noise all over the place. The area is already busy street and this will create more traffic. Tenants will occupy our streets as you will not have enough parking spaces for them. Moreover, this is a rental building and garbage will be one of the issues that will bother the neighborhood.

We are very upset with the proposal so please listen to us. We want our peace and privacy in our own houses.

Furthermore, this building should not be built here and find another place to put it up.

Complainant:
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application - DPA-2026-00023
Date: Wednesday, May 13, 2026 6:28:37 PM

You don't often get email from [redacted] Learn why this is important

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James Van Rooi - Senior Planner, City of Hamilton
520 Highway 8, Stoney Creek
DPA-2026-00023

Dear Mr. Van Rooi;

I am writing to you today regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am **VERY** concerned that the proposed development is too large for this site and it is not compatible with the surrounding neighborhood. This Proposed development is **NOT** wanted or welcomed in this neighborhood at all for many reasons.

My Concerns are this is a high traffic area, and this will only cause more unnecessary and unwanted congestion and busyness to this area. The adverse impacts on increased traffic flow/congestions and road safety impacts within the surrounding neighbourhood. The safety of our community is extremely important to me, there are three surrounding schools in this area, Our Lady of Peace Elementary School, Orchard Park Secondary School and St Clair of Assisi Elementary school we need to look at the road safety impacts, increased congestions leading to road safety concerns for drivers, pedestrians, cyclist and local residents.

Insufficient on-site parking for residents and visitors results in spillover parking into nearby residential neighbourhoods. Inadequate parking space will increase on-street parking pressures in surrounding neighbourhoods, causing more traffic disruption and inconvenience for nearby residents.

The proposed eleven-story building, including a mechanical penthouse is NOT compatible with the existing neighbourhood character. It would adversely impact the surrounding community and the entire escarpment regarding privacy, greenspace, sunlight, environmental quality, and visual aesthetics.

This geared to income proposed development will not only negatively affect the value of our property but also the stability of our entire neighbourhood. This development will also affect community safety, security, and the overall quality of life for nearby residents. I am concerned that the proposed development may strain community resources and negatively affect the residential character. The value of our property will be negatively affected.

- Increased Traffic, congestion and road safety impacts
- Insufficient parking and spillover parking into nearby neighbourhoods
- Privacy concerns for adjacent homes and properties
- Shadowing and loss of sunlight are affecting neighbouring residences
- construction related impacts such as noise, dust, vibration and disruption
- Excavation safety and potential risks to surrounding properties and infrastructure
- Negative impacts on neighbourhood character and community aesthetics
- Environmental and visual impacts on the Escarpment area
- Potential effects on drainage, erosion, and natural features
- Increased Strain on local infrastructure and services
- Property value concerns: This proposal will devalue our property and the entire neighbourhood

I ask the City to carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

I beleive the scale and intesity of the proposed development is incompatible with the existing character and environmental sensitivity of the surrounding neighbourhood and Escarpment area.

Please include my comments as part of the official public record for this application.

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: DPA-2036-00023
Date: Wednesday, May 13, 2026 6:34:50 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

As a resident living on [redacted] for 20 years I am greatly opposed to this high rise being built. Where will tenants park? There will be an overflow of cars needing a place to park. Therefore, our street will be the obvious street where people will park. It is already a congested street with the residents who live here. I will not have my street be a parking lot. Not to mention, the size, height and scale of the building. It is not compatible to the surrounding low-rise neighbourhood. The traffic in the morning is chaotic. I cannot even begin to imagine how it will be when this proposed building is built. Traffic on Dewitt is very dense and I have many safety concerns. The amount of buses and students will only add to the chaotic mornings all have to endure. Safety is huge for me and this aspect scares me a lot. I also am not happy with it being rentals. Who will be drawn to this? I am concerned about privacy, shadowing, and overlook into nearby backyards. People will be able to look directly into my backyard. I have a swimming pool and don't need spectators when I should be able to enjoy the privacy of my backyard. I am concerned about excavation and construction impacts on nearby homes, foundations, pools, and basements. Not to mention the amount of dust and disruption it will cause. The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]
Sent from my iPhone

From: [redacted]
To: Van Rooi, James
Subject: Application DPA-2026-00023 / Concerns regarding 520 Highway 8 Stoney Creek, Ontario Rezoning
Date: Wednesday, May 13, 2026 6:54:52 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Roos,

I am writing regarding the rezoning application for the above address and application #.
I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.
The few apartments along highway 8 in this area of Stoney Creek are mostly 3 - 4 stories high. I think there is one that is 7, which I think is too high for the area as well. I do not agree with putting an 11 storey, 161 unit building on that corner. The biggest concern is the lack of parking spaces that developers think are sufficient lately. There is only 103 parking spaces for those 161 units. The proposal is also 1, 2, or 3 bedroom units. It is very doubtful that everyone will only have one car in these rental units. Think young people trying to afford rents who both have separate vehicles. Most people in families have 2 vehicles at least, more if their grown children live at home. The city already has a shortage of parking in surveys due to squeezing in homes and not having big enough, or long enough driveways. Most homes already have to park one or more vehicles in front of their own homes, or on the side streets, if you can even park there. If, this, is approved, the tenants will be trying to park on the streets which already has an over abundance of street parking from the homes already in the neighborhood. Parking on Hwy 8, or Dewitt in this area is not an option.
This corner is already extremely busy, due to highway 8 and Dewitt Roads, not to mention Orchard Park High School and elementary schools in the area. You have extra traffic as people use Dewitt for mountain access, extra students driving to school or walking. I realize the city want more high density accommodations, however this is a lovely neighborhood, below the Escarpment, with great curb appeal and good sized yards. Which is why people moved to this area. Now the developer wants to spoil that for the people who have lived there for years. Most developers do not live in these areas where they want to build, so it does not matter to them. Not everyone wants to look at high rise buildings. Most of downtown Stoney Creek and the general area have apartments 4 - 6 stories and it should stay that way. However the builders say it is not feasible for them as they will not make enough of a profit. No offence but it is all about money.
I do not live in this exact survey, however I drive by this corner every day and it is already super busy. It is the same for myself however I live in a different survey. I am not a fan of how the city plans the surveys in the best of times. I feel each home should have a double driveway suitable for 4 vehicles, so families could park without having to constantly move vehicles to get in and out of said driveways. When apartments are being planned, they should blend in with the surrounding infrastructure, have enough parking for everyone who has a unit in the building. Some will say not everyone drives, people will use buses, walk LRT etc. I disagree with this if you are building a complex that has 161 units there should be 161 parking spots at least, same if there was 300 units, then there should be 300 parking spaces. I know a lot of people who live in apartments who want and need two spots, not one. The spaces would always be used.
The City of Hamilton should always carefully review rezoning and decide actually who benefits from these changes. I have never seen where it actually benefited long time home owners in the area where the development is being planned. We used to drive hwy 8 from Stoney Creek to St. Catharines and it was a lovely scenic drive, not anymore. It is getting worse regardless, but do we really have to have such an eyesore directly on a main intersection. Of course with the way things work in this province, the cities do not have a lot of say in what is allowed for building infrastructure. The builder will just take it to the Ontario Planning Board and they will get what they want regardless of what people think.The City of Hamilton, and the areas that made up Wentworth used to be lovely communities. However with the way the planning, building and just cramming everything so close together over the recent years, it has become unappealing and in my mind a very unattractive City.
I do not live in that actual survey, but I am constantly driving in the area. I can only comment on the disruption to traffic and parking as well as lack of scenery. I hope this rezoning application is rejected.

From: [redacted]
To: Van Rooi, James; Beattie, Jeff
Subject: DPA-2026-00023
Date: Wednesday, May 13, 2026 7:15:45 PM

External Email: Use caution with links and attachments.

Hello James. I am writing you about my concerns of the development at 520 HWY8. - high traffic area at a major intersection, high school traffic , bus and car traffic going to and from St. Clair school Glen Ashton is jammed morning and after. Plus people are using it as a parking lot in the evening now. With cars parked on GlenAshton all day hard for people to get threw the street now. -People still speeding up DeWitt Road and passing. Dangerous. -The lot is right on the corner which will be manager accident area. -100 units plus retail space, units will have multiple people live in which means more then 1 car per units. The 1 bedroom units 2 cars, 2 bedrooms 2 cars plus, 3 bedrooms 3 plus cars. Plus if they bring home work trucks that are not allowed to be parked on city streets. I am speaking from experience, I myself owns 3 vehicles. I know other families with multiple cars and they park on the streets. So way under parking spaces. - The height of the building will be blocking out sunlight to the homes that have been there for over 30 years. - Water pressure is already low in the area. I don’t know about sewage system handling - traffic study needs to be done for the full day. Not just off busy hours. - City needs to think about it’s already tax payer in area which is some of the highest tax area
- lots of areas that already have high rises. Like at end of Lake ave, old public school lot that is seating empty for years. Which will help the down town area. Closer to Go train station.
Regards [redacted]. Sent from my iPad

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 7:44:12 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am and on behalf of my neighbours writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

We are concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

Our concerns include:

The plan significantly exceeds the height of the general surroundings, which in compliance with existing guidelines are generally 2 to 3 stories.

This area already experiences significant congestion during rush hour. This building as proposed by the developer would introduce hundreds of new multiple vehicle trips, compounding already existing issues at a challenging intersection.

If this proposal is approved, it will set precedence for future applications which will change the character of our neighbourhood which we strongly oppose. Fruitland/ Dewitt Road area has developed around a lower density residential pattern which a high rise building would materially alter that character.

We ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include our comments as part of the official public record for this application.

Thank you.

Sincerely,

[redacted]

Sent from my iPhone

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Wednesday, May 13, 2026 8:43:12 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My primary concerns include:

1. Insufficient road infrastructure to support the additional traffic.
The proposed development is right at the corner of Dewitt and Hwy 8. This intersection is already congested, due to the fact that immediately east of the intersection, Highway 8 reduces to one lane in both directions. Furthermore, entrances and exits to the property would be located so close to the intersection that it would further compound the congestion issue and cause safety hazards for pedestrians/students.

2. Dewitt Road and Mountain Access
Dewitt Road has, over the last several years become an unintentional thoroughfare for commuters to gain access to the Hamilton Mountain / Binbrook areas. The road has become increasingly unsafe due to the high rate of speeds these drivers are doing. Adding potentially another 100 vehicles daily to Dewitt Road and the Dewitt Road mountain access would be detrimental in many aspects to existing residents and the area until infrastructure upgrades have been made.

3. Insufficient Parking.
The developer has included 103 vehicle spaces for 161 units plus ground floor commercial space. This allocation does not seem sufficient for residents as well
as any visitors and commercial use vehicles which would result in a significant number of vehicles having to rely on street parking which is not readily available except for on nearby side streets. These homeowners have enjoyed a peaceful quiet neighbourhood for decades and if residents of the development are forced to park off-site it will significantly deteriorate the character and safety of the existing residential neighbourhood.

3. Building height and effects on the neighbourhood character.
The area immediately surrounding this proposed development is mainly detached 2 storey homes or 3 storey buildings. Adding an 11 storey building with minimal road setback would be visually jolting to the character and sight lines of the green space of the escarpment.

4. Potential Precedent setting
Approving an 11 storey development could set a precedent for future developments leading to a further erosion of the natural beauty and views of the escarpment in this area of Stoney Creek

Respectfully, I ask that the City carefully review whether this proposal is appropriate for this location.

Bigger and taller doesn't mean better.

Please include my comments as part of the official public record for this application.

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application - DPA-2026-00023
Date: Wednesday, May 13, 2026 8:54:31 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

James Van Rooi - Senior Planner, City of Hamilton
520 Highway 8, Stoney Creek
DPA-2026-00023

Dear Mr. Van Rooi,

I am writing to you today regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned deeply that the proposed development is too large for this site and it is not compatible with the surrounding neighborhood. This Proposed development is something we were not expecting nor welcoming in this established neighborhood for so many reasons.

My Concerns are this is a high traffic area, and this will only cause more unnecessary and unwanted congestion and busyness to this area. The adverse impacts on increased traffic flow/congestions and road safety impacts within the surrounding neighbourhood. The safety of our community is extremely important to me, there are three surrounding schools in this area. Our Lady of Peace Elementary School, Orchard Park Secondary School and St Clair of Assisi Elementary school we need to look at the road safety impacts increased congestions leading to road safety concerns for drivers, pedestrians, cyclist and local residents.

Insufficient on-site parking for residents and visitors results in spillover parking into nearby residential neighbourhoods. Inadequate parking space will increase on-street parking pressures in surrounding neighbourhoods, causing more traffic disruption and inconvenience for nearby residents.

The proposed eleven-story building, including a mechanical penthouse is NOT compatible with the existing neighbourhood character. It would adversely impact the surrounding community and the entire escarpment regarding privacy, greenspace, sunlight, environmental quality, and visual aesthetics.

This geared to income proposed development will not only negatively affect the value of our property but also the stability of our entire neighbourhood. This development will also affect community safety, security, and the overall quality of life for nearby residents. I am concerned that the proposed development may strain community resources and negatively affect the residential character. The value of our property will be negatively affected.

- Increased Traffic, congestion and road safety impacts
- Insufficient parking and spillover parking into nearby neighbourhoods
- Privacy concerns for adjacent homes and properties
- Shadowing and loss of sunlight are affecting neighbouring residences
- construction related impacts such as noise, dust, vibration and disruption
- Excavation safety and potential risks to surrounding properties and infrastructure
- Negative impacts on neighbourhood character and community aesthetics
- Environmental and visual impacts on the Escarpment area
- Potential effects on drainage, erosion, and natural features
- Increased Strain on local infrastructure and services
- Property value concerns: This proposal will devalue our property and the entire neighbourhood

I ask the City to carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

I believe the scale and intensity of the proposed development is incompatible with the existing character and environmental sensitivity of the surrounding neighbourhood and Escarpment area.

Please include my comments as part of the official public record for this application.

[redacted]

From: [redacted]
To: Van Rooi, James; Beattie, Jeff
Subject: File No: DPA-2026-00023
Date: Wednesday, May 13, 2026 10:32:02 PM
Attachments: Dewitt ^0 Hwy 8.docx

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Attention James VanRooi,
Please find attachment for our concerns about the rezoning of property at 520 HWY 8.

Attention: James Van Rooi, Senior Planner

Re File No DPA-2026-00023

520 Highway 8

We are writing to voice our objections to this Application Plan Amendment and Zoning By-Law Amendment

We are directly behind this property. Our backyard is adjacent to the above-named property. This affects our privacy and noise level and will be an eyesore to see such an enormous building which is out of character with its surroundings. It takes away our privacy, especially any balconies and windows facing over any existing properties including ours. A proposed rooftop would add another story and add to our rights to privacy, increasing the noise level and be an eyesore. All properties in this area are mostly two stories and are community based. We have lived here since 1982 and watched this community grow. It is an area family based. The enormous building is rental units which does not give the sense of pride of ownership to this project.

Safety at the corner of Hwy 8 and Dewitt Rd is already facing many issues with Dewitt Rd being a one-way access up to the mountain. At rush hours with an advanced light still has the potential risks for many accidents. It is a busy intersection. Many school buses are bringing children home from schools in this area. Many pedestrians use the crosswalk to get to the bus stop on the north east side of HWY 8, also children and teens going to high school on Dewitt Rd, also the NW corner Dewitt Plaza is Tim Hortons, a Walk in Medical Centre, and convenience Store is across this intersection. There are cars speeding to get through

the lights as well as motorcycles in the warm months. To add an 11 story, 161 units with only 103 parking spaces to this corner intersection is asking for disaster. There are already parking issues on Salina Place and Pecan Court.

We are concerned that our property will directly be affected by evacuation and construction specifically to our pool, foundation, and basement and our HOME! Who is responsible for any damage? The property adjacent to this property at 520 Hwy 8 is higher on Salina and Pecan than 520 Highway 8 and the city made sure we maintain this property elevation. More insight into this proposal is needed. Financial and Technical capabilities for such an enormous undertaking on small property

The south side of Highway 8 is within the Niagara Escarpment Area Plan Urban Area and is considered a Scenic Corridor especially at cross section of Fruitland Rd, Dewitt Rd, Millen Rd and Green Rd. The current zoning protects these scenic views and needs to remain in place.

We have heard that the developer wants to flip this property once he gets his approval. This cannot and should not be allowed. It is zoned C2 after many years of input by the community, not by someone who is from out of town and does not have our community commitment and only wants to change it for his profit. Please ensure this builder has the financial capabilities to complete any process he undertakes to do any work to this property. Many properties have been undertaken and builders go bankrupt leaving unsightly unfinished projects.

This property once housed the original heritage Dewitt Family Homestead which unfortunately was torn down.

To build something with the community, seniors in mind such as the townhomes that are one story just down Hwy 8 and Dewitt would be much nicer for the area. Medical facilities, Professional space. It was a busy Day Care and Tutoring School which served many in this community until Covid.

The property is far too small to allow this to be rezoned to Mid Rise development Please consider the homes and family affected by this decision.

Sincerely

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 hwy#8 File No. DPA-2026-00023
Date: Wednesday, May 13, 2026 11:02:50 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Sir,
I am writing this to let you know that I was not pleased to hear that someone is planning to build an 11 storey building at 520 Highway#8. I was at the earlier meeting at Orchard Park School where One Way Path Group (OWPG) thought that they were going to show us how this building was going to improve the neighborhood. If you were at that meeting you would have seen a large contingent of angry neighbours from Salina Place and Pecan Court voicing their opposition. It quickly turned into a shouting match.

We live at the west end of Salina Place, backing on the property that is now under development with a nursing home and 2 rental buildings of 8 and 9 stories. Despite fierce opposition from the property owners on Salina Place, Dynasty Ave and Dynasty Place, that zoning amendment got shoved down our throats. Now, it appears that One way Path Group is hoping to get this zoning amendment passed in the same way. I cannot see how an 11 storey building can go on that little patch of land. I have a number of concerns:

-how can a 161 unit building only have 103 parking spaces? That’s 0.64 spaces per unit! This day and age, almost every household has a minimum of one vehicle, usually two. With one vehicle, you’re already 58 spaces short. Where are these people gonna park? In the bicycle spaces? Where are visitors going to park? Salina is already bad for parking and I can see many tenants using our street if they can’t find parking.

-with so many bicycle spots maybe OWPG is thinking that they will be renting to low income tenants. Low income buildings become run down and lower property values of the area. They also increase crime in the area. Right now, I consider our neighborhood to be very safe. How can you guarantee that our property values won’t nosedive and that we won’t see an increase in crime or break ins?

- as it stands right now, there are about 10 homes that will lose their privacy in their back yard, some of which have swimming pools and all of which have patios for entertaining. Do you think you’ll enjoy going for a swim or having friends over for a BBQ and seeing people standing on their balconies watching you? It’s why we’ve all put privacy fences around our homes.

We all bought our houses because it was a beautiful area to start our families and there weren’t any tall buildings encroaching on our properties. There is a crapload of land out in Fruitland. If you want to start erecting tall apartment/condo buildings, change the zoning out there and build all the 11 story towers you want. It’s ridiculous to put such a tall building on a postage stamp sized lot.

I’m really hoping that this doesn’t get railroaded through like Maria Pearson did with the nursing home property behind our house.

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application - DPA-2026-00023
Date: Thursday, May 14, 2026 8:03:28 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

- The proposed height and scale are not compatible with the surrounding low-rise neighbourhood.
- The increased traffic and safety impacts at Highway 8 and Dewitt Road.
- The privacy, shadowing, and overlook into nearby backyards.
- The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]
Neighbourhood

From: [redacted]
To: Van Rooi, James
Subject: Development on 520 Highway 8 (DeWitt Rd)
Date: Thursday, May 14, 2026 10:24:12 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is definitely not compatible with the surrounding neighbourhood.

My concerns include:

The proposed height and scale are not compatible with the surrounding low-rise neighborhood.

I am concerned about increased traffic and safety impacts at Highway 8 and Dewitt Road. There are several nearby schools (both elementary and secondary) and this development could cause huge safety issues.

I am concerned about excavation and construction impacts on nearby homes, foundations, pools, and basements.

The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 10:46:22 AM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:
- traffic, parking, privacy, shadowing, construction impacts, excavation, safety, neighbourhood character, impact on the Escarpment area,

As a resident on Salina Place first street on right off Dewitt, this 11 storey bldg will greatly impact our little enclave consisting of 2 courts with limited parking as is leaving us a handful of spaces near the corner of Dewitt and Salina to use for our guests.
The influx of people on this very busy corner due to school drop offs and access to upper Stoney Creek will deeply impact our neighbourhood. The 11 storey bldg proposal is ridiculous as this has been a 1 storey bldg, first as a home and then Oxford learning center that created a fair bit of chaos with drop offs and pick ups and again parking. I don't see how an 11 storey build with retail space on ground level (once again where in the world are they going to park) will work within our community.
I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this. I would accept a 2 storey build at best. A 161 unit build with 106 parking spots does not add up as most couples own 2 cars, that is reality.
Once again this is a preposterous request from this developer and the very fact they are requesting this is unnerving to us.
Why are we even entertaining this grand plan to ruin our neighbourhood.

Please include my comments as part of the official public record for this application.

Sincerely,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 11:39:05 AM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

1) The height of this proposed building is way too high for such a small space and will completely take over the entre intersection. The intersection of Dewitt and Highway 8 is extremely busy and this is especially true due to the fact that there are 2 schools directly on Dewitt Rd and another just off Dewitt on GlenAshton (one block south of Hwy 8). Also an important factor is that Dewitt is one of the very few mountain accesses, so is extremely busy during peak hours as everyone has to come through that intersection to proceed up the access. Having a huge building at that intersection will make an already dangerous intersection even worse with people entering and exiting the buildings driveways frequently so close to the traffic lights. Also I am concerned about privacy, shadowing, and overlook into nearby backyards ..especially with 11 stories! Also a great concern with a building like this so close to our street is that it will affect our property value in the future as we are going to lose the privacy of our residential "small street feeling" of our beautiful community.

2) We live on Salina Place, which is directly behind the proposed site and we are extremely concerned abut the potential impact this could have on parking on our street. Obviously there will not be enough parking for that many residents In the building so when they have visitors they will most likely be parking on our street. We have 2 small courts on our street and street parking is very limited even for the current residents. We are the closest street so it is inevitable that we would be impacted.

3) I am concerned about excavation and construction impacts on nearby homes, foundations, pools, and basements.

4) The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt

Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding Proposed High-Density Development at Highway 8 & Dewitt Road
Date: Thursday, May 14, 2026 12:49:23 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear James,

I am writing regarding the rezoning application for 520 Hwy #8, Stoney Creek - File DPA-2026-00023

This proposal is fundamentally out of scale and incompatible with the character of our established community. As a long-time resident, I believe several critical issues require careful, strategic consideration before any advancement of this application:

- **Height and Scale:** The proposed density and building height are inconsistent with the surrounding low-density neighbourhood and risk permanently altering the character of the area.
- **Traffic Impacts:** The intersection of Highway 8 and Dewitt Road already experiences congestion. Additional volume from a large development raises significant safety and capacity concerns.
- **Parking:** There appears to be insufficient on-site parking, which will inevitably lead to overflow into surrounding residential streets.
- **Construction Impacts:** The disruption from construction—including noise, dust, and heavy equipment—will significantly impact nearby residents over an extended period.
- **Excavation Risks:** Deep excavation poses potential risks to adjacent properties, including foundations, basements, and existing structures such as pools.
- **Privacy:** The scale and proximity of the development raise concerns about overlook into neighbouring backyards, Schools - all leading to loss of privacy.
- **Shadowing:** Increased building height will impact sunlight access for surrounding homes.
- **Noise, Dust, and Safety:** Both during and after construction, these impacts must be thoroughly assessed and mitigated.
- **School-Zone Impacts:** Increased population density may strain existing school infrastructure and more importantly raise safety concerns for children in the area.
- **Neighbourhood Compatibility:** The proposal does not align with the existing character or planning intent for this community.

Additionally, the south side of Highway 8 falls within the Niagara Escarpment Area Plan urban area and is recognized as part of a scenic corridor, particularly at key intersections such as Fruitland Road, Dewitt Road, Millen Road, and Green Road. The visual and environmental implications of this project in such a setting should not be understated.

Given the scale of this proposal, I strongly urge and expect the City to require more complete and detailed technical studies before considering any approval.

Further, as a matter of due diligence, the City should evaluate whether the applicant has the financial and technical capacity to successfully complete a project of this magnitude. It is critical to avoid the risk

of a stalled or partially completed development that could negatively impact the community for decades.

While the property is no longer the site of the old Dewitt Family farm home, there should be sensitivity in re-purposing this historic landmark site.

I appreciate your attention to these concerns and ask that they be given full consideration as part of the review process.

Sincerely,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns regarding the Development at 520 HWY 8 and Dewitt. DPA-2026-00023
Date: Thursday, May 14, 2026 1:17:50 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr Vanrooi,

Please see below my letter to Jeff Beattie about my questions and input about the proposed development **DPA-2026-00023** at the corner of HWY 8 and Dewitt.
Also I am adding further input below that I require to be added to information to be put before the Planning Committee.
Thank you very much,
[redacted]

From: [redacted]
Sent: Thursday, April 16, 2026 12:07 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Development at corner of HWY 8 and Dewitt

Dear Jeff,

Greetings to the man who gets things done.
Three things, or maybe four.

1. As it is now spring I am wondering if the powers that be have erected the one way signage on Dewitt Rd up to Ridge Road ?

I believe that the Transportation division has ordered signage and it will be installed soon (if not already).
I have been out of the country since the end of January so cannot check. For some reason I an locked out of things I need to access on the computer
and I wonder if you know the reason why it happens? I get a 403 or 404 error. Most annoying as I need to access stuff.
Sorry [redacted] ***– I ask my son-in-law for help with computer stuff, not my strong suit.***

2. What is happening to the land where the Community Centre / Church was pulled down

last year on HWY 8 ? What plans do the City have for it ?

The soccer fields will be retained at the back of the property, but we will have some future conversations about the front portion, where the old church was located. I have always advocated for some use on the property that focuses on seniors, possible in the form of affordable seniors housing? No decisions have been made, and as I said, the community will be a park of the discussion.

3) I cannot access www.ward10residents.ca to access more information about the proposed apartment block on the corner of HWY8 and Dewitt.
Again I get an error message. I don't know if you are in agreement with this planned development or not Jeff ?
The ward10residents.ca website was put up by a concerned community member and not by my office, so I have no control or input over it. What I can tell you is that I am opposed to the proposal.

If it goes ahead, I think it will be a huge disservice to the community. You will spoil a lovely area by building such a monstrosity. I understand that we need housing,
However, I feel that it would be much better situated further along towards Fruitland

**Road. Not to mention the horrendous traffic situation it will cause. I seriously think that the city
needs to rethink this one.**

I look forward to your comments.
If you'd like more information about the development proposal at 520 Hwy 8 (at DeWitt Road) please let me know. It's important that community members submit their thoughts directly to the City's Planning Department so that they can be included as part of the official public record on this proposal.
My team can connect with the details if you would like.

Thanks again!
Jeff

[redacted]

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am hugely concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

The **traffic** at this junction is already a problem as Dewitt is an access road to the top of the escarpment. I would like to point out that emergency vehicles use it to access the escarpment. Any extra traffic concerns would most likely influence life or death situations. Traffic patterns will become a nightmare.

Parking will become a problem on Dewitt and side streets adjacent to Dewitt as visitors will search for places to park. It is well known that apartment buildings never have enough visitors parking spaces. This would be compounded during holidays. Illegal parking becomes a dangerous nightmare. It will also impact visitor parking on adjacent side streets for local residents.

Privacy. There would be no privacy at all for the houses butting onto the perimeter of this proposed building. Decks, swimming pools and backyards in general would have real enjoyment curtailed by a building of this magnitude. When they purchased their properties they imagined living in a lovely subdivision, not backing onto a monstrosity as this proposed

development.

Shadowing. This proposed building will totally overshadow the houses abutting the perimeter. Cutting out light, sunlight and replacing it with an atmosphere of gloom. It would be virtually impossible to grow anything healthy in these backyards. This is going to impact mental health!

Construction impacts. Having lived through the building of other apartment buildings on HWY8 and Barton Street, construction becomes a nightmare for local residents for sometimes as long as three years. Driving and navigating such areas become nightmares. This proposed site is very small and there is virtually no space to put excavation, demolition rubble and new building materials. obviously it would mean an underground carpark. I shake my head! How long do they anticipate this project would take to build ? This would impact all residents in this subdivision and reduce their quality of life forever!

Excavation. This would have an impact on all surrounding dwellings, causing impact to foundations and causing family homes to be insecure and unsafe. It will affect swimming pools and cause untold damage. Who would be responsible for the damage ? Surely this is a huge problem.

Safety. I can see that there will be safety issues connected with building a huge building in this small space, both workers would be working under extreme pressure, and also the possibility of neighbourhood kids entering the building site to get some excitement which could well result in serious injuries. Plus sudden instability to surrounding dwellings could become dangerous, suddenly, and without notice.

Neighbourhood character. This is a beautiful neighbourhood that I am proud to live in. Even within a city it has a beautiful rural urban atmosphere that should be treasured. We have avid gardeners who are proud of their homes and the subdivision. We live here with joy and thanksgiving for a beautiful area to be enjoyed. If you allow this monstrous building to be built it will stand like a tower of destruction and ruin the gateway to our beautiful habitat. There is no other building anything like this in the area and it will be totally out of character. It is a bad scene all around. You must not allow this to go ahead!

Escarpment. Dewitt is an important route to the escarpment. One is already looking at it before you reach Dewitt. This monstrous building will cut off the view to look at this lovely area of the escarpment. It could cause accidents as people may not pay proper attention to traffic flows as they are negotiating the corner and dealing with vehicles wanting to make a left turn out of the proposed building. Why would you allow this beautiful area to be spoiled ?

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 1:56:33 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing to you about the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am very concerned that the proposed development and the rezoning of the current property is way too big for my neighbourhood, and is not compatible with the surrounding neighbourhood.

My concerns are:

1- Traffic - This will significantly increase the already high volume of traffic in the neighbourhood and surrounding areas. The roads in the area were built a long time ago and have already seen a massive influx of people drive on them. The already high volume of traffic is not fun to sit in especially since I have been in this neighbourhood all my life and seeing the number of people and cars on the road from when I was much younger to now is absurd.
2 - Parking - The parking around the neighbourhood on city streets is already maximized and more cars would make the area a zoo when it comes to parking.
3 - Construction traffic/personnel - There is no room to park and drive around cars as it stands in the neighbourhood, now you want to add construction vehicles and workers in an already congested area? That seems crazy to me.
4 - Project completion impact - The proposed developer would most likely not be living in the area or building when it is completed. So, build the thing, and leave with his/her money. It is not fair to the residents of the area that would now have to deal with the influx of people and vehicles in the area. It's easy to build something and leave, but when everyone around the area is upset with what is left, it is not fair.
5 - Schooling - All schools in the area are already packed with kids. I know for a fact that classes are at a maximum already, with students, and adding more kids to these schools is just not the right thing to do. It would be a big burden on not only the teachers, but buses also.

I would like to ask that our City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 2:10:52 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

The overall size of the building if approved will make it easier for other developers to build oversized buildings in an already congested area/neighborhood. The intersection at Hwy #8 and DeWitt is already very busy and worse at the end of a business day when workers leave work in Stoney Creek, DeWitt becomes an absolute race track as they use this roadway as a short cut to get up the mountain. My street which is Maple Drive has seen an overall increase in traffic since the last major construction at the Hwy #8 and DeWitt intersection as it is seen as a short cut to Ridge Road and another development would force drivers to again use this street as a personal raceway. There’s absolutely NO need to have such an oversized structure built in an already congested neighbourhood when there are vacant lands further East on Hwy # 8. I am imploring that city council recognize that this is a very unpopular and potentially dangerous decision to make. Other site considerations must be considered before you won’t be able to undo what you have done.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

Sent from my iPhone

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 2:12:35 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

Since I own the property next to the new development the traffic, parking, privacy, shadowing, construction impacts, excavation, safety, neighbourhood character, impact on the Escarpment area, or other issues, such as increased number of people living in the area this small, also the impact on the properties value especially the ones closest to the development.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Attn: James Van Rooi (Senior Planner, City of Hamilton) RE: 520 Highway 8 Stoney Creek - File: DPA-2026-00023
Date: Thursday, May 14, 2026 2:32:23 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. James Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:
1) Height and Scale, as I believe this will be a big problem for our area
2) Traffic concerns around Highway 8 and Dewill Road, as well as Parking and overflow parking concerns for our area.
3) Contruction impacts to surrounding houses in the neighbourhood
4) Privacy and overlook into backyards
5) Impact of school zones and safety for children, and pedestrians walking frequently by that busy corner on Highway 8 and Dewitt Road
6) Compatability with surrounding neighbourhood
7) the south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road
8) whether the City should require more complete technical information before considering approval
9) whether the applicant has the financial and technical capacity to complete a project of this scale without leaving a stalled or incomplete site

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Dewitt Rd and Hwy 8
Date: Thursday, May 14, 2026 2:33:53 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

We are opposed to the new building planned for this site. It will cause traffic concerns around 2 schools.
It doesn't fit in with the current buildings nearby, and will impact traffic flow at an already busy intersection.
The noise, dirt and dust will make unpleasant conditions for the residents.
We hope you will reconsider this planning situation.
Thank you.
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 6:40:14 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing to provide my comments regarding the rezoning application for 520 Highway 8 in Stoney Creek (file DPA-2026-00023).

I have concerns that the proposed development is too large for the site and does not fit well with the surrounding neighbourhood.

In particular, I am concerned about:
such as traffic, parking, privacy, shadowing, construction disruption, excavation, safety, neighbourhood character, or impacts on the Escarpment area.

I respectfully ask the City to carefully consider whether this proposal is suitable for this location and whether it aligns with the existing planning policies for the area.

Please ensure that my comments are included in the official public record for this application.
Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 9:28:19 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood. I have lived on Dewitt Road for 40 years and have seen the area develop.

My first concern regarding this development is that it is too large!
There is no need for a building of that height to be erected on the corner of Highway 8 & Dewitt Road.

If this development is approved, the residents will be impacted with more traffic than what we already have to deal with. There is only one driveway in and out of the apartment building that is on Dewitt Road, it will only be yards away from the intersection and that will impeded traffic.

There will also be a privacy issue, as our backyards will no longer be a private space for us to enjoy. We will have several others looking down into our yards.

The building plans state that there aren't parking spots for all the units in the apartment building, so in turn our side streets will be full with the overflow vehicles due to lack of parking.

I'm concerned with the excavation, will it effect our homes surrounding the property, will our foundations be impacted and our in-ground pools not to mention the amount of dirt that will end up in our pools, hot tubs and in our homes from all the construction. There will be a noise issue due to construction with dump trucks, excavators and whatever other machinery that is required.

I don't feel this is the right spot for a building of that size and will not complement the area. I object to having this development.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]
Sent from my iPhone

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 10:10:47 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing to you about the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am very concerned that the proposed development and the rezoning of the current property is way too big for our neighbourhood, and is not compatible with the surrounding neighbourhood.

My concerns are:

1- Traffic - This will significantly increase the already high volume of traffic in the neighbourhood and surrounding areas. The roads in the area were built a long time ago and have already seen a massive influx of people drive on them. There is already high volume traffic in the area. I can't imagine how horrible it will be if this building gets approved.
2 - Parking - The parking around the neighbourhood on city streets is already maximized and more cars would add extra unneeded congestion.
3 - Construction traffic/personnel - There is no room to park and drive around cars as it stands in the neighbourhood, now you want to add construction vehicles and workers in an already congested area? That just doesn't make any sense.
4 - Project completion impact - The proposed developer would most likely not be living in the area or building when it is completed. So, build the thing, and leave with his/her money. It is not fair to the residents of the area that would now have to deal with the influx of people and vehicles in the area. It's easy to build something and leave, but when everyone around the area is upset with what is left, it is not fair. The area is not designed for that large of a building.
5 - Schooling - All schools in the area are already packed with kids. I know for a fact that classes are at a maximum already, with students, and adding more kids to these schools is just not the right thing to do. It would be a big burden on not only the teachers, but buses also.
6 - Compatibility with the surrounding neighbourhood - Our neighbourhood is mainly single home houses with a few townhouses here and there. The proposed large building will not flow with the rest of the neighbourhood, not to mention the space would be tight. That corner lot is not made for something that large to hold that many residents. Dewitt is busy as it is.
7 - South side of Hwy 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor - We need to keep it that way and not build monstrosities to mask the beauty of our city.
8 - Privacy - This building will be so tall that we will lose our own privacy in our own homes and yards. This is Stoney Creek, not downtown Toronto.

I would like to ask that our City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 11:09:03 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

Sir, I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek - file DPA-2026-00023.

As a resident of this community for more than 45 years, may I share a few of my concerns?

I am concerned the proposed development is far too large for this site, and will most certainly be visually/physically incompatible with the surrounding area.

I am concerned for the privacy of neighbouring homes and backyards, and the shadowing this building will cause on nearby streets and sidewalks, not to mention severely restricting the view of the Escarpment for many residents.

I am concerned about increased traffic and the daily risk it will present to students of Orchard Park High School and St.Claire Catholic Elementary. And I am concerned about what will undoubtedly accompany this influx of vehicles - a shortage of parking!

I am also concerned for the current zoning regulations of the Niagara Escarpment Area Plan.They have long protected the cherished south side of Highway 8. Change the zoning for this particular applicant and we might find we’ve set a shameful, irreversible precedent.

I am concerned alright. Very concerned.

I ask that the City carefully assess whether this proposal is *appropriate for this location.* I think it is not.

Please include my comments as part of the official public record for this application - file DPA-2026-00023. Thank you.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, May 14, 2026 11:22:33 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is much too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:

1. traffic congestion especially at the busy Dewitt Highway 8 intersection
2. where will the building tenants' cars be parking
3. extensive construction delays to highway 8 and Dewitt Road including excavation for foundation, underground utilities, building construction etc.
4. the site is not large enough to accommodate building materials, supplies, contractor trailers and construction equipment which means large tractor trailer trucks continually bottling up the roads
5. safety of elementary and high school kids on much busier roads
6. an 11-story building is completely out of character for the neighbourhood and intersection

I request the City of Hamilton alter this proposed construction to a building that is appropriate for this location and ensure it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff; [redacted]
Subject: DPA-2026-00023.
Date: Friday, May 15, 2026 1:45:56 PM

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,
We are writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.
We're concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.
Our concerns include:

- Based on the information provided, this building takes more than the allowable space provided, **both in height and lot coverage.**
- The impact on traffic, at this already busy intersection. It is busy not just in 'peak' hours, but also during the day when the students/parents of the 3 schools who empty out to Dewitt are coming and going, **All three schools have different start and finish bell times, impacting traffic flow, from 0800hrs to 0840hrs and 1408 to 1515 hrs.**
- The size and scope of this building is not in line with the current esthetics of the neighbourhood.
- While the builder's documents suggest there is public transit a one minute walk away, there is no grocery store within walking distance.
- We are very concerned where the occupants of this building would park.

- If this proposal is approved with Official Plan or Zoning By-law amendments, those approved parameters become a reference point for future applications. The character of the neighbourhood could change incrementally through a series of precedent-setting approvals.
- The infrastructure in this area is at least 40 years old, and not likely built to accommodate the additional load (especially as there is a new LTC facility also being built).
- This building will drastically impact the privacy of the homes in the adjacent streets.

We ask that the City carefully review whether this proposal is appropriate for this location, and whether it conforms with the existing planning framework for the area. Please include my comments as part of the official public record for this application.

Sincerely,
[redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Friday, May 15, 2026 4:40:11 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

This email correspondence is about the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am deeply concerned that the proposed development is too large for this site and it will have negative impact on the entire community as it is not compatible with the surrounding neighbourhood as well as it may create many safety issues.

My concerns include the following:

- Height and scale
  - The proposed height and scale are not compatible with the surrounding low-rise neighbourhood. It will look odd and ugly placing the 11-story apartment building in the centre of mostly 2 storeys-height single family homes. We like to continue to live in Stoney Creek specific surroundings and not the like New York high rise buildings.
- Impact on the Escarpment Area
  - The south side of Highway 8 is within the Niagara Escarpment Area Plan urban area and is considered a scenic corridor, especially at the main cross sections of Fruitland Road, Dewitt Road, Millen Road, and Green Road. The views of the Escarpment driving south toward these main intersections are something we cherish and should protect for future generations. The current zoning does this. Any changes to the zoning will change that forever and the future generations will be able to see these beautiful scenic views only on the archived pictures.
- Concerns about increased traffic and safety impacts at Highway 8 and Dewitt Road.
  - I am deeply concerned about increased traffic at Highway 8 and Dewitt Road. This intersection is already very busy during the traffic hours. The proposed building will have 161 units, so it is easy to predict that there will be 160 to 200 additional cars coming usually twice a day to this area. The building will be located exactly at the corner of the busy intersection and it will have exit and enter driveways, so these 160-200 cars will have to merge right on the intersection to the existing traffic. No-one have to be an expert to see that this will create the traffic chaos during the rush hours and the real danger zone especially for the pedestrians and bicyclists.
- Concerns regarding children and students coming to schools
  - The proposed location is very close distance to two elementary schools and on high school, so there is many young children and teenagers going to their schools every day and passing right near this proposed high-rise apartment building. The increased traffic as described above will make many serious safety issues for the students trying to pass

across these roads.

- Impact on increased noise level and pollution
  - Additional 161 units squeezed in such a small area will have a dramatic impact on the levels of pollution and the increased noise for the entire neighbourhood.
- Parking concerns
  - The proposed building will have 161 units, some of which will be 2 or 3 bedrooms. It is easy to predict that normally there will be at least one car per unit, while some tenants may have 2 or even 3 cars in one unit. The simple arithmetic tells us that by the very conservative estimate there will be about 200 additional cars, but the project calls for only 103 vehicle spaces. Where the remaining close to 100 cars are going to park? The good guess saying that they will be parking on all side streets in the neighbourhood. How this is going to work? Where to find spaces for 100 cars? What about the people that already living in these side streets and they need to use some of these street parking spaces.
- Concerns about privacy, shadowing, and overlook into nearby backyards
  - The tenants from the higher floors of this proposed apartment will have the great and unobstructed view on all back-yards in the neighbouring houses. The privacy of people living in these houses will greatly be affected.
- Good and complete assessment of the impact of this proposed project before decision for zoning change is made
  - I feel, the amount of the potential negative impacts to the quality of life and safety of the people in our community require the City to complete all technical and urban development studies and professional independent consultations before considering any approval.

I would like to ask that the City of Hamilton carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Friday, May 15, 2026 8:34:20 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

I am concerned that the proposed development is too large for this site and is not compatible with the surrounding neighbourhood.

My concerns include:
- A significant increase in traffic
- Street parking due to increased vehicles
- privacy
- construction impacts, including excavation and safety
- negative chance to the neighbourhood character
- negative and significant impact on the Escarpment area

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 highway 8. File no:Dpa-2026-00023
Date: Friday, May 15, 2026 10:13:23 PM

External Email: Use caution with links and attachments.

Hi James it's [redacted] from [redacted] Stoney creek we got this notice regarding re zoning on 520 hwy 8, My family and I have many concerns if this project were to go through and I'm sure many other families feel the same way, for my family, our privacy is very important to us, and having a residental building, behind our living space would play a huge role with that, especially since we are always in the backyard, enjoying our family time, the building would cause us to not feel comfortable being back there, moving forward with some other concerns, the building would cause a lot more noise, as we already live n the side street we expedite lots of noise pollution, cars driving, loud music and more, having this building would only add to that, affecting my families lives, additionally I'm afraid that having a building would cause many parking problems, which also may lead to safety concerns and obviously increased theft is always a concern as well. The more I think about this project I only see negatives for me and my family, the more I think I can see is losing our natural lighting due to shadows of the building and more, my family and I, many the rest of the community don't see this project as a postage for our day to day living, a home should feel safe, happy and comfortable, without stress and extra issues, this project will prevent that from my family even we all did are investments in housing that there is commercial property beside us it's will leave very big effect on our property value and we are working on day and night to live and raise our children in Better neighborhood more than that having a building on corner intersection effect on traffic flow and cuts off all that green space having heavy construction also could impact on land shifting maybe damage to our property there is big list sir everyone in neighborhood so frustrated since they listen that bcoz will effects on every house as value and day by day living please hopefully you will understand in end if city will willing to take care of are loss and that party I will think this is affecting on our mental health and stress no one will going to buy are property in future hopefully you guys respect our concerns as residents of this beautiful city thanks.

With regards
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Friday, May 15, 2026 11:26:26 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023.

This proposed building is going to be very huge for the area it's been proposed.

Things are already very chaotic in the area and buildings like these will bring a lot more issues like traffic, parking, privacy, shadowing, construction impacts, excavation, safety, neighbourhood.

I ask that the City carefully review whether this proposal is appropriate for this location and whether it conforms with the existing planning framework for the area.

Please include my comments as part of the official public record for this application.

Sincerely,

[redacted]

[redacted]

From: [redacted]
To: Van Rooi, James; Beattie, Jeff
Cc: [redacted]; Coffey, Jackie
Subject: re: DPA-2026-00023
Date: Wednesday, May 20, 2026 2:44:46 PM

External Email: Use caution with links and attachments.

Hello Jeff and James.
Thank you for the clarification around the term 'student housing' in the documents associated with this building.
I am now curious, how many other errors might be in the volumes of documents, that have gone unnoticed.
Could there be other errors, that perhaps would benefit the 'proponent' of this proposal?
Whose role is it to ensure the documents are correct?
I'm afraid finding this error has increased my skepticism about this project, and those responsible at the city of Hamilton who are accountable for ensuring everything is executed properly.

thank you,
[redacted]

From: Beattie, Jeff
To: [redacted]
[redacted] Coffey, Jackie; Van Rooi, James
Subject: RE: Proposed 520 Hwy 8 project.
Date: Friday, May 22, 2026 2:07:26 PM
Attachments: image001.png

[redacted]
Thanks for reaching out!

I’ve cc’ed James on my reply – hoping that he can directly confirm receipt of your email.

As for the other points – I’d be happy meet with you in person, or have a phone chat to further. If you could contact Jackie in my office (Jackie.Coffey@Hamilton.CA) or 905-546-2701 - she can assist to find a time that works.

Thanks again and looking forward to chatting with you soon!
Jeff

Jeff Beattie
Councillor – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

From: [redacted]
Sent: Thursday, May 21, 2026 2:02 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Proposed 520 Hwy 8 project.

External Email: Use caution with links and attachments.
Hello Jeff,
I am reaching out to you regarding the DPA-2026-00023.

You had responded to my sending you a draft of a letter to James VanRooi. I did make a

few changes and sent to VanRooi, cc'd to you.

The purpose of this letter is:
1. I am wondering if the email did reach Mr VanRooi. I was hoping they would acknowledge.
2. If it was 'trashed' (accidentally or deliberately), my attending the meeting would be of minimal, if any, value.
3. We haven't had a meeting ourselves on this issue. Only time I met you personally was during a meeting regarding cyber crimes.

Just so you know about me a little bit,
I am
[redacted]
My education and other background in brief:
1. I have M.Sc. degree in Geology and Geophysics
2. I have worked as a Geolost / Geological Engineer / Hydrogeologist /Cdn. Army Engineer (Captain, Service Battalions Calgary and Downsview RCEME - LORE Branch, commissioned 1976), now retired, a Veteran.
I have Veteran's NDI 75 & CAF ONE Cards, a member of Cdn. Legion.
3. In Civilian jobs I have 37 years experience in real estate sales (Hamilton, Toronto Mississauga, etc.), 12 years sales/ installation experience in Computer Technology office and business equipment.

Now retired I do some volunteering from time to time.
I am a Master negotiator, dispute resolution mediator, etc.

My mediation skills are refined by the invaluable military officers' trainings.
I speak several languages.

I would be happy to assist you in Ward 10 meetings, if needed (or other activities).

Thank you, Jeff,

Sincerely,

[redacted]

From: Beattie, Jeff
To: [redacted] Van Rooi, James
Cc: [redacted]; Coffey, Jackie; Saddik, Leena
Subject: RE: Development at 520 HWY 8
Date: Thursday, May 28, 2026 3:12:32 PM
Attachments: image001.png

Hi [redacted]
Sorry for the delayed response, and thanks for sharing your thoughts. Please ensure that you also send your comments to the City's Planner on file so that they are included in the finial report that will be going to the planning committee when this decision comes forward in July.

The planner on file is @Van Rooi, James, and he can be reached at james.vanrooi@hamilton.ca

Many thanks,
Jeff

Jeff Beattie
Councillor – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

From: [redacted]
Sent: Wednesday, May 20, 2026 1:59 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Cc: [redacted]
Subject: Development at 520 HWY 8

External Email: Use caution with links and attachments.

Mr. Beattie,
My wife and I have lived at [redacted], for over 44 years. We have seen a huge expansion of single family homes in our area over the years.
We take pride in the way this area has grown and has been maintained.

We fully understand the need to provide affordable housing, but placing an 11 floor building in this location would stick out like a sore thumb as well as increased traffic during peak times of the day. It would also block a portion of our view of Lake Ontario.

We are not naive enough to expect that this project would be cancelled. $$$$$$$$$
Maybe a fair compromise on the number of floors.

Please keep us updated on the progress of this project.
Many Thanks,

[redacted]

From: Executive Director
To: Van Rooi, James
Cc: Beattie, Jeff
Subject: Re: DPA-2026-00023 – 520 Highway 8 Development Application – Parking and Compatibility Concerns
Date: Friday, May 29, 2026 1:17:09 PM
Attachments: Stoney_Creek_Chamber_Submission_DPA-2026-00023_520_Highway_8.pdf.docx

External Email: Use caution with links and attachments.

Dear Mr. VanRooi,

Please find attached a submission from the Stoney Creek Chamber of Commerce regarding Development Application DPA-2026-00023 (520 Highway 8).
We respectfully request that this correspondence be included in the official record for the application and considered as part of Planning Staff's review.

Please confirm receipt of this submission and its inclusion in the public file.

Thank you for your time and consideration.

Sincerely,
Brenda

Brenda Wilson Executive Director
Stoney Creek Chamber of Commerce
21 Mountain Ave South ON L8G 2V5
www. chamberstoneycreek.com p. 905.664.4000
Serving the communities of Stoney Creek, Upper Stoney Creek, East Hamilton, Glanbrook, Elfrida, Binbrook, and Winona.

JUNE EVENTS

1 **BA5** with Downtown Stoney Creek BIA Thursday June 4th 5-7pm REGISTER HERE

2 LUNCH & LEARN Build a Business Someone Would Want to Buy (Even If You're Not Selling Yet) Wednesday June 10th Noon REGISTER HERE

3 ANNUAL GOLF TOURNAMENT Thurs June 18th REGISTER HERE

4 NEW DATE Social Media Hands-on Workshop Monday June 22nd Find out the difference between getting noticed and getting customers. REGISTER HERE

5 **BA5** at the New East Side Mario's at Winona Crossing Thursday June 25th 5-7pm REGISTER HERE

STONEY CREEK
CHAMBER OF COMMERCE
GROWING BUSINESS TOGETHER

May 29, 2026

Dear Mr. VanRooi,

I am writing on behalf of the Stoney Creek Chamber of Commerce to provide formal comments regarding the development application for 520 Highway 8 (File No. DPA-2026-00023).

I would like to state at the outset that the Stoney Creek Chamber of Commerce supports the need for additional housing, including purpose-built rental housing, within the Stoney Creek community. However, we have significant concerns regarding the proposed parking supply and its alignment with the realities of this location.

1. Parking Supply Not Supported by Applicant's Own Data

The proposal includes 166 residential units with 103 parking spaces, representing approximately 0.62 spaces per unit. Based on a review of the applicant's Transportation Impact Study, this ratio appears inconsistent with the transportation patterns identified for the site.

The study indicates that:

- Approximately 47% of trips are by auto driver and an additional 17% by passenger, meaning roughly 64% of trips are car-based.
- Transit usage is identified at only 22% for residential trips.
- The site has a Walk Score of 56 ("some errands require a car") and a Bike Score of 53 ("somewhat bikeable").

These figures do not reflect a car-optional environment. Rather, they demonstrate continued reliance on private vehicles.

2. Unit Mix Indicates Higher Parking Demand

The proposed unit mix includes:

- 123 one-bedroom units
- 30 two-bedroom units
- 13 three-bedroom units

The inclusion of a meaningful number of two- and three-bedroom units suggests occupancy by families, couples, or shared households, which typically require one or more vehicles. A parking ratio significantly below one space per unit does not appear to reflect this reality.

3. Risk of Spillover Parking

Concerns regarding insufficient parking were clearly raised during the public consultation process, including the potential for overflow parking onto nearby streets such as Salina Place.

Given the demonstrated car dependency in the applicant's own data, there is a high likelihood that unmet parking demand will be displaced into the surrounding neighbourhood. This would negatively impact existing residents, visitor parking availability, and potentially local businesses.

4. Transit Justification is Premature

The reduced parking ratio is justified in part by reference to transit-supportive development and future higher-order transit potential.

However:

- The site is currently served primarily by bus transit.
- No higher-order transit (e.g., LRT) is currently in place or operational.
- The existing transit service does not appear sufficient to materially reduce car ownership in the near term.

Further, the actual transit service levels serving the site do not appear sufficient to support a substantially reduced parking ratio. While the application references transit-supportive

development principles, the primary route directly serving the site (HSR Route 55 – Stoney Creek Central) operates at approximately 30-minute intervals for much of the day.

This level of service does not reflect the level of service typically associated with high-frequency transit corridors, which are commonly planned around 10–15 minute service intervals by agencies such as Metrolinx, the TTC, and the Province of Ontario. Access to higher-frequency transit service, such as the Route 10 B-Line, requires a transfer connection through Eastgate and is therefore less practical for many daily commuting trips.

In this context, continued reliance on private vehicles should reasonably be expected.

As such, the proposed parking ratio appears to rely on future conditions that are not yet realized.

5. Planning Balance and Site Design Trade-offs

The application materials indicate that increased landscaping and buffering have been achieved in part by reducing surface parking.

While landscaping is important, this represents a design trade-off. The impact of reduced parking should not be transferred to surrounding residential streets. Site design objectives should be balanced without creating off-site impacts.

6. Requested Consideration

Given the above, we respectfully request that Planning Staff:

- Require a reassessment of the proposed parking supply based on local car ownership patterns and the unit mix;
- Consider whether the proposed parking ratio appropriately reflects current transportation realities in Stoney Creek;
- Require a more robust and enforceable parking and Transportation Demand Management strategy;
- Evaluate potential spillover impacts on adjacent residential streets as part of the review.
- Confirm that the proposed parking supply remains adequate following review by utility providers, as utility servicing requirements such as pad-mounted

transformers, utility easements, and associated access clearances may reduce the number of functional parking spaces ultimately available on site.

7. Impact on Local Businesses

The Stoney Creek Chamber of Commerce is also concerned that insufficient on-site parking may create spillover parking pressures on nearby commercial properties and local businesses.

Businesses along the Highway 8 corridor rely on customer and employee parking availability. Where residential parking demand exceeds on-site supply, surrounding commercial areas often experience unintended parking conflicts. This potential impact should be considered as part of the City's review.

Closing

In summary, while the provision of new housing is important and supported in principle, the proposed parking ratio is not supported by the applicant's own transportation data and does not align with current transportation conditions in this area. Without appropriate adjustments, the development risks creating ongoing impacts for the surrounding community and neighbouring businesses.

We respectfully request that Planning Staff give careful consideration to these concerns as part of their review and recommendations regarding this application.

Thank you for your consideration of these comments.

Brenda Wilson Executive Director

Stoney Creek Chamber of Commerce

21 Mountain Ave South ON L8G 2V5

www. chamberstoneycreek.com p. 905.664.4000

Serving the communities of Stoney Creek, Upper Stoney Creek, East Hamilton, Glanbrook, Elfrida, Binbrook, and Winona.

From: [redacted]
To: Van Rooi, James
Subject: 520 Highland Road – Former Child Care Centre and Interest in Future Opportunities
Date: Thursday, June 11, 2026 6:08:15 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. James Van Rooi,

My name is [redacted], and I am a licensed home child care provider through Today's Family with over 25 years of experience in early childhood education and child care operations.

I recently became aware of the proposed redevelopment plans for the property located at 520 Highland Road. I understand that the deadline for public comments has passed, and I apologize for reaching out late. I only recently noticed the development signage while driving by the property and wanted to share my thoughts.

As you may be aware, access to licensed child care continues to be a significant challenge for many families in Hamilton and across Ontario. The demand for quality child care spaces far exceeds the available supply, creating difficulties for parents who are trying to return to work and secure reliable care for their children.

I understand that redevelopment of the site is being proposed; however, I was hoping to learn more about the current status of the former child care facility. Specifically, I am curious whether any efforts have been made to preserve the existing child care use, whether there have been inquiries from child care operators, and whether there may be opportunities for a child care component to remain part of the property or future development.

I am currently exploring opportunities to expand my child care business and open a licensed child care centre of my own. Given the significant community need, it would be unfortunate to see a purpose-built child care facility permanently removed without considering options to continue serving local families.

If there are opportunities to purchase, lease, or otherwise pursue the property for child

care purposes, I would greatly appreciate any information you may be able to provide, or direction on who I should contact regarding ownership and future plans for the site.

I am passionate about providing high-quality early learning and child care programs and would welcome the opportunity to contribute to addressing the growing need for child care spaces within our community.

Thank you for your time and consideration. I appreciate any information or guidance you can provide.

Sincerely,

Thank you,

[redacted]

care purposes, I would greatly appreciate any information you may be able to provide, or direction on who I should contact regarding ownership and future plans for the site.

I am passionate about providing high-quality early learning and child care programs and would welcome the opportunity to contribute to addressing the growing need for child care spaces within our community.

Thank you for your time and consideration. I appreciate any information or guidance you can provide.

Sincerely,

Thank you,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: 520 hwy 8 and other high rises
Date: Wednesday, July 8, 2026 1:37:20 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email: Use caution with links and attachments.

I noticed on several recent applications that the number of parking spaces is substantially less than the number of residential units. Bicycle spaces very plentiful except this is Canada not California or Florida where bicycles can be used all year. Where are residents or customers to the commercial 1 st floor units expected to park? Thank you in advance for providing some insight. In Toronto, I was involved in high rise condo building management, condos where there were always fewer parking spaces than apartments however these buildings were within walking distance to subways etc. [redacted]
Sent from my iPad

From: [redacted]
To: Beattie, Jeff
Cc: Van Rooi, James
Subject: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023
Date: Thursday, July 23, 2026 2:53:50 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hi Councillor Beattie,

I'm writing because I'm concerned about the proposed 11-storey, 161-unit rental building at the corner of Highway 8 and Dewitt Road. I have copied Mr. Van Rooi so my comments can also be included in the review of file DPA-2026-00023.

I live in the neighbourhood and travel along Dewitt Road at least twice each workday because my workplace is also located on Dewitt Road. My son will also be using the HSR stop at this corner to travel to university. Because my family regularly drives, walks and uses transit in this area, I am especially concerned about how the additional traffic and vehicle access from this development could affect the intersection and the safety of pedestrians and transit users.

I understand that more housing is needed, and I'm not opposed to development at this location. However, an 11-storey building seems much too large for this particular corner. The surrounding area is mainly single-family homes, townhomes and small plazas, and there are no other buildings nearby that are close to this height or size.

My biggest concern is the added traffic and the safety of students and pedestrians. St. Clare of Assisi Catholic Elementary School is directly behind the proposed property. Orchard Park Secondary School and Brewster Pool are also nearby along Dewitt Road. This area is already very busy, especially before and after school, and the proposal would add 161 households as well as ground-floor commercial space.

I am asking the City to look closely at:

- traffic at Highway 8 and Dewitt Road during school arrival and dismissal times
- pedestrian and student safety, including crossings and turning vehicles
- where vehicles would enter and leave the property
- whether there is enough parking for residents, visitors, employees and customers
- the possibility of overflow parking on nearby residential streets
- whether Dewitt Road and the intersection can handle the additional traffic
- how an 11-storey building would fit beside the surrounding homes and townhomes
- whether the building will have appropriate setbacks and step-backs to reduce privacy

and shadow concerns

- where garbage pickup, deliveries, loading and moving trucks would be located

I would also appreciate knowing whether traffic, parking, shadow and design studies have been completed and how residents can review them.

I would be more comfortable with a lower building that is better suited to the size of the property and the surrounding low-rise neighbourhood. As proposed, I do not think an 11-storey building is a good fit for this corner.

Could you please let me know your thoughts on the proposal and whether your office will be raising these concerns during the planning review?

Thank you,

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 4:50:22 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Thank you for the information.

I currently have view to the escarpment and with this addition and new build this view will now be taken away from the view from my house and thus reducing value of my home. I do not accept this new build in any regard.

Thanks
[redacted]

On Jul 24, 2026, at 4:30 PM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

Please be advised that amended application materials have been received for 520 Highway No. 8.

The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

A link to the revised materials is below:
520 Highway 8, DPA-2026-00023

If you have new comments related to the revised materials, please provide comments, if any, by August 7th.

The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.

You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

<Notice of Amended Complete Application.docx>
<DPA-2026-00023_LocMap.doc>

From: [redacted]

Subject: RE: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 4:59:35 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Thank you for the information.

I am still opposed to the development.

[redacted]

-------- Original message --------
From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: 2026-07-24 16:30 (GMT-05:00)
To: [redacted]

[redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

Please be advised that amended application materials have been received for 520 Highway No. 8.

The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

A link to the revised materials is below:

520 Highway 8, DPA-2026-00023

If you have new comments related to the revised materials, please provide comments, if any, by August 7th.

The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.

You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

Planning & Economic Development Department

City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

From: [redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 5:30:30 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Thank you for keeping me informed.

These proposed amendments do nothing to appease my numerous objections to this ill-conceived eyesore. My position remains as it has always been: an emphatic NO!

[redacted]

On Fri, Jul 24, 2026 at 4:59 PM pichecma [redacted] wrote:

> Thank you for the information.
>
> I am still opposed to the development.
>
> [redacted]
>
> -------- Original message --------
> From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
> Date: 2026-07-24 16:30 (GMT-05:00)
> To: [redacted]

[redacted] Notice of Amended Application

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

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Development Planning,

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City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

From: [redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:14:29 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Not only is this ammendment disrespectful to our community it shows that you are not serious people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned it should remain as is.

[redacted]
Sent from my iPad

On Jul 24, 2026, at 5:30 PM, [redacted] wrote:

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[redacted]

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From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: 2026-07-24 16:30 (GMT-05:00)
To:
[redacted]

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James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

Planning & Economic Development Department

From: [redacted]
To: Van Rooi, James
Subject: Fwd: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:20:36 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

James please reframe from the copy to all. I don’t want many emails on this from other people. Please do the BCC thanks

[redacted]

Begin forwarded message:

From: evainfanti@gmail.com

[redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

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[redacted]

Sent from my iPad

[redacted]

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[redacted]

On Fri, Jul 24, 2026 at 4:59 PM [redacted] wrote:

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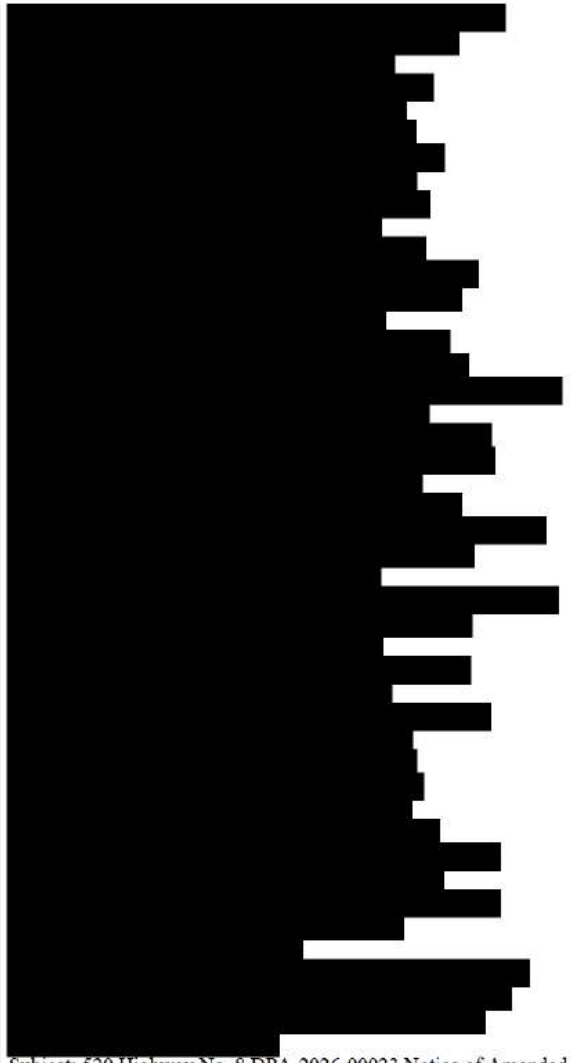
>
> I am still opposed to the development.
>
> [redacted]
>
> -------- Original message --------
> From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
> Date: 2026-07-24 16:30 (GMT-05:00)
> To:
> Cc: [redacted]



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James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

From: [redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:42:36 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Our emails have all been exposed contrary to privacy. Everyone should have been a bcc. However it's wonderful getting to meet all my neighbours remotely.....

[redacted]

Get Outlook for iOS

[redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Not only is this ammendment disrespectful to our community it shows that you are not serious

people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned it should remain as is.
[redacted]
Sent from my iPad

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From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: 2026-07-24 16:30 (GMT-05:00)
To:
Cc: [redacted]

[redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

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Thank you.

James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

Planning & Economic Development Department

City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

From: [redacted]
To: Van Rooi, James
Subject: A trap of installing "high-maintenance" mechanical stacking system, and two standard elevators.
Date: Friday, July 24, 2026 6:50:36 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. VanRooi,
Thank you for sending the documents.
With this adjusted design we are getting straight into the trap of installing a "high-maintenance," mechanical stacking parking system, and a bare minimum of just two standard elevators. Perhaps it would be better for the future of Stoney Creek to insist that this rental building goes "low tech" for parking and "high tech" for vertical transportation.
The city must recognize that a 12-storey, 161-unit purpose-built rental relying on mechanical stackers and a minimal elevator core is a recipe for long-term neighborhood disruption.

While semi-automatic stackers achieve the mathematical parking ratio on paper, their historical performance in suburban rental markets reveals severe operational liabilities. These complex systems undergo harsh, continuous duty cycles. As the hydraulics and motors age past their initial lifecycle, system downtime is inevitable. When a mechanical stacker faults, vehicles are physically locked in place. Furthermore, these systems frequently cannot accommodate heavier electric vehicles or standard SUVs. Faced with daily retrieval delays and vehicle size restrictions, tenants will naturally abandon the system, resulting in heavy, permanent parking infiltration onto adjacent, toll-free residential streets like President Drive, Glenashton Drive and Adriatic Drive.
Municipal planners across the region actively recommend refusing zoning amendments that rely on this exact infrastructure. For example, Burlington Planning Staff formally recommended rejecting an 11-storey development at 1056-1060 Brant Street, specifically citing proposed parking reductions as a primary reason for the refusal.
Similarly, in November 2025, Toronto City Staff issued a Decision Report recommending refusal for a 49-storey mixed-use development at 1-13 St. Clair Avenue West. Staff explicitly noted that the proposal failed to adequately address servicing capacity, vehicle access, and loading arrangements. Stoney Creek should not accept a theoretical infrastructure workaround that other city planners have already identified as a technical and operational liability.

Providing only two standard elevators for a building of this density may meet the absolute minimum building code, but it ignores the reality of human behavior. In a purpose-built rental with high tenant turnover, every move-in, large furniture delivery, or daily garbage collection locks one elevator into "service mode". This instantly leaves 160 units relying on a single elevator. Once the elevators start breaking down, tenants experience excessive wait times.

I request that the City of Hamilton mandate the elimination of mechanical stackers and insist on standard, reliable underground parking that will not age into a neighborhood liability.
I request that a Vertical Transportation Analysis be submitted to investigate elevator traffic. The City must demand specific benchmarks for a high-density development of this nature.

"Our Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service and Engaged Empowered Employees."
City of Hamilton Linkedin

We can only accept "Courageous Change".
Let us be courageous and not accept a design that relies on "high-tech" workarounds to cut costs on parking while ignoring the "high-tech" necessities of vertical transportation. I look forward to seeing these concerns addressed in the upcoming staff report.

Sincerely,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:54:41 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Thank you for keeping me informed.

These proposed amendments do nothing to appease my numerous objections to this ill-conceived eyesore. My position remains as it has always been: an emphatic NO!

Not only is this amendment disrespectful to our community ,it also shows that you are not serious people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned; it should remain as is.
[redacted]

On Fri, Jul 24, 2026 at 3:30 PM Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

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>
> Please be advised that amended application materials have been received for 520 Highway No. 8.
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> A link to the revised materials is below:
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Thank you.

James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

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City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

[redacted]
To: [redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:56:39 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Very well said and I concur.

[redacted]

Get Outlook for iOS

[redacted]
Sent: Friday, 24 July 2026 18:53:27
To: evainfanti@gmail.com <evainfanti@gmail.com>
[redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Dear Mr. VanRooi,
Thank you for sending the documents.
With this adjusted design we are getting straight into the trap of installing a "high-maintenance," mechanical stacking parking system, and a bare minimum of just two standard elevators. Perhaps it would be better for the

future of Stoney Creek to insist that this rental building goes "low tech" for parking and "high tech" for vertical transportation.
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[redacted]

On Fri, Jul 24, 2026 at 6:14 PM [redacted] wrote:

> Not only is this ammendment disrespectful to our community it shows that you are not serious people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned it should remain as is.
> [redacted]
> Sent from my iPad

On Jul 24, 2026, at 5:30 PM, [redacted] wrote:

Thank you for keeping me informed.

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[redacted]

On Fri, Jul 24, 2026 at 4:59 PM [redacted] wrote:

> Thank you for the information.
>
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>
> [redacted]
>
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> From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
> Date: 2026-07-24 16:30 (GMT-05:00)
> To:
> [redacted]

[redacted]

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Senior Planner (East Team)

Development Planning,

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City of Hamilton

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Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

From: [redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Saturday, July 25, 2026 8:32:35 AM

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Our community needs childcare and the property should be used as such .

Thank you,

[redacted]

From: [redacted]
Sent: Friday, 24 July 2026 18:56:27
To: [redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Very well said and I concur.

[redacted]

Get Outlook for iOS

From: [redacted]
Sent: Friday, 24 July 2026 18:53:27

[redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

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[redacted]

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> Eva Infanti
> Sent from my iPad
>
> > On Jul 24, 2026, at 5:30 PM, Stew Farago [redacted] wrote:
> >
> > Thank you for keeping me informed.
> >
> > These proposed amendments do nothing to appease my numerous objections to this ill-conceived eyesore. My position remains as it has always been: an emphatic NO!
> >
> > [redacted]
> >
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> > > Thank you for the information.

I am still opposed to the development.

[redacted]

-------- Original message --------
From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: 2026-07-24 16:30 (GMT-05:00)
To:
[redacted]

[redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

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James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

Planning & Economic Development Department

City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

From: [redacted]
To: Van Rooi, James
Cc: clerk@hamilton.ca
Subject: Opposition to Application for 520 Highway No. 8, Stoney Creek
Date: Saturday, July 25, 2026 12:35:33 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Planning Division,

I am a resident of Stoney Creek and strongly oppose the proposed rental building at 520 Highway No. 8.

My neighborhood is primarily quiet, single-family homes. Introducing a large multi-storey rental building will fundamentally change the family-oriented character of the area. I am concerned about:

- **Increased traffic on local roads and Highway 8, leading to congestion and safety issues.**
- **Higher noise levels from more residents, visitors, and activity.**
- **Negative impact on property values for existing homeowners like myself.**
- **Strain on parking, services, and the overall peaceful residential feel.**

I request that this application be denied or significantly scaled back to better respect the existing low-density neighborhood.

Thank you for considering my input.

Sincerely,

[redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Saturday, July 25, 2026 4:07:46 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Ward 10 Residents, and ALLconcerned citizens of Lower Stoney Creek:

I would like to congratulate all of you. Your valued concerns of safety, over-crowding, irrepairable damage to the eco-system of the Escarpment etc. are most appropriate. Not to mention the loss of character for a national historical site.

Please also visualise the hydrogeological barricades to the underground water system that ultimately drains to Lake Ontario. Your basements may be affected, sinkholes may also appear. Destructive weather and climate has become all too frequent now, adding to human shortsightedness.

Sincerely,

[redacted]

On Fri, Jul 24, 2026, 6:53 p.m. [redacted] wrote:

> Dear Mr. VanRooi,
> Thank you for sending the documents.
> With this adjusted design we are getting straight into the trap of installing a "high-maintenance," mechanical stacking parking system, and a bare minimum of just two standard elevators. Perhaps it would be better for the future of Stoney Creek to insist that this rental building goes "low tech" for parking and "high tech" for vertical transportation.
> The city must recognize that a 12-storey, 161-unit purpose-built rental relying on mechanical stackers and a minimal elevator core is a recipe for long-term neighborhood disruption.
>
> While semi-automatic stackers achieve the mathematical parking ratio on paper, their historical performance in suburban rental markets reveals severe operational liabilities. These complex systems undergo harsh, continuous

duty cycles. As the hydraulics and motors age past their initial lifecycle, system downtime is inevitable. When a mechanical stacker faults, vehicles are physically locked in place. Furthermore, these systems frequently cannot accommodate heavier electric vehicles or standard SUVs. Faced with daily retrieval delays and vehicle size restrictions, tenants will naturally abandon the system, resulting in heavy, permanent parking infiltration onto adjacent, toll-free residential streets like President Drive, Glenashton Drive and Adriatic Drive.
Municipal planners across the region actively recommend refusing zoning amendments that rely on this exact infrastructure. For example, Burlington Planning Staff formally recommended rejecting an 11-storey development at 1056-1060 Brant Street, specifically citing proposed parking reductions as a primary reason for the refusal. Similarly, in November 2025, Toronto City Staff issued a Decision Report recommending refusal for a 49-storey mixed-use development at 1-13 St. Clair Avenue West. Staff explicitly noted that the proposal failed to adequately address servicing capacity, vehicle access, and loading arrangements. Stoney Creek should not accept a theoretical infrastructure workaround that other city planners have already identified as a technical and operational liability.

Providing only two standard elevators for a building of this density may meet the absolute minimum building code, but it ignores the reality of human behavior. In a purpose-built rental with high tenant turnover, every move-in, large furniture delivery, or daily garbage collection locks one elevator into "service mode". This instantly leaves 160 units relying on a single elevator. Once the elevators start breaking down, tenants experience excessive wait times.

I request that the City of Hamilton mandate the elimination of mechanical stackers and insist on standard, reliable underground parking that will not age into a neighborhood liability.
I request that a Vertical Transportation Analysis be submitted to investigate elevator traffic. The City must demand specific benchmarks for a high-density development of this nature.

"Our Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service and Engaged Empowered Employees."
City of Hamilton Linkedin

We can only accept "Courageous Change".
Let us be courageous and not accept a design that relies on "high-tech" workarounds to cut costs on parking while ignoring the "high-tech" necessities of vertical transportation. I look forward to seeing these concerns addressed in the upcoming staff report.

[redacted]

On Fri, Jul 24, 2026 at 6:14 PM [redacted] wrote:

> Not only is this ammendment disrespectful to our community it shows that you are not serious people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned it should remain as is.
> [redacted]
> Sent from my iPad
>
> > On Jul 24, 2026, at 5:30 PM, [redacted] wrote:

Thank you for keeping me informed.

These proposed amendments do nothing to appease my numerous objections to this ill-conceived eyesore. My position remains as it has always been: an emphatic NO!

[redacted]

On Fri, Jul 24, 2026 at 4:59 PM [redacted] wrote:

> Thank you for the information.
>
> I am still opposed to the development.
>
> [redacted]
>
> -------- Original message --------
> From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
> Date: 2026-07-24 16:30 (GMT-05:00)
> To:
> Cc: [redacted]

[redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

Please be advised that amended application materials have been received for 520 Highway No. 8.

The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

A link to the revised materials is below:

520 Highway 8, DPA-2026-00023

If you have new comments related to the revised materials, please provide comments, if any, by August 7th.

The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.

You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

Planning & Economic Development Department

City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

James.VanRooi@hamilton.ca

From: [redacted]
To: [redacted]
Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Saturday, July 25, 2026 9:58:17 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Thank you for your email, we are still very much opposed to this proposed development.

This development should go in downtown Hamilton NOT Stoney Creek.

Stoney Creek was a lovely town before the City of Hamilton took over. Stop this development from happening. Stoney Creek is NOT the place for it.

The entire neighborhood is against this development and has clearly indicated how we ALL feel. Why are you not listening to us?

[redacted]

On Fri, Jul 24, 2026 at 4:30 PM Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

> Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).
>
> Please be advised that amended application materials have been received for 520 Highway No. 8.
>
> The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.
>
> A link to the revised materials is below:
>
> 520 Highway 8, DPA-2026-00023
>
> If you have new comments related to the revised materials, please provide comments, if any, by August 7th.
>
> The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.
>
> You will receive a formal Public Meeting Notice in advance of the Public Meeting.
>
> Thank you.
>
> James Van Rooi, *MCIP, RPP (he/him)*
>
> Senior Planner (East Team)
>
> Development Planning,
>
> Planning & Economic Development Department
>
> City of Hamilton
>
> 71 Main Street West, 5th Floor
>
> Hamilton ON L8P 4Y5
>
> James.VanRooi@hamilton.ca

From: Beattie, Jeff
To: [redacted]; Van Rooi, James
Cc: Coffey, Jackie; Saddik, Leena
Subject: RE: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023
Date: Sunday, July 26, 2026 11:51:42 AM
Attachments: image001.png

Hi [redacted]

Thanks for reaching out!

In order to make sure that your comments are included in the report to the Planning Committee – which will now be coming in late summer – I'll first conform with the @Van Rooi, James that your cc'ing him on this email is sufficient – or if you'll need to resend it back directly to him. There are some 'technicalities' as to how letters of correspondence like yours are handled and I want to ensure that your thoughts are properly shared within the report.

As for my position – I have been clear and consistent with the community and the builder that I believe the proposal is too big for the site and can assure you that the concerns you've raised are consistent with those continually raised by the community on this proposal. Those questions will be asked and answered by the City's professional planning staff when the proposal is heard by the Planning Committee.

Hope this helps.
Jeff

Jeff Beattie
Councillor – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

[redacted]
Sent: Thursday, July 23, 2026 2:54 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Cc: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hi Councillor Beattie,

I'm writing because I'm concerned about the proposed 11-storey, 161-unit rental building at the corner of Highway 8 and Dewitt Road. I have copied Mr. Van Rooi so my comments can also be included in the review of file DPA-2026-00023.

I live in the neighbourhood and travel along Dewitt Road at least twice each workday because my workplace is also located on Dewitt Road. My son will also be using the HSR stop at this corner to travel to university. Because my family regularly drives, walks and uses transit in this area, I am especially concerned about how the additional traffic and vehicle access from this development could affect the intersection and the safety of pedestrians and transit users.

I understand that more housing is needed, and I'm not opposed to development at this location. However, an 11-storey building seems much too large for this particular corner. The surrounding area is mainly single-family homes, townhomes and small plazas, and there are no other buildings nearby that are close to this height or size.

My biggest concern is the added traffic and the safety of students and pedestrians. St. Clare of Assisi Catholic Elementary School is directly behind the proposed property. Orchard Park Secondary School and Brewster Pool are also nearby along Dewitt Road. This area is already very busy, especially before and after school, and the proposal would add 161 households as well as ground-floor commercial space.

I am asking the City to look closely at:

- traffic at Highway 8 and Dewitt Road during school arrival and dismissal times
- pedestrian and student safety, including crossings and turning vehicles
- where vehicles would enter and leave the property
- whether there is enough parking for residents, visitors, employees and customers
- the possibility of overflow parking on nearby residential streets
- whether Dewitt Road and the intersection can handle the additional traffic
- how an 11-storey building would fit beside the surrounding homes and townhomes
- whether the building will have appropriate setbacks and step-backs to reduce privacy and shadow concerns
- where garbage pickup, deliveries, loading and moving trucks would be located

I would also appreciate knowing whether traffic, parking, shadow and design studies have been completed and how residents can review them.

I would be more comfortable with a lower building that is better suited to the size of the property and the surrounding low-rise neighbourhood. As proposed, I do not think an 11-storey building is a good fit for this corner.

Could you please let me know your thoughts on the proposal and whether your office will be raising these concerns during the planning review?

Thank you,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Sunday, July 26, 2026 5:25:26 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Attention: Mr. James Van Rooi

Dear Sir,

I can only hope that the mayoral race this October 26, 2026, results in the election of Keanin Loomis who has the leadership and common sense to lead the city of Hamilton and its' planning department to reject the construction of a 12-storey building for the intersection of DeWitt Road and Hwy 8. The incompetence of allowing this construction to proceed as specified below is truly astounding.

[redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

Please be advised that amended application materials have been received for 520 Highway No. 8.

The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

A link to the revised materials is below:
520 Highway 8, DPA-2026-00023

If you have new comments related to the revised materials, please provide comments, if any, by August 7th.

The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.

You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

From: [redacted]
To: Van Rooi, James
Subject: Re: Sign me up for the public meeting please
Date: Wednesday, August 5, 2026 11:02:53 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

I found it. This meeting please. I want to attend online if possible.
night. [redacted]

Official Plan Amendment & Zoning By-law Application - 520 Highway No. 8, Stoney Creek

Proposal: The Applicant, One Way Path Group c/o Miriam Young, is proposing to change the Official Plan designation and Zoning on the property which would have the effect of permitting a 12 storey purpose-built rental building comprising 161 units, 453 square metres of ground floor commercial space, 106 parking spaces, and 124 bicycle parking spaces.

[redacted]

This email is directed in confidence solely to the person(s) named above and may not otherwise be distributed, copied or disclosed. Therefore, the contents of this email should be considered strictly confidential. If you have received this email in error, please kindly notify the sender immediately via a return email. Thank you very much for your cooperation.

From: [redacted]
Sent: Wednesday, August 05, 2026 10:55 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Re: Sign me up for the public meeting please

Good evening,
I only just saw this email.
I will get back to you. I want to confirm which community meeting. sorry

night.[redacted]

[redacted]

This email is directed in confidence solely to the person(s) named above and may not otherwise be distributed, copied or disclosed. Therefore, the contents of this email should be considered strictly confidential. If you have received this email in error, please kindly notify the sender immediately via a return email. Thank you very much for your cooperation.

From: Van Rooi, James <James.VanRooi@hamilton.ca>
Sent: Wednesday, August 05, 2026 2:37 PM
To: [redacted]
Subject: RE: Sign me up for the public meeting please

Good afternoon[redacted] thank you for your email, would you be able to confirm which development application you're looking to be further notified for? Is it for 520 Highway No. 8 or 140 Glen Echo Drive?

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

From: [redacted]
Sent: Wednesday, August 5, 2026 7:58 AM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Sign me up for the public meeting please

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Good morninh,

I have concerns about this decelopment.
Please sign me up for the community meeting.
Thank you.
[redacted]

Get Outlook for Android

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff
Date: Sunday, August 2, 2026 8:34:04 AM

External Email: Use caution with links and attachments.

Just received a public notice in regard to file #DPA-2026-00023.

not only has hamilton counsellors or city zoning personnel , show any regards to the safety of the citizens of the area, the previous proposed building was obviously not reconsidered for the small lot, but revised to make it bigger!!!
the safety of 1) all young students using de witt road daily (3 schools) 2 elementary 1 high school, traffic is a plan for disaster... the ENTIRE BLOCK from dewitt along hwy 8 to barton will have to be closed for construction!!! What are u people thinking?
Where will u divert public traffic?
Can't go up dewitt rd the city and counsellor finally fixing the falling rocks, after dragging their feet for YEARS.
When a citizen(God forbid a child) is injured or killed from all this extra traffic and construction it's on your heads.
But I guess when certain people are lining your pockets , you keep wanting more, huh.

Get Outlook for Android

From: [redacted]
To: Van Rooi, James
Cc: Coffey, Jackie; Saddik, Leena; Beattie, Jeff
Subject: Request for Public Meeting Notice Circulation Map – 520 Highway No. 8, DPA-2026-00023
Date: Saturday, August 1, 2026 9:10:19 AM
Attachments: image001.png

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hi James,

I recently learned that notices about the September 1 public meeting were sent to the townhomes directly across from the proposed development. However, residents in our neighbourhood farther up the escarpment did not receive notice, even though many of us use Dewitt Road every day as our most direct route to Highway 8.

Although Fruitland Road is another option, reaching it requires travelling through neighbourhood streets and is not the most direct route for many residents. Since this development could affect traffic and access on Dewitt Road, I would like to understand how the notification area was determined.

Could you please send me the circulation map showing which properties received notice and confirm the distance or radius that was used? Could you also add me to the mailing and email list for all future notices, updates and decisions regarding this application?

I also noticed that the notice posted at the development site still lists July 28 as the public meeting date, even though the meeting has been rescheduled to September 1. This makes mailed notice to nearby neighbourhoods especially important. Could the sign also be updated as soon as possible so residents passing the site have the correct meeting information?

I also believe the notification area should include a broader section of the community, particularly residents on the escarpment who regularly use Dewitt Road and Highway 8. With three nearby schools and Dewitt serving as a mountain access, the effects of this development may extend well beyond the properties immediately surrounding the site. It is important that residents who may be affected by increased traffic, parking and pedestrian activity receive clear and timely notice and have a fair opportunity to participate in the process.

Thank you,

[redacted]

[redacted]
[redacted]

[redacted]

From: [redacted]
Sent: July 28, 2026 8:23 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>
Subject: Re: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

Hi Jeff,

Thank you for your reply and for clearly sharing your position that the proposal is too large for the site. I also appreciate you checking with James to make sure my comments are properly included in the Planning Committee report.

Since I now have some additional comments regarding the revised proposal, I will send them directly to James and copy you. Please let me know if anything further is required to ensure that both my original and additional comments are included in the report.

Thank you,
[redacted]

From: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Sent: July 26, 2026 11:51 AM
To: [redacted]>; Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>
Subject: RE: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

HI [redacted]

Thanks for reaching out!

In order to make sure that your comments are included in the report to the Planning Committee – which will now be coming in late summer – I’ll first conform with the @Van Rooi, James that your cc’ing him on this email is sufficient – or if you’ll need to resend it back directly to him. There are some ‘technicalities’ as to how letters of correspondence like yours are handled and I want to ensure that your thoughts are properly shared within the report.

As for my position – I have been clear and consistent with the community and the builder that I believe the proposal is too big for the site and can assure you that the concerns you’ve raised are consistent with those continually raised by the community on this proposal. Those questions will be asked and answered by the City’s professional planning staff when the

proposal is heard by the Planning Committee.

Hope this helps.
Jeff

Jeff Beattie
Councillor – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

From: [redacted]
Sent: Thursday, July 23, 2026 2:54 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Cc: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hi Councillor Beattie,

I’m writing because I’m concerned about the proposed 11-storey, 161-unit rental building at the corner of Highway 8 and Dewitt Road. I have copied Mr. Van Rooi so my comments can also be included in the review of file DPA-2026-00023.

I live in the neighbourhood and travel along Dewitt Road at least twice each workday because my workplace is also located on Dewitt Road. My son will also be using the HSR stop at this corner to travel to university. Because my family regularly drives, walks and uses transit in this area, I am especially concerned about how the additional traffic and vehicle access from this development could affect the intersection and the safety of pedestrians and transit users.

I understand that more housing is needed, and I’m not opposed to development at this

location. However, an 11-storey building seems much too large for this particular corner. The surrounding area is mainly single-family homes, townhomes and small plazas, and there are no other buildings nearby that are close to this height or size.

My biggest concern is the added traffic and the safety of students and pedestrians. St. Clare of Assisi Catholic Elementary School is directly behind the proposed property. Orchard Park Secondary School and Brewster Pool are also nearby along Dewitt Road. This area is already very busy, especially before and after school, and the proposal would add 161 households as well as ground-floor commercial space.

I am asking the City to look closely at:

- traffic at Highway 8 and Dewitt Road during school arrival and dismissal times
- pedestrian and student safety, including crossings and turning vehicles
- where vehicles would enter and leave the property
- whether there is enough parking for residents, visitors, employees and customers
- the possibility of overflow parking on nearby residential streets
- whether Dewitt Road and the intersection can handle the additional traffic
- how an 11-storey building would fit beside the surrounding homes and townhomes
- whether the building will have appropriate setbacks and step-backs to reduce privacy and shadow concerns
- where garbage pickup, deliveries, loading and moving trucks would be located

I would also appreciate knowing whether traffic, parking, shadow and design studies have been completed and how residents can review them.

I would be more comfortable with a lower building that is better suited to the size of the property and the surrounding low-rise neighbourhood. As proposed, I do not think an 11-storey building is a good fit for this corner.

Could you please let me know your thoughts on the proposal and whether your office will be raising these concerns during the planning review?

Thank you,
[redacted]
Resident of the Highway 8 and Dewitt Road area

From: [redacted]
To: Van Root, James
Subject: 520 Hwy 8 file number DPA 2026 00023
Date: Thursday, July 30, 2026 12:37:14 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

We are opposed to this type of building being built in this neighbourhood as it is already busy enough with cars racing at all hours of the night, with the schools around the corner and already there is a nursing home being built across the street.

Rental units of this nature already brings the wrong types of people to this quiet little neighbourhood with lots of children and elderly people. Please move it further along the road and away from this corner of the street there are many empty up the road. Why not rebuild the day care that was already there as there is always need for that type of service!

Please listen to your constituents and build this building somewhere else!

Please note: Election Time is coming me and all my neighbours will vote for whoever is against this project!

Sincerely,

[redacted]

From: [redacted]
To: Van Rooi, James
Cc: Beattie, Jeff; [redacted]
Subject: 520 Hwy No. 8 -, DPA-2026-00023 feedback to latest amendments
Date: Friday, July 31, 2026 10:26:22 AM

External Email: Use caution with links and attachments.

Hello James.
Thank you for the additional information. It seem that the proponent has made amendments to the proposal.
I believe there has been no approval of the Zoning By-law amendments, needed to construct this large building on this small site. My concerns remain the same, and I don't feel they have been addressed by the proponent.

- Height, Scale, and Built Form Compatibility
- Escarpment Views and Scenic Corridor Considerations
- Traffic, Parking, and Transportation Impacts
- Community Infrastructure

I am not convinced that this build is good for our community, and I continue to oppose this proposal.
[redacted]

From: Bates, Tamara
To: Van Rooi, James
Subject: RE: re: Public Notice - 520 Highway 8, File No: DPA-2026-00023
Date: Friday, July 31, 2026 9:38:11 AM

Hi James,

Just confirming that you got this when it was sent originally (May 5) and so it's been received for consideration. That to say, I won't be adding this to the agenda on September 1.

Cheers,
Tamara

From: clerk@hamilton.ca <clerk@hamilton.ca>
Sent: Friday, July 31, 2026 8:46 AM
To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Carson, Katie <Katie.Carson@hamilton.ca>
Subject: FW: re: Public Notice - 520 Highway 8, File No: DPA-2026-00023
Importance: High

Magda Green
Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk
Corporate Services
City of Hamilton
Magda.green@hamilton.ca

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

From: [redacted]
Sent: July 30, 2026 7:39 PM
To: james.vanrool@hamilton.ca
Cc: clerk@hamilton.ca
Subject: RE: re: Public Notice - 520 Highway 8, File No: DPA-2026-00023
Importance: High

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Good morning @'james.vanrool@hamilton.ca'
I sent this some time ago and did not see a reply.

Would you kindly share the below with the people who make decisions on this please?
The details below are critical. Please have a look.
Thanks so much,

With thanks,
[redacted]

Think Green - don't print
* This message, including attachments, is confidential and may be privileged. If you received this in error, please notify me by reply email and delete this message.*

From: [redacted]
Sent: May 5, 2026 1:12 PM
To: 'james.vanrool@hamilton.ca' <James.vanrool@hamilton.ca>
Cc: [redacted]
Subject: re: Public Notice - 520 Highway 8, File No: DPA-2026-00023

Good afternoon @james.vanrool@hamilton.ca,

I hope you are doing well.

I would like to share my comments and concerns over the proposed zoning for 520 Highway 8, File No: DPA-2026-00023.

My concern is that with **161** Units and only 103 parking spaces, leaves a gap as to where people will park if this building exists. My complex (503 Highway 8) has concerns of parking if the tenants decide to park or send their family/friends to park here. How can the condo board ensure that the parking spaces here are secured for the neighbourhood and not for the units that they are proposing?

As well, my other concern is with the traffic. With this building and the renovation of the new nursing home (Former “Pine Villa” across the road, I have deep concerns about traffic with both buildings, which will cause risks and impediments. The risks being safety issues; there have been people killed on the highway in the past. The impediments being time constraints; adding this building would cause extra commute time for this hardworking community.

My other concern is that this being a rental space might cause our neighbourhood quality and the prices of the houses to go down. Right now we have a middle class community that takes pride in looking after our properties with the utmost care. I worry that this will bring the quality of our neighbourhood and the value of the properties in this community down. We have worked too hard to maintain our environment and would like to protect it.

How can I vote “no/against” having this new zoning in place? I feel very strongly and believe that our neighbourhood would strongly agree with my statements.

From: [redacted]
To: Van Rooi, James
Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Thursday, July 30, 2026 11:53:32 AM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Hello.

As mentioned In our previous email from May 14th everything that was stated as concerns in that email still very much apply and these new amendments make this proposal even more ridiculous.!! Where do these developers think people are going to park? Adding another floor but only adding 3 more parking spaces is laughable. As mentioned previously, we live on Salina Place, the court directly behind the proposed building, and there is barely enough parking for the residents cars , never mind cars from the overflow which will positively happen when the spots at the building are full!! It is inevitable that the parking will be affected on our street and various others in the area.

We also are concerned our property values are going to drop being so close to a monstrosity that will definitely affect our street.

We are STRONGLY opposed to this proposal and want it noted as such on the file noted in subject line.

Regards,
[redacted]

From: Van Rooi, James <James.VanRooi@hamilton.ca>
Sent: July 24, 2026 4:30 PM
[redacted]

[redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

Please be advised that amended application materials have been received for 520 Highway No. 8.

The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

A link to the revised materials is below:
520 Highway 8, DPA-2026-00023

If you have new comments related to the revised materials, please provide comments, if any, by August 7th.

The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.

You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

From: [redacted]
To: Van Rooi, James
Subject: 520 hwy#8. File# DPA-2026-00023
Date: Thursday, July 30, 2026 10:39:03 AM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Good morning, I am writing regarding the above noted proposed construction of a 12 storey apartment building . There are 3 schools nearby. Most of the kids walk To school. I walk in mornings and it is a very busy intersection at present. Traffic is congested during school hours . The addition of this apartment building will make things more dangerous for kids and people walking. At present is the hazard of cars in and out of the strip plaza for the tim hortons. You will be creating additional and substantial risks for all. Please reconsider this proposal in our neighborhood. There will also be increased traffic due to the construction of the nursing home. Highway #8 is very busy as it is . There is no room at this intersection for such a large development. If you had children attending the 3 schools in the area ,you would not want this project to go ahead . We will fight this all the way. The election in October will demonstrate this. Neighbors are very worried about this proposal . Thank you for your time on this matter. Sincerely [redacted]

[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Tuesday, July 28, 2026 5:08:28 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Hello James,

My original email still stands with my feedback regarding 520 Highway 8.

Thanks!

[redacted]

On Jul 24, 2026, at 4:30 PM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

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The new submission provides transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA) and unit mix are unchanged, the height of the proposed building has slightly increased (38.5 metres to 39.2 metres), and the primary change is the numeric change from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

A link to the revised materials is below:
520 Highway 8, DPA-2026-00023

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Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

<Notice of Amended Complete Application.docx>
<DPA-2026-00023_LocMap.doc>

From: [redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:53:45 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. VanRooi,
Thank you for sending the documents.
With this adjusted design we are getting straight into the trap of installing a "high-maintenance," mechanical stacking parking system, and a bare minimum of just two standard elevators. Perhaps it would be better for the future of Stoney Creek to insist that this rental building goes "low tech" for parking and "high tech" for vertical transportation.
The city must recognize that a 12-storey, 161-unit purpose-built rental relying on mechanical stackers and a minimal elevator core is a recipe for long-term neighborhood disruption.

While semi-automatic stackers achieve the mathematical parking ratio on paper, their historical performance in suburban rental markets reveals severe operational liabilities. These complex systems undergo harsh, continuous duty cycles. As the hydraulics and motors age past their initial lifecycle, system downtime is inevitable. When a mechanical stacker faults, vehicles are physically locked in place. Furthermore, these systems frequently cannot accommodate heavier electric vehicles or standard SUVs. Faced with daily retrieval delays and vehicle size restrictions, tenants will naturally abandon the system, resulting in heavy, permanent parking infiltration onto adjacent, toll-free residential streets like President Drive, Glenashton Drive and Adriatic Drive.
Municipal planners across the region actively recommend refusing zoning amendments that rely on this exact infrastructure. For example, Burlington Planning Staff formally recommended rejecting an 11-storey development at 1056-1060 Brant Street, specifically citing proposed parking reductions as a primary reason for the refusal.
Similarly, in November 2025, Toronto City Staff issued a Decision Report recommending refusal for a 49-storey mixed-use development at 1-13 St. Clair Avenue West. Staff explicitly noted that the proposal failed to adequately address servicing capacity, vehicle access, and loading arrangements. Stoney Creek should not accept a theoretical infrastructure workaround that other city planners have already identified as a technical and operational liability.

Providing only two standard elevators for a building of this density may meet the absolute minimum building code, but it ignores the reality of human behavior. In a purpose-built rental with high tenant turnover, every move-in, large furniture delivery, or daily garbage collection locks one elevator into "service mode". This instantly leaves 160 units relying on a single elevator. Once the elevators start breaking down, tenants experience excessive wait times.

I request that the City of Hamilton mandate the elimination of mechanical stackers and insist on standard, reliable underground parking that will not age into a neighborhood liability.

I request that a Vertical Transportation Analysis be submitted to investigate elevator traffic. The City must demand specific benchmarks for a high-density development of this nature.

"Our Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service and Engaged Empowered Employees."
City of Hamilton Linkedin

We can only accept "Courageous Change".
Let us be courageous and not accept a design that relies on "high-tech" workarounds to cut costs on parking while ignoring the "high-tech" necessities of vertical transportation. I look forward to seeing these concerns addressed in the upcoming staff report.

[redacted]

On Fri, Jul 24, 2026 at 6:14 PM [redacted] wrote:

> Not only is this ammendment disrespectful to our community it shows that you are not serious people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned it should remain as is.
> [redacted]
> Sent from my iPad
>
> > On Jul 24, 2026, at 5:30 PM, Stew Farago [redacted] wrote:
> >
> > Thank you for keeping me informed.
> >
> > These proposed amendments do nothing to appease my numerous objections to this ill-conceived eyesore. My position remains as it has always been: an emphatic NO!
> >
> > [redacted]
> >
> > On Fri, Jul 24, 2026 at 4:59 PM pichecma [redacted] wrote:
> > > Thank you for the information.
> > >
> > > I am still opposed to the development.
> > >
> > > [redacted]
> > >
> > > -------- Original message --------

From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: 2026-07-24 16:30 (GMT-05:00)
To:
Cc: [redacted]

Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Good afternoon, you are receiving this email and attachments as you have provided comments previously regarding development planning application: DPA-2026-00023 (520 Highway No. 8).

Please be advised that amended application materials have been received for 520 Highway No. 8.

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A link to the revised materials is below:

520 Highway 8, DPA-2026-00023

If you have new comments related to the revised materials, please provide comments, if any, by August 7th.

The Statutory Public Meeting is tentatively scheduled for Tuesday September 1, 2026.

You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

Planning & Economic Development Department

City of Hamilton

From: [redacted]
To: Van Rooi, James
Subject: Fwd: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application
Date: Friday, July 24, 2026 6:20:36 PM

You don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

James please reframe from the copy to all. I don’t want many emails on this from other people. Please do the BCC thanks

[redacted]

Begin forwarded message:

[redacted]

[redacted]

Subject: Re: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

Not only is this ammendment disrespectful to our community it shows that you are not serious people who want to work with us. We object to this ridiculous monstrosity on a postage sized lot! You have not addressed the main issues which are size (height) occupancy level, traffic, parking and a long list of other property offences. This property should not be rezoned it should remain as is.
[redacted]
Sent from my iPad

On Jul 24, 2026, at 5:30 PM, [redacted]

Thank you for keeping me informed.

These proposed amendments do nothing to appease my numerous objections to this ill-conceived eyesore. My position remains as it has always been: an emphatic NO!

[redacted]

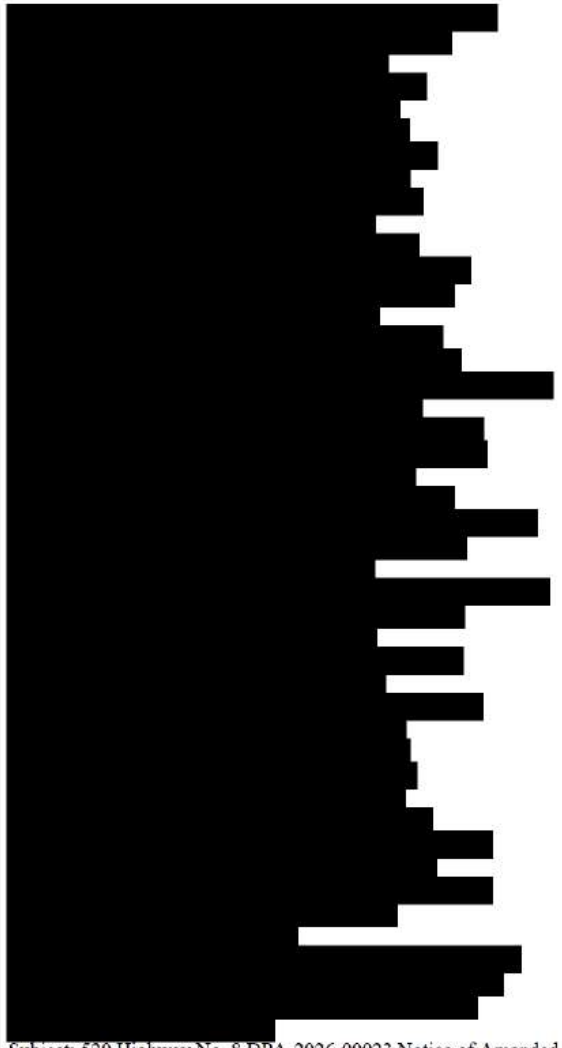
On Fri, Jul 24, 2026 at 4:59 PM [redacted] wrote:

Thank you for the information.

I am still opposed to the development.

[redacted]

-------- Original message --------
From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: 2026-07-24 16:30 (GMT-05:00)
To:
[redacted]



Subject: 520 Highway No. 8 DPA-2026-00023 Notice of Amended Application

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A link to the revised materials is below:

520 Highway 8, DPA-2026-00023

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You will receive a formal Public Meeting Notice in advance of the Public Meeting.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*

Senior Planner (East Team)

Development Planning,

From: [redacted]
To: Van Rooi, James
Cc: Coffey, Jackie; Saddik, Leena; Beattie, Jeff
Subject: Re: Request for Public Meeting Notice Circulation Map – 520 Highway No. 8, DPA-2026-00023
Date: Thursday, August 6, 2026 12:59:25 PM
Attachments: Outlook-rzthmpus.png

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Hi James,

With the August 7 comment deadline approaching, I would like the following comments included in the formal record and Planning Committee report.

I am not opposed to redevelopment or purpose-built rental housing at this location. However, I remain concerned that a 12-storey building with 161 rental units and ground-floor commercial space is too large and dense for this small corner property and the surrounding low-rise community. Although the western setbacks have been improved, the number of units and amount of commercial space remain unchanged, while the proposal has increased from 11 to 12 storeys.

In my view, this site would be better suited to a development closer to six storeys with substantially fewer units—approximately half the proposed height and number of units. This would still provide meaningful new rental housing and commercial space while creating a more appropriate transition to the neighbourhood and reducing pressure on parking, traffic and pedestrian safety.

Parking remains a significant concern. The proposal provides 106 spaces for 161 units, including only six surface spaces for visitors and commercial customers. The five townhouse-style units facing Dewitt do not have private driveways, some underground spaces will use mechanical parking systems, and residential parking will be rented separately. Please confirm how parking will be divided among residents, visitors and commercial customers, and what measures will prevent overflow onto Dewitt and nearby residential streets.

I am also concerned that current conditions do not reflect normal traffic and pedestrian activity. Dewitt Road is a direct mountain access throughout the year, but it is currently closed while stabilization work is completed. Summer traffic is also lighter, and the September 1 meeting takes place before the nearby schools return to their regular schedules. During the school year, Dewitt typically carries much heavier traffic, particularly near the end of the school day when staff and families from Orchard Park Secondary School, St. Clare of Assisi and Our Lady of Peace may be travelling through the area. Any transportation review should reflect these normal school-year conditions after the mountain access has reopened.

I work at Orchard Park Secondary School and regularly see students crossing Dewitt to reach Tim Hortons and other businesses along Highway 8, often taking the most direct route rather than using the designated crossing. New commercial businesses at the proposed development could create additional pedestrian activity at this already busy intersection. I ask that the transportation and pedestrian-safety review reflect normal school-year conditions after Dewitt reopens and that the nearby school boards and Student Transportation Services be consulted.

Finally, because this site is located at the bottom of the Dewitt mountain access, which is currently undergoing stabilization following the recent rockfall, please confirm whether site-specific geotechnical, hydrogeological and slope-stability assessments have been required. These should address excavation for the underground garage, construction vibration, geothermal drilling, drainage and groundwater, and should be reviewed by qualified City engineers familiar with the Dewitt stabilization work.

Please also let me know when the final signed Transportation Assessment and any related engineering reports will be available. Residents should have an opportunity to review this information before the September 1 public meeting.

Thank you,

[redacted]

From: [redacted]
Sent: August 6, 2026 11:54 AM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Re: Request for Public Meeting Notice Circulation Map – 520 Highway No. 8, DPA-2026-00023

Hi James,

Thank you for sending the circulation map and explaining how the 240-metre notification area was determined. I appreciate you adding my email and mailing address to the list and arranging to have the outdated sign updated.

Looking at the map, a significant portion of the notification area appears to include Orchard Park Secondary School, St. Clare, large plaza properties and other commercial lands. This

means many residents who regularly use Dewitt Road as a direct mountain access to Highway 8 are outside the mailing area, including the broader neighbourhood beyond President Drive and Glenashton Drive.

I understand that expanding the formal mail-out would involve additional cost. Could the City and Ward office use other low-cost ways to make residents aware of the September 1 meeting, such as email, the City website, social media, the Ward newsletter or communication through the nearby schools and community groups?

I am also concerned that current conditions do not reflect the normal traffic and pedestrian activity in this area. The September 1 meeting is before the nearby schools return to their regular schedule, summer traffic is lighter, and the Dewitt mountain access has not yet reopened. For most of the year, school traffic, student pedestrian activity and regular use of Dewitt as a mountain access create very different conditions.

I would therefore ask that the transportation and pedestrian-safety review reflect normal school-year conditions after the mountain access reopens, rather than relying on observations made during this unusually quiet period.

Thank you again,

[redacted]

From: Van Rooi, James <James.VanRooi@hamilton.ca>
Sent: August 6, 2026 10:51 AM
To: [redacted]
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: RE: Request for Public Meeting Notice Circulation Map – 520 Highway No. 8, DPA-2026-00023

Good morning [redacted] thank you for your email and apologies for the delay here.

Attached is the circulation map that provides the notice to those within 240 metres of the lands. The City changed its notification requirements roughly this time last year.

We previously circulated to only those within 120 metres of the subject lands, but increased it to 240 metres. My understanding is that this number was arrived at based on best practices of other municipalities and also due to costs. It is also noted that the Planning Act only requires a minimum 120 metre circulation notification standard.

I have added your email and mailing address to the circulation list, you should receive future

notifications for this property and we will have the applicants update the sign as soon as possible.

Thank you.

James Van Rooi, *MCIP, RPP (he/him)*
Senior Planner (East Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
James.VanRooi@hamilton.ca

From: [redacted]
Sent: Saturday, August 1, 2026 9:10 AM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Request for Public Meeting Notice Circulation Map – 520 Highway No. 8, DPA-2026-00023

Some people who received this message don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Hi James,

I recently learned that notices about the September 1 public meeting were sent to the townhomes directly across from the proposed development. However, residents in our neighbourhood farther up the escarpment did not receive notice, even though many of us use Dewitt Road every day as our most direct route to Highway 8.

Although Fruitland Road is another option, reaching it requires travelling through neighbourhood streets and is not the most direct route for many residents. Since this development could affect traffic and access on Dewitt Road, I would like to understand how the notification area was determined.

Could you please send me the circulation map showing which properties received notice and confirm the distance or radius that was used? Could you also add me to the mailing and email

list for all future notices, updates and decisions regarding this application?

I also noticed that the notice posted at the development site still lists July 28 as the public meeting date, even though the meeting has been rescheduled to September 1. This makes mailed notice to nearby neighbourhoods especially important. Could the sign also be updated as soon as possible so residents passing the site have the correct meeting information?

I also believe the notification area should include a broader section of the community, particularly residents on the escarpment who regularly use Dewitt Road and Highway 8. With three nearby schools and Dewitt serving as a mountain access, the effects of this development may extend well beyond the properties immediately surrounding the site. It is important that residents who may be affected by increased traffic, parking and pedestrian activity receive clear and timely notice and have a fair opportunity to participate in the process.

Thank you,
[redacted]

From: [redacted]
Sent: July 28, 2026 8:23 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>
Subject: Re: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

Hi Jeff,

Thank you for your reply and for clearly sharing your position that the proposal is too large for the site. I also appreciate you checking with James to make sure my comments are properly included in the Planning Committee report.

Since I now have some additional comments regarding the revised proposal, I will send them directly to James and copy you. Please let me know if anything further is required to ensure that both my original and additional comments are included in the report.

Thank you,
[redacted]

From: Beattie, Jeff <Jeff.Beattie@hamilton.ca>

Sent: July 26, 2026 11:51 AM
To: [redacted] Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Saddik, Leena <Leena.Saddik@hamilton.ca>
Subject: RE: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

[redacted]

Thanks for reaching out!

In order to make sure that your comments are included in the report to the Planning Committee – which will now be coming in late summer – I'll first conform with the @Van Rooi, James that your cc'ing him on this email is sufficient – or if you'll need to resend it back directly to him. There are some 'technicalities' as to how letters of correspondence like yours are handled and I want to ensure that your thoughts are properly shared within the report.

As for my position – I have been clear and consistent with the community and the builder that I believe the proposal is too big for the site and can assure you that the concerns you've raised are consistent with those continually raised by the community on this proposal. Those questions will be asked and answered by the City's professional planning staff when the proposal is heard by the Planning Committee.

Hope this helps.
Jeff

Jeff Beattie
Councillor – Ward 10
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
Ward 10 Office, Stoney Creek Municipal Service Centre - 777 Highway 8 (Fridays)
Phone: 905-546-2701 | Email: jeff.beattie@hamilton.ca

From: [redacted]
Sent: Thursday, July 23, 2026 2:54 PM
To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>

Cc: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Concerns about proposed development at 520 Highway 8, File DPA-2026-00023

Some people who received this message don't often get email from [redacted] Learn why this is important

External Email: Use caution with links and attachments.

Hi Councillor Beattie,

I'm writing because I'm concerned about the proposed 11-storey, 161-unit rental building at the corner of Highway 8 and Dewitt Road. I have copied Mr. Van Rooi so my comments can also be included in the review of file DPA-2026-00023.

I live in the neighbourhood and travel along Dewitt Road at least twice each workday because my workplace is also located on Dewitt Road. My son will also be using the HSR stop at this corner to travel to university. Because my family regularly drives, walks and uses transit in this area, I am especially concerned about how the additional traffic and vehicle access from this development could affect the intersection and the safety of pedestrians and transit users.

I understand that more housing is needed, and I'm not opposed to development at this location. However, an 11-storey building seems much too large for this particular corner. The surrounding area is mainly single-family homes, townhomes and small plazas, and there are no other buildings nearby that are close to this height or size.

My biggest concern is the added traffic and the safety of students and pedestrians. St. Clare of Assisi Catholic Elementary School is directly behind the proposed property. Orchard Park Secondary School and Brewster Pool are also nearby along Dewitt Road. This area is already very busy, especially before and after school, and the proposal would add 161 households as well as ground-floor commercial space.

I am asking the City to look closely at:

- traffic at Highway 8 and Dewitt Road during school arrival and dismissal times
- pedestrian and student safety, including crossings and turning vehicles
- where vehicles would enter and leave the property
- whether there is enough parking for residents, visitors, employees and customers
- the possibility of overflow parking on nearby residential streets
- whether Dewitt Road and the intersection can handle the additional traffic
- how an 11-storey building would fit beside the surrounding homes and townhomes
- whether the building will have appropriate setbacks and step-backs to reduce privacy and shadow concerns

where garbage pickup, deliveries, loading and moving trucks would be located

I would also appreciate knowing whether traffic, parking, shadow and design studies have been completed and how residents can review them.

I would be more comfortable with a lower building that is better suited to the size of the property and the surrounding low-rise neighbourhood. As proposed, I do not think an 11-storey building is a good fit for this corner.

Could you please let me know your thoughts on the proposal and whether your office will be raising these concerns during the planning review?

Thank you,
[redacted]

From: [redacted]
To: Van Rooi, James
Subject: Concerns Regarding 520 Highway 8 Rezoning Application – DPA-2026-00023
Date: Thursday, August 6, 2026 11:59:35 PM

You don't often get email from [redacted]. Learn why this is important

External Email: Use caution with links and attachments.

Dear Mr. James Van Rooi,

I am writing regarding the rezoning application for 520 Highway 8, Stoney Creek, file DPA-2026-00023., for which I have received Public Notice from the City of Hamilton with the File No: DPA-2026-00023. I live with my two daughters and mother at [redacted] a townhouse which I own, which is within the 240 meter radius of the proposed development. I am trusting that you take the opinions of nearby property owners with the utmost seriousness and care.

Sadly, the proposed development is one of the worst ideas for buildings proposed in the Stoney Creek area that I could have seen. Lower Stoney Creek has always been a residential neighbourhood area particularly land East of Green road; to have a "12 storey purpose-built rental building" is not only a horrendous idea on paper, but a betrayal to the values that Stoney Creek holds dear. Not only is this zoning change and potential development not ideal for the visual aesthetics and culture of the neighbourhood, I am deeply concerned for the rent control (or lack thereof) regarding newly built condos. Canadians everywhere are finding it hard to live affordably, with rising gas prices, grocery prices, and of course a worsening housing market, making it beyond difficult for young adults to even dream of owning a house. Not to mention residents of the City of Hamilton, which according to CBC has had a 25% increase in its homeless population in 2025 (https://www.cbc.ca/news/canada/hamilton/homeless-population-numbers-hamilton-1.7615104). City council must reject the zoning change for a proposed new condo and focus on allowing residents to access ownership of quality housing, making it easier for Stoney Creek and Hamilton **residents** to be **homeowners** - not renters, for which landlords, not residents, receive economic gain - in their beloved community. The proposed 12-storey rental building would not alleviate the prices that every day Canadians must face; in this development and according to Miriam Young's One Way Path Group's web page for the development, there is no mention of affordability, rather the project proposal consists entirely of rental units -- rental units with no specification of rent control, making it easier for ownership to hike up rental rates not for the benefit of the community. Not so Stoney Creek and residents can afford housing, rather so condo owners can gain more profit.

While I am not against affordable housing -- in fact I believe all people should have access to safe and affordable housing -- I am very cynical about the zoning change, as the proposed building project mentions no guarantee or security to promote affordable homes, but inevitable construction will only make road problems in the local area worse. Both of my daughters experienced high school at Orchard Park Secondary School from 2019 - 2025. Local construction on roads made it exceedingly difficult for parents to drop their children off at school, caused major traffic problems between car drivers, students, parents, and teachers, but it also made it more difficult for students to walk and access local businesses. Increased traffic from construction will lead to even further road troubles around the drop off zone of Orchard Park, and will disrupt student's abilities to access their schools. Increased development and neighbourhood population would not be fair for the students who inhabit an area already

comprising mostly of free-standing homes, to not have easy access to walk from home to school or to go out for lunch without causing traffic accidents and problems. It becomes a safety concern for both teenage pedestrians and drivers. We need to be putting students and young children first before profits in condos. Not to mention the concern of ethics and sustainability in sourcing construction materials used for this building, the reduction of green space that will inevitably stem from this development, nor the visual aesthetics of the neighbourhood, full of Lower Stoney Creek/Hamilton heritage.

My family and I have lived here for fourteen years, with my daughters attending the local Memorial Stoney Creek Elementary School (now South Meadow Elementary School) and Orchard Park Secondary School. We are loyal Lower Stoney Creek and Ward 10 residents with serious hopes and desires for the betterment of our community and neighbourhood, one which we love, not for the benefit of condo owners, condos which provide no long-term housing for the minority of people who can afford high rent prices.

While I would like to have my comments and opinions shared, please do not share my personal information (name, living situation, address) publicly on any City of Hamilton websites. Please include my comments as part of the official public record for this application.

Thank you.

[redacted]

Site Specific Modifications to the Mixed Use Medium Density (C5, 970) Zone

Regulation	Required	Modification	Analysis
Section 5.2.4 c) Access Requirements	All parking spaces shall have adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, except: i) the accessibility to a maximum of one of the parking spaces for a Single Detached Dwelling may be obstructed by another motor vehicle; and,	That notwithstanding Section 5.2.4 c), as it relates to a parking stacker system, a parking stacker system shall be permitted, which shall permit a parking space that is positioned above, below or beside another parking space and is accessed by means	The proposal includes a parking stacker system, intended for residents of the development. Parking spaces typically aren't permitted in tandem and cannot have obstructions. A zoning provision is included to allow a special exception for a parking stacker system. Staff are of the opinion that the use of a parking stacker system is an innovative form of design creating efficiency in parking, reducing land consumption. Staff support the proposed modification.

Regulation	Required	Modification	Analysis
	ii) where a parking attendant is on site or a valet service is provided in association with a Commercial Parking Facility or Hotel, parking spaces may be designed to include the use of tandem or stacked parking.	of an elevating device.	
Section 10.5.2 ii) Prohibited uses	Notwithstanding Section 10.5.1, a Motor Vehicle Dealership is prohibited, even as an accessory use.	That notwithstanding Section 10.5.1, and in addition to Section 10.5.2 ii), the following uses are prohibited, even as an accessory use: Beverage Making Establishment,	The permitted uses have been scoped from the more permissive Mixed Use Medium Density (C5) Zone to uses that are more in alignment with a Mid Rise Residential – Large Scale (R4a) Zone. Staff support the proposed modification.

Regulation	Required	Modification	Analysis
		Catering Service, Commercial Entertainment, Commercial Parking Facility, Commercial Recreation, Commercial School, Communications Establishment, Conference or Convention Centre, Emergency Shelter, Funeral Home, Hotel, Laboratory, Microbrewery, Motor Vehicle Gas Bar, Motor Vehicle Service Station, Motor Vehicle Washing	

Regulation	Required	Modification	Analysis
		Establishment, Performing Arts Theatre, Place of Assembly, Place of Worship, Self Storage Facility, and Transportation Depot are prohibited uses, even as accessory uses.	
Section 10.5.1.1 i) 1. Restriction of Uses within a building	The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.	That notwithstanding Section 10.5.1.1 i) 1., the finished floor elevation of any dwelling unit having frontage on Dewitt Road shall be a minimum of 0.0 metres above grade;	The intent of “Urban Corridors” is to provide a comfortable and attractive pedestrian experience. The intent for the elevated ground floor stems from Crime Prevention Through Environmental Design measures, i.e., to provide better eyes on the street and appropriate separation from pedestrians at grade and residential units at grade. The units along the east side fronting Dewitt Road are setback further from the existing sidewalk and are units

Regulation	Required	Modification	Analysis
			that occupy the first and second floors of the building which maintains the 'eyes on the street' approach. The residential units at grade along Dewitt Road will not detract from the pedestrian experience as the residential units are designed to maintain privacy as they are located further away from Dewitt Road. Staff support the proposed modification.
10.5.3. a) ii) **Building Setback from a Street Line**	Maximum 4.5 metres, except where a visibility triangle is required for a driveway;	Minimum 4.5 metres for dwelling units on the ground floor facing Dewitt Road. Maximum 4.5 metres; and, Maximum 6.5 metres along Dewitt Road, except where a visibility triangle is required for a driveway access.	The increased setback is intended for the portion of the building fronting Dewitt Road, which will separate the grade oriented residential uses from pedestrians using Dewitt Road. The portion of the building along Highway No. 8 is proposed to be 3.0 metres from the street and contributes to a more activated streetscape along Highway No. 8. Staff support the proposed modification.

Regulation	Required	Modification	Analysis
10.5.3 b) **Minimum Rear Yard**	7.5 metres.	13 metres for any portion of a building up to and including 13 metres in height; 17.5 metres for any portion of a building exceeding 13 metres in height; and, 25 metres for any portion of a building exceeding 19 metres in height.	The intent of the rear yard setback in the C5 Zone is to provide adequate space for maintenance of buildings, provide amenity space, and allow adequate buffer from low rise built forms interior to neighbourhoods to allow for adequate sunlight and prevent overlook. The proposed modification is an increase in setback and incorporation of building stepbacks at the 4th, 6th and 11th floors, which achieves appropriate separation, mitigates privacy and overlook concerns, and permits adequate sunlight in private amenity areas for adjacent properties. During the Site Plan Control stage screening for rooftop amenity areas on the southern wing will be encouraged to prevent overlook and placement of habitable room windows will be considered. Staff support the proposed modification.

Regulation	Required	Modification	Analysis
10.5.3 c) Minimum Interior Side Yard	7.5 abutting a Residential or Institutional Zone or lot containing a residential use.	7.5 metres; and, 10 metres for any portion of building exceeding 14 metres in height.	The intent of the side yard setback in the C5 Zone is to provide adequate space for maintenance of buildings and allow adequate buffer from low rise built forms to allow for adequate sunlight and mitigate overlook. The revised proposal has incorporated additional interior side yard setbacks at various heights, and the proposed zoning modification introduces a standard derived from the Council approved Mid Rise Residential – Large Scale (R4a) Zone to maintain appropriate separation and permits adequate sunlight in private amenity areas for adjacent properties. Staff note that the residential properties that are west of the subject site backing onto Highway No. 8, are unlikely to redevelop in accordance with the vision for Secondary Corridors over the short term, as such, inclusion of the side yard setback is appropriate for transition and to mitigate privacy impacts. No habitable windows or balconies are proposed along the western façade to further

Regulation	Required	Modification	Analysis
			mitigate overlook concerns, which will be further reviewed at the future Site Plan Control stage. Staff support the proposed modification.
10.5.3 d) ii) and iii) Building Height	Maximum 22 metres; and, Any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum side and rear yard requirements when abutting a Residential or Institutional Zone to a maximum of 22.0 metres. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to	Maximum 40 metres. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 5.0m in vertical distance from the uppermost point of the building to the	The proposed maximum building height of 40 metres (12 storeys) can be supported, as the development meets the Urban Hamilton Official Plan policy E.3.5.8 criteria for building height above six storeys, up to a maximum of twelve. The proposed development provides a mix of unit sizes, incorporates sustainable building and design principles, does not cause adverse shadow or privacy impacts, and provides stepbacks from adjacent residential uses, as discussed in detail in Appendix “F” to Report PED26140. The intent of the equivalent increase to maximum building height is to permit midrise built forms that are compatible with neighbouring

Regulation	Required	Modification	Analysis
	provide access to a rooftop amenity area shall not be greater than 3.0m in vertical distance from the uppermost point of the building to the upper most point of the rooftop enclosure.	upper most point of the rooftop enclosure.	residential and institutional land uses. The above amendments, to minimum side and rear yard setbacks provide additional setbacks and stepbacks, which support this modification. The intent of the height control for rooftop structures mitigate visual and massing impacts while still allowing functional access to rooftop areas. The encloser occupies a small footprint on the roof and is centrally located on the roof away from Highway No. 8 and Dewitt Road. Staff supports the proposed modification.