

From: Fiorela Heldmaier [REDACTED]

Sent: July 25, 2026 12:35 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Opposition to Application for 520 Highway No. 8, Stoney Creek

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,

Fiorela Heldmaier

[REDACTED]

Stoney Creek

From: Michael Picheca <[REDACTED]>

Sent: August 21, 2026 4:02 PM

To: clerk@hamilton.ca

Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Coffey, Jackie <Jackie.Coffey@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: Written Submission: Opposition to Rezoning Application (File DPA-2026-00023) – 520 Highway 8, Stoney Creek

Dear Legislative Coordinator, Members of the Planning Committee, Mr. Van Rooi, and Councillor Beattie,

I am writing in direct response to the notice below sent by Mr. Van Rooi on Friday, August 21, 2026, regarding the Statutory Public Meeting for the Official Plan and Zoning By-law amendment applications at 520 Highway No. 8, Stoney Creek (File No: DPA-2026-00023).

Please include this correspondence in the official planning record and distribute it to all Council members, Committee staff, and the Ward 10 office ahead of the Statutory Public Meeting on September 1, 2026.

As a lifelong resident of Stoney Creek in Ward 10 living at [REDACTED]—within walking distance of the subject property—I am deeply invested in the sustainable development of our community. I am unable to attend the 9:30 AM public meeting in person due to standard daytime work obligations outside the city. I am disappointed that public consultation windows consistently present scheduling barriers for working families, and I request that this written submission be given full weight in your deliberations.

I strongly urge Council to vote down this proposal based on the following critical planning and safety concerns:

- **Incompatibility with Local Secondary Plans:** The sheer scale of the proposed 12-storey building contradicts the managed, sustainable growth targets outlined in the local planning framework, including the Fruitland-Winona Secondary Plan guidelines. Over-intensification of this site directly conflicts with the low-density commercial and residential character established in this specific neighbourhood sector since 2009.
- **Severe Infrastructure and Capacity Constraints:** A high-density residential building of this magnitude will place unprecedented strain on existing municipal infrastructure. The immediate area is already absorbing increased infrastructure loads from nearby developments, such as the revitalization of the Pine Villa facility on Spartan Avenue. The City has not demonstrated that the current wastewater, sewage, traffic, and municipal sanitation systems can absorb a project of this density.
- **Traffic, Overflow Parking, and Multi-Modal Safety:** The intersection of Highway 8 and Dewitt Road is already heavily congested. The developer's proposal does not provide sufficient parking to prevent severe vehicle overflow onto neighbouring residential streets. Furthermore, the recent revitalization of Dewitt Road introduced dedicated bicycle lanes to encourage active transportation. Placing a massive mid-rise building on this prominent corner will create dangerous traffic blind spots, severely increasing safety risks for cyclists, pedestrians, and children traveling to the three nearby schools (Our Lady of Peace, Orchard Park, and St. Clair).
- **Widespread Community Opposition:** I have actively engaged with Councillor Beattie, the City Planner, and the developer to voice these concerns. I stand alongside 539 of my neighbours who have signed the formal community petition opposing any amendments that exceed the existing framework. The community's collective position and ongoing petition details can be reviewed directly at [REDACTED]

Stoney Creek residents intentionally live here to maintain a balanced, low-rise community feel while shielding our families from the over-saturation of larger urban centers. The addition of two floors to the

design—despite the abrupt cancellation of previous public consultations—demonstrates a disregard for community feedback.

Thank you for your time, consideration, and due diligence in protecting the integrity of our neighbourhood character. I request to be formally added to the notification list to receive the official Notice of Decision regarding this application.

Sincerely,

Michael Picheca

Stoney Creek,

----- Forwarded Message -----

From: Van Rooi, James <james.vanrooi@hamilton.ca>

Sent: Friday, August 21, 2026 at 02:35:47 PM EDT

Subject: Notice of Public Meeting for September 1st, 520 Highway No. 8

Good afternoon, you are receiving this email because you have provided comments regarding Official Plan Amendment and Zoning By-law Amendment applications (file DPA-2026-00023) for 520 Highway No. 8.

Please be advised that a Statutory Public Meeting is scheduled for September 1st, 2026 at City Hall (71 Main Street West) for these applications. For more information, please see the attached Public Meeting Notice and Location Map.

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: Elli Manzella <[REDACTED]>

Sent: August 22, 2026 11:22 AM

To: clerk@hamilton.ca

Cc: Julian Jerman [REDACTED]>

Subject: 520 Highway No. 8 - Official Plan Amendment and Zoning By-law Amendment applications (file DPA-2026-00023)

Dear Legislative Coordinator and Planning Committee,

I am a resident of Ward 10 writing to express my concerns regarding the proposed 12 storey purpose-built rental 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

[REDACTED].

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 and lack of sufficient parking

- 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,

Elli Manzella and Julian Jerman

 Stoney Creek, 

Elli Manzella (she/her)

HBA, MA

Phone: [REDACTED]

From: brennan gomez <[REDACTED]>
Sent: August 23, 2026 7:04 AM
To: clerk@hamilton.ca
Subject: Fw:

From: brennan gomez <[REDACTED]>
Sent: Sunday, August 2, 2026 8:33:58 a.m.
To: james.vanrooi@hamilton.ca <james.vanrooi@hamilton.ca>
Cc: jeff.beattie@hamilton.ca <jeff.beattie@hamilton.ca>
Subject:

Just received a public notice in regard to file #DPA-2026-00023.

Not only has hamilton counsellors or city zoning personnel , take into account 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 scenario for a disaster... the ENTIRE BLOCK from dewitt along hwy 8 to barton will have to be closed for construction!!! What are u people thinking even considering this.

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.

From: faruk golotic <[REDACTED]>
Sent: August 25, 2026 7:31 PM
To: clerk@hamilton.ca
Subject: [REDACTED]

Good afternoon

My name is Faruk Golotic and I'm the owner of [REDACTED]. I'm sending this email due to the building there looking to build on highway 8. I have the longest property line where there looking to build the building, which means the whole back of the building will be looking into my backyard and I won't have any privacy anymore. Also the building will be blocking my entire house which means I will not have no more sunlight. I am AGAINST this building going up. [REDACTED]
then since my house will drop in price ridiculously if this building goes up

Thank you

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.

The developer ignoring the community concerns has adjusted and increased this to now be 12 stories with all the Rooftop mechanics such as Elevator shafts, Air Conditioning units and Heating contributing to an extra height and eyesore depleting our sky light views and privacy as we try to enjoy our home and our well maintained backyard.

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 very 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 a 12 storey, 161 units building with only 100 parking spaces to this corner intersection is asking for disaster. There are already parking issues on Salina Place and Pecan Court. At times even with an advanced light it is difficult to turn left from Highway 8.

We are concerned that our property will directly be affected by excavation 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. Infrastructure capabilities for such an enormous undertaking on a 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 paying taxes who are directly affected by this decision. We are a community of families who have lived here, cared for our homes and grew our families..... and we are not downtown Toronto or Hamilton.

We strongly object to this rezoning from 2-3 stories to 12 stories. This only benefits the developer and NOY the community.

Sincerely

Heather and John Wende

[REDACTED]

Stoney Creek, ON

[REDACTED]

[REDACTED]

From: Arifa <[REDACTED]>

Sent: August 22, 2026 11:45 AM

To: clerk@hamilton.ca

Subject: Public Comment – Proposed Development at 520 Highway No. 8, Stoney Creek (DPA-2026-00023)

Dear Planning Committee,

I am writing to share my concerns regarding the proposed 12-storey, 161-unit purpose-built rental development at 520 Highway No. 8 in Stoney Creek.

I fully understand the need for additional housing in Hamilton, but I believe the location and scale of this particular development require much more careful consideration because of the impact it could have on the surrounding community.

The proposed development is located near a major intersection and in an area already surrounded by a high school and two elementary schools. The addition of 161 residential units and associated vehicle traffic could significantly increase congestion, particularly during school drop-off and pick-up times. I am especially concerned about pedestrian and student safety.

There are also two nursing homes in the surrounding area. Increased traffic and congestion could create additional challenges for seniors, families, students and other vulnerable members of the community.

I am also concerned about whether the existing infrastructure, including roads, intersections and water supply, has sufficient capacity to support a development of this size without negatively affecting the surrounding neighbourhood. I would strongly encourage the City to carefully assess the potential impact on water capacity and other municipal infrastructure before making a decision.

At the same time, our community has important unmet needs. There is currently no grocery store, community centre or library within convenient walking distance for many nearby residents. I believe new development should be planned alongside the community services and infrastructure necessary to support the growing population. Hamilton has opportunities to accommodate additional housing in other areas, including around Fifty Road and the Fruitland area, where there may be more suitable

opportunities to plan larger-scale growth alongside the necessary transportation and infrastructure improvements.

To be clear, I am not opposed to new housing or responsible growth. My concern is that a 12-storey development of this scale in this particular location could place significant pressure on an already busy area without adequately addressing traffic, school safety, seniors' residences, water capacity and the lack of essential community amenities.

I respectfully ask the Planning Committee to carefully consider whether this is the appropriate location and scale for this development and to prioritize the long-term safety, infrastructure capacity and quality of life of the surrounding community.

Please also note that I request that my personal information, including my name, address, email address and other identifying information, be removed from the public version of my submission, as permitted under the Collection of Personal Information section of the public notice.

Thank you for taking the concerns of nearby residents into consideration.

Sincerely,

A Concerned Resident

From: C S <[REDACTED]>
Sent: Thursday, 27 August 2026 11:10:52
To: clerk@hamilton.ca <clerk@hamilton.ca>
Subject: 520 Hwy No. 8 proposed rental building

I'm writing to express my concerns with the proposed rental building at Hwy 8 and Dewitt Rd. This is already a very busy intersection. The addition of this building would cause even more traffic making it unsafe for pedestrians and drivers.

Also adding a 12-storey building does not fit the aesthetic of the area. It would be a massive eye sore for people. Existing condo/apartments in this area are typically 4-5 storeys tall.

I do not want this proposal to go forward.

Thank you,
Cathy