

**102 AINSLIE AVE, HAMILTON, ON**  
**RE: ZONING TO BECOME A LEGAL TRIPLEX**

**June 23<sup>rd</sup>, 2015**

I was a tenant at 102 Ainslie Ave, Hamilton, ON from May 2011 to May 2013. I lived in the middle unit with three other roommates. The bedrooms were larger than other student housing bedrooms I have seen with huge closets. The kitchen and bathroom were upgraded while I was there with granite counter tops. The kitchen itself was huge with a great eating area, and the bathroom easily accommodated four girls. Even though a lot of other landlords would rent out every single room and entry way, Aiden (Tuite, my former landlord) left a living room because he knew it added to the quality of the apartment. The shared laundry (2 washing machines and 2 dryers) was also a great feature.

Aiden was a great and involved landlord. If we had any issues with the house he would come to the property and resolve them right away. He was always upgrading the place and was around to ensure that the house was up to date and to ask us if we needed anything. Although a total of 12 students lived in the house each floor is completely separated. The location was great and we had no issues with any of the neighbours. I lived in another student house the year before I was at 102 Ainslie for a similar price, and I saw many other places in my search and staying with friends, and the rental at 102 Ainslie is an excellent value. Having a sister living in the city and having gone through the difficulty of finding adequate housing, I really appreciate the city limiting the number of livable spaces in a rental house. However, I can honestly say that these changes do not apply to 102 Ainslie.

I fully support 102 Ainslie Ave to be zoned as a legal triplex and if you have any questions please do not hesitate to contact me.

Name: Leslie Breadner

Phone:

Email:

*Leslie Breadner*

102 AINSLIE AVE, HAMILTON, ON  
RE: ZONING TO BECOME A LEGAL TRIPLEX

May 30, 2015

I, Frances Feller living at 100 AINSLIE AVE

\_\_\_\_\_ have been a neighbour of  
102 Ainslie Ave, Hamilton, ON for 7+ years. During the duration of my time  
living next to the above address I have had no issues with the past and current  
tenants. They have always been respectful and kept the property up to standards.  
There have been no issues regarding noise, debris, parties, etc. in all the time that I  
have lived at my property. The landlord has always well maintained the property  
and has been a constant presence at the property. He continues to upgrade the  
house and is always willing to work with the neighbourhood to ensure a better  
quality of life for not only his tenants and property but also those surrounded by  
him. I have no issues with the current property being zoned as a legal triplex as  
there have always been 12 students living in this property since I have been living in  
the neighbourhood. From my perspective it is not an overcrowded or unsafe  
building but rather a well-built property that provides the students of McMaster  
with a safe, clean, large and affordable place to live during their time at the  
University.

If you have any questions or would like to get in contact with me to discuss the  
issues further please do not hesitate to get in contact with me.

Name:

Frances Feller (Frances Feller)

Phone:

Email:

Signature:

Frances Feller

(1700)

**May 30, 2015**

I, BRADY O'SULLIVAN living at 104 AINSLIE AVE

\_\_\_\_\_ have been a neighbour of

102 Ainslie Ave, Hamilton, ON for 7 years. During the duration of my time living next to the above address I have had no issues with the past and current tenants. They have always been respectful and kept the property up to standards. There have been no issues regarding noise, debris, parties, etc. in all the time that I have lived at my property. The landlord has always well maintained the property and has been a constant presence at the property. He continues to upgrade the house and is always willing to work with the neighbourhood to ensure a better quality of life for not only his tenants and property but also those surrounded by him. I have no issues with the current property being zoned as a legal triplex as there have always been 12 students living in this property since I have been living in the neighbourhood. From my perspective it is not an overcrowded or unsafe building but rather a well-built property that provides the students of McMaster with a safe, clean, large and affordable place to live during their time at the University.

If you have any questions or would like to get in contact with me to discuss the issues further please do not hesitate to get in contact with me.

Name: Brady O'Sullivan

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: 

Signature: 

102 AINSLIE AVE, HAMILTON, ON  
RE: ZONING TO BECOME A LEGAL TRIPLEX

May 30, 2015

I, J. BAILEY living at 98 AINSLIE AVE.  
HAMILTON 3 have been a neighbour of  
102 Ainslie Ave, Hamilton, ON for \_\_\_\_\_ years. During the duration of my time  
living next to the above address I have had no issues with the past and current  
tenants. They have always been respectful and kept the property up to standards.  
There have been no issues regarding noise, debris, parties, etc. in all the time that I  
have lived at my property. The landlord has always well maintained the property  
and has been a constant presence at the property. He continues to upgrade the  
house and is always willing to work with the neighbourhood to ensure a better  
quality of life for not only his tenants and property but also those surrounded by  
him. I have no issues with the current property being zoned as a legal triplex as  
there have always been 12 students living in this property since I have been living in  
the neighbourhood. From my perspective it is not an overcrowded or unsafe  
building but rather a well-built property that provides the students of McMaster  
with a safe, clean, large and affordable place to live during their time at the  
University.

If you have any questions or would like to get in contact with me to discuss the  
issues further please do not hesitate to get in contact with me.

Name: J. BAILEY

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: 