

August 4, 2015

Robert Clackett, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5

Re: UHOPA – 15 – 017, ZAC – 13 – 027

We are the Ainslie Wood Community Association Corporation, and we serve the interests of the Ainslie Wood neighborhoods of West Hamilton. This communication is to present our views on the above noted Urban Hamilton Official Plan Amendment file. In summary, we are not in agreement with any changes to the plan to facilitate the proposed development at 71, 75, and 77 Leland Street. Our reasons are noted below:

- We cannot handle more intensification/density in the Ainslie Wood neighborhoods. We are overwhelmed with the large number of private houses now used as student housing, secondary units in private homes, huge purpose built student housing blocks, and so much construction and dividing up houses for student rooms already in process.
- It has to be kept in mind here that although the area is zoned **single family**, **many of the original residences no longer house the average of "single family"**. **Rather, the houses are chopped up into tiny student rooms, and each house has living in it numbers far in excess of the normal and expected population for which the houses were built.**
- All of the above put tremendous stress on the neighborhood. It needs to be said that this high intensification has not been balanced, or offset, with the provision of any public resources, infrastructure improvement, or recreational amenities that serve the stable population living in the area.
- Ainslie Wood has been totally stripped of most of its community facilities, such as public schools, and along with the above sees this as an issue to be

addressed before any further purpose built- or intensification is even considered.

- Until intensification including purpose built student housing is balanced with community services and facilities, a moratorium on rezoning that adds intensification should be considered.
- A five story development is out of character in this single family residentially zoned neighborhood. The character of the neighborhood is deserving of protection. A five story development will impact the spacing and the openness of the streetscape, and it will overshadow and have negative visual impact including on the rail trail section located close to it.
- The Leland project will add to existing parking issues. The development only allows for 50 parking spaces. Intensification of this scale will result in more people living here, and would have to take into account more visitors to the area out of this. The Leland area at present allows for 1 hour parking. So it follows that parking will overflow into the neighborhood and on to the side streets. This would cause increased parking problems (including front yard parking), with visual impacts on adjoining yards and streetscapes
- Traffic congestion is an issue in the Leland area. It is already difficult to navigate in the area. The increase in the number of students using the HSR would only serve to increase the already overcrowding on the roads and bus routes.
- An adjacent property on 92 Emerson was recently mentioned by City staff/Committee of Adjustment, to be of potential archeological interest. The Leland property at the rear is close by this Emerson property. Would the Leland property then also be of potential archeological interest?
- The West Village Suites on Main Street West is a huge development, and seems to have student space for rent and suites available on an ongoing basis. Another student purpose built development is in process at 17 Ewen

Road, which will soon house in excess of 700 students. McMaster University is building a new 500 student residence on campus. Student residences are being developed downtown Hamilton. In addition, the old Acura site on Main and Longwood is now under consideration to house 1200 Columbia College students. Another massive development on Leland is clearly excessive, and undesirable for the neighborhood.

- The area does not need more student type housing, and neither does it need intensification, especially inside the neighborhoods. We do not agree that building large student purpose-built housing will decrease the number of students living in single family housing inside the neighborhoods. Rather, we have found it only serves to bring more students in, and it adds to the stress, intensification and high density already in existence in this challenged neighborhood.
- We propose that the Leland property would better serve the area by the following:
 - Becoming a parking lot for the future LRT. There is not much land available in the area for LRT planning, and we would like to see our area supporting LRT and public transport into the city vs further intensification inside the neighborhoods.
 - Or, since the Ainslie Wood area is deemed high priority for greenspace by a Department of Recreation needs assessment, we propose the area be turned into a parkette or public facility to serve the people of Ainslie Wood.

We thank you for considering the above as public input from Ainslie Wood. And, we ask the Planning and Economic Development Department to consider the basic public and neighborhood rights and needs here in Ainslie Wood. We feel strongly that these take precedence over any further re-zoning for high density/intensification projects such as that requested for the Leland property.

Tordis Coakley, Secretary/Director
Mary Kiss, Director

Ed Sculthorpe, Chair

Ainslie Wood Community Association Corporation

August 5, 2015

Tami Kitay
Senior Project Manager
City of Hamilton

Reference: UHOPA-15-017, ZAC-13-027.

Dear Ms. Kitay:

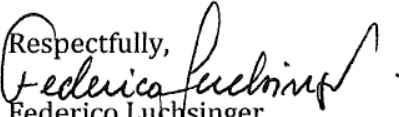
Regarding the above indicated Plan Amendment I would like to express the following:

The infrastructure in the area, i.e. sewage system, may have been designed to handle a Medium Density Residential of 50 units per hectare. Under the proposed amendment the Residential Density would be increased by a factor of 6, to 300 units per hectare. As a consequence it would be difficult for the sewage system to handle this increased demand. Please notice that this area has already a high population density: most houses have built-in additions to accommodate students.

Moreover, the sewage system, and perhaps the water network are old and in need of upgrades. Just a short distance away from my house I have witnessed at least two sinkholes in the last 8 years.

It is my opinion that the future sewage load coupled with anticipated stronger storms and runoffs would exponentially increase the risk of having flooded basements in the neighbourhood.

An in-depth investigation of the suitability of the infrastructure must be done before the Council makes its decision on whether to amend or not the designation of the lands in question.

Respectfully,

Federico Luchsinger
65 Ward Ave.
Hamilton, ON. L8S 2E8

Cc: Councillor Aidan Johnson

Dear Sir,

This is in response to the application for 71-75-77 Leland.

I would like to give a little history before making my comments.

This was for a long time a great single family neighborhood with a mix of owners and renters. Once the University started to become a major factor requiring an increase of student rentals, it severely impacted our quality of life.

We have seen the arrival of "Monster Homes' absentee landlords that care little for their property and the ever popular noise factor. We now have a non stop shuttle bus service that runs on Ward avenue with drivers who pay no respect to the speed limits. This neighborhood has changed and not for the better.

I think we have had enough and would like to make the following comments:

1/ This area already has student vacancies so why need for 124 more. I would also like to know who is planning on being responsible. You may not be aware, but Ward Avenue has been home to half way housing in the past. Consequently to whom is the rental building being solicited to. I do not place much faith given the security problems that exist in this neighborhood.

2/ We have an aging infrastructure which has already had sewer problems and now they want to add the equivalent number of people that live on Ward from Emerson to Leland in one building. With regards to infrastructure, the roads are already bad enough and there is no local hospital any more. the sidewalks in front of the proposed structure are in need of repair as well.

3/ This building would make a mockery of the comments from city hall that they would like to encourage more single families moving into this neighborhood. In fact, I would suggest that this would sound the bell for the end of the families in this area.

4/ This would confirm that this area will become a true "Student Ghetto" and it would certainly give me reason to question why I would want to live her. In fact it will force me and my wife to put our home up for sale. (More student housing?)

Respectfully,

Robert & Carol Risidore
106 Ward Avenue

Bianca Campanaro
102 Ward Ave