

On Mon 30/11/15 9:45 AM , "Vinnie Welsh sent:

> FYI.

> FROM: Johnson, Aidan [<mailto:Aidan.Johnson@hamilton.ca>]

> SENT: Monday, November 30, 2015 9:11 AM

> TO: Vinnie Welsh

> CC: Ed Sculthorpe; Mary Kiss

> SUBJECT: Re: 71 -77 Leland

> Thank you, Vinnie! Cc.ing our friends in AWCA...

> Sent from my BlackBerry 10 smartphone on the Bell network.

> FROM: Vinnie Welsh

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> SENT: Monday, November 30, 2015 8:31 AM

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> TO: Johnson, Aidan

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> SUBJECT: 71 -77 Leland

> Hi Aidan. Ira forwarded your email to Mary, Tordis and Ed. I see
> many good reasons to support this project for all the reasons you
> mentioned and were noted in the AWWCA letter and in the very detailed
> staff report. One other important issue that I know is in the staff
> report but often gets missed. The land is already zoned for
> multi-unit residential. A 5 story building could be built without any
> input from the community. The reason this is an issue is because the
> developer wanted to build a larger number of small units (bachelor
> versus larger suites) than the current zoning allowed. I believe in
> the phrase "be careful what you ask for". We could have a building
> with 4 and 5 bedroom suites, which we as a community believe are not
> suitable for re-use down the road without significant renovation and
> there would be nothing we could do about it.
> This option provides for safe _managed_ housing for students today as
> well as being easily transitioned in the future should the market
> conditions change as you noted.

>Vinnie Welsh_

>42 Kipling Road_

>Hamilton, Ont.

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