



Ainslie Wood/Westdale Community Association  
of Resident Homeowners Inc.  
1063 King Street West  
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[www.awwca.ca](http://www.awwca.ca)

July 7, 2014

Brian McHattie  
Councillor Ward 1  
City of Hamilton  
71 Main Street West, Second Floor  
Hamilton, Ontario L8P 4Y5

RE: 71–77 Leland Drive, Hamilton, Ontario

Dear Mr. McHattie:

The AWWCA has been involved in various meetings regarding the proposed zoning change for 71–77 Leland Drive. If approved, the building will be marketed to university students.

As a neighbourhood, we continue to be concerned about the number of residential rental units targeted to students. Sixty-three per cent of this particular neighbourhood's single-family homes have been converted to student rentals. While we know that it is illegal to "people zone," we continue to be concerned about the high number of transient student tenants in this area. We had hoped that purpose-built student housing would help slow the conversion of single-family homes, but our experience has been the opposite. By adding more students to this neighbourhood, we are concerned that it may become even less attractive to families and others, especially as commercial and retail services grow to service the younger market. Prince Philip School has been closed due, in our opinion, to flawed school board policies that have the potential to further undermine the stability of the neighbourhood. We know that you are aware that the area suffers from many landlords who are less invested in the success of our community as a thriving neighbourhood accommodating all age groups.

Our secondary plan outlines a vision of Ainslie Wood and Westdale as a balanced, stable community in which the diverse needs of all residents are met: McMaster University and the surrounding community support each other by the provision of services and amenities; long-term residents are housed in high-quality neighbourhoods providing amenities suitable for a wider range of household types; tenants, including students and others, are offered a wider range of suitable housing choices and services; and development is well designed and sustainable, considers future generations, and respects the natural environment.

The site under discussion has been abandoned and derelict for several years. It has been zoned since 2005 to allow an apartment building of up to five storeys with units per hectare that would allow 25 units. The application for a zoning change would allow the number of units to increase from 25 apartments to 124, made up mainly of bachelor apartments with a few one- and two-bedroom units. With no change to the zoning, the developer could build 25 units with four and five bedrooms (a typical purpose-built student apartment configuration). The developer, however, believes that the smaller suite configuration will be a better fit for students and for his company. Greg MacDonald, the city planner looking after this file, has confirmed to us that Prica Developments has proved to him that the occupancy potential of the building would be approximately the same for both scenarios.

Prica Developments has made many efforts to meet with the community and our association. They have changed their original proposal from only bachelor suites to include one- and two-bedroom units, which we think would appeal to a broader group of tenants. They have also stated, based on our requests, that they will target their marketing to upper-year and graduate students, whom we feel would be an asset to the neighbourhood. This is also a market that is in need of, and would welcome, safe, affordable housing close to campus. As an association, we believe that the current design (instead of four- or five-bedroom units) could be enjoyed by many age groups, including seniors, should market conditions change in the future.

We appreciate the time and effort Prica has spent with us and believe their intention is to be good neighbours. We are not necessarily happy that another student-focused development is coming to Ainslie Wood; however, we believe this is a design that could be used by anyone now and in the future.

Please feel free to contact us if any clarification is required.

Sincerely

Dr. Jay Parlar  
President

cc AWWCA Board  
Prica Developments  
Greg MacDonald