



Ainslie Wood/Westdale Community Association  
of Resident Homeowners Inc.  
1063 King Street West  
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Hamilton, Ontario L8S 4S3  
[www.awwca.ca](http://www.awwca.ca)

November 27, 2015

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

RE: 71–77 Leland Drive, Hamilton, Ontario  
Urban Hamilton Official Plan Amendment (UHOPA-15-017)

Dear Mr. Johnson:

This is to express our opinion with respect to Urban Hamilton Official Plan Changes regarding the subject property.

The AWWCA has been involved in numerous meetings about the development at 71–77 Leland Drive (see enclosure). While we are not happy to see another multi-unit student-focused development proposed for our area instead of downtown, we appreciate Prica Developments' efforts to work with us and accommodate our concerns. In particular, we appreciate the following features:

- a design which can be enjoyed by many age groups, including seniors, should market conditions change;
- the inclusion of 10 one-bedroom units and 5 two-bedroom units among the bachelor suites to accommodate different family configurations;
- a design that simplifies possible future combination of adjacent bachelor suites to provide design flexibility;
- inclusion of a common or party room; and
- full time on-site property management.

With these inclusions, we feel the benefits outweigh the costs of the potential alternatives that would not require a change to the official plan; for example 25 units with four and five bedrooms (a typical purpose-built student apartment configuration).

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

Sincerely

Ira Rosen  
President

cc AWWCA Board  
Greg MacDonald

Enclosure: 1