



Ainslie Wood/Westdale Community Association
of Resident Homeowners Inc.
 1063 King Street West
 Suite 221
 Hamilton, Ontario L8S 4S3
www.awwca.ca

April 14, 2012

The Planning Committee
 City of Hamilton
 71 Main St. West, 1st Floor
 Hamilton, Ontario
 L8P 4Y5

Attention: Vanessa Robicheau, Legislative Coordinator

Re: Amendment to Hamilton Zoning Bylaw 17 Ewen Road (PED09103 (b)) Ward 1

To Whom It May Concern:

The Ainslie Wood/Westdale Community Association of Resident Homeowners has been very interested in this proposal since we were first approached about it in 2008. From the beginning, we have had serious concerns about the proposed size and scale of the project, as it conflicts with our Secondary Plan. We have further concerns about the concentration of student housing in this neighbourhood with its impact on the overall balance of resident homeowners and transient renters within the area.

In 2005, our Secondary Plan was approved after significant community input. The area in question was viewed as appropriate for light industrial and commercial business. It was also felt that any transition away from industrial would be appropriate for research or educational uses. Subsequently, because of the Hemson Report, this property and several others in the immediate vicinity were removed as Employment Lands and were set up as a Site-Specific Policy Area. Those specific policies acknowledge that transitioning use might include residential and recognize the opportunity for intensification, though they note that such intensification preferably would be low to medium density and would allow for a maximum building height of five storeys.

The developer of 17 Ewen Road is applying to have this property zoned as high density to build a 10-storey apartment complex. Our association approved an exception to the zoning to convert the former CNIB property to high density for the West Village Student Condominiums, a purpose-built student residence. We did, because the property is set well apart from single-family housing and was exceptionally well designed and because we were optimistic that the development might save up to 120 homes from conversion to student rentals. Unfortunately, investor's, who are often absentee landlords, have continued to buy and convert houses, despite many vacancies, with some evidence that they are even less diligent in screening their renters. Our support for the West Village Condos was never intended to set a precedent for change to zoning in the area, and the results of this experiment reinforce our support for the Secondary Plan zoning.

Another reason for our opposition to a 550-student residence at 17 Ewen Road is that we have many anecdotal reports from residents in Ainslie Wood North (directly north of Main Street from the proposed building) of increased noise and vandalism from students travelling to and from McMaster campus from West Village Condos. The easiest pedestrian route for students at 17 Ewen Road also would be through Ainslie Wood North, exacerbating the problem.

Approving a building purposely built and marketed to house an additional 550 students in an area currently saturated with rental housing within walking distance to McMaster University will endanger the vision of the Secondary Plan to provide a balanced, stable community in which the diverse needs of all stakeholders are met.

We urge the committee to turn down the rezoning of 17 Ewen Road to high-density residential.

Yours truly,

Dr. Jay Parlar
President

Cc: Ward 1 Councillor Brian McHattie