



## **Ainslie Wood/Westdale Community Association**

***Of Resident Homeowners Inc.***

**1063 King Street West  
Suite 221  
Hamilton, Ontario L8S 4H2  
awwca.ca**

January 8, 2018

Adam Lucas, MCIP, RPP Senior Planner  
Planning and Economic Development Department  
City of Hamilton  
71 Main Street West, 5th floor  
Hamilton, ON L8P 4Y5

Re: Application # UHOPA-17-028, ZAC-17-065.  
Knightstone Capital Development  
1190 Main Street West  
Hamilton, ON

Dear Mr. Lucas,

Please be advised that the Ainslie Wood Westdale Community Association (AWWCA) is formally opposed to the above-mentioned development in its present application. We firmly oppose the height of 52 meters as well as the density of over 1,400 beds. The primary objective of this development is to house McMaster University's first-year students. We understand the need of the University, and we endorse a development on the proposed site; however, we feel that this development in its present form will have long-lasting negative effects on the immediate community.

When we met last year with the developer and University our position on certain aspects was made clear. There were to be no major pedestrian entrances on the Traymore side of the development to help reduce the saturation of foot traffic on a small side street.

In addition, after several requests we have not seen any plans for how the University and developer plan to deal with the increased vehicular traffic since the present plan has only six parking spots. In particular, how do they plan to handle the yearly move-in and move-out? With the reduced lanes on Main Street West due to LRT, the end result will be the possibility of 1,400 vehicles unloading and loading on the small side streets in the area. Furthermore, this development is across the street from Dalewood School, which will create an extremely unsafe situation.

We have been informed of an open house in February 2018, and we are open to continued conversations with the hope that the above-mentioned concerns will be addressed. It's important to note that the University is constructing a new residence on campus with 500 beds: Why could that development not have been made taller and larger to fully house first-year students?

Sincerely yours,

Ira Rosen  
President, AWWCA