



City of Hamilton

HERITAGE PERMIT REVIEW SUB-COMMITTEE ADDENDUM

Date: July 15, 2025

Time: 5:00 p.m.

Location: YouTube Channel Streaming for Virtual Meetings

All electronic meetings can be viewed at:

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

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Pages

9. HERITAGE PERMIT APPLICATIONS

*9.4 HP2025-026 - 1007 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District, Part V)

3

- Demolition of the existing two-storey single-detached dwelling; and,
- Construction of two new two-storey dwellings, each with;
 - A front gable roof;
 - Front setbacks similar to the adjacent dwellings;
 - A one-storey projecting front garage and porch;
 - Painted wood board-and-batten-style cladding; and,
 - Traditional window shapes, window placement, and wall-to-window ratios.

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: July 15, 2025

City of Hamilton - Heritage Permit Application Note Sheet

Address: 1007 Beach Boulevard, Hamilton (Hamilton Beach HCD, Part V)

Permit Number: HP2025-026

Owner: Sandra Clark

Applicant/Agent: Megan Hobson, Hobson Built Heritage

Description of proposed alterations:

- Demolition of the existing two-storey single-detached dwelling; and,
 - Construction of two new two-storey dwellings, each with;
 - A front gable roof;
 - Front setbacks similar to the adjacent dwellings;
 - A one-storey projecting front garage and porch;
 - Painted wood board-and-batten-style cladding; and,
 - Traditional window shapes, window placement, and wall-to-window ratios.
-

Reasons for proposed alterations:

- The subject property is in very poor condition and is currently vacant and boarded up.
 - The proposed new dwellings have garages integrated into the front façade instead of located at the rear due to the proposed lots not being wide enough to accommodate a side driveway.
-

Documentation submitted with application:

- Heritage Permit application form
- Heritage Impact Assessment prepared by Hobson Built Heritage, dated July 8, 2025 (Attached as **Appendix “A”**)

HERITAGE PERMIT REVIEW SUBCOMMITTEE
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Draft Conditions for Consideration:

- ☐ That the **final architectural drawings** and **material choices** for the new dwellings be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- ☐ That a **Landscape Plan**, including new landscaping and street trees in the front yard, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Consent to Sever, Building Permit and / or the commencement of any alterations;
- ☐ That any **minor changes** to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- ☐ That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **August 31, 2027**. If the alteration(s) are not completed by **August 31, 2027**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Relevant HCD Policies (By-law No. 00-135)

5.4 Design considerations in new construction

General factors governing visual relationships between an infill building, its neighbours and the streetscape should be reviewed carefully and used as the basis for new construction including consideration of: building height, width, setbacks, roof shape, number of bays, and materials. Specific guidance is described below:

Height: The majority of buildings within the Beach District are two storeys or less. Accordingly to maintain this profile new buildings should be no higher than two storeys, particularly if there are high basement and foundation walls. Required living space should be provided in a building mass that extends rearwards in depth on the lot rather than upwards in height.

Width: New dwellings should be designed in a manner that provide living space in a building mass that extends rearwards in depth on the lot rather than in horizontal width across the lot. Cross-gable or "L" plans may be used where appropriate.

Setback: Residences on the west side (or harbour side) of Beach Boulevard tend generally to be set back further than their eastern counterparts. Those constructed pre-1900 appear closer to the Boulevard. Accordingly, new construction should be set back from the road in keeping with the post-1900 construction.

On the east (or lake side) any new construction should ensure traditional facade frontage is oriented towards Beach Boulevard with building setbacks that are the same as adjoining lots. Where adjacent buildings are staggered from one another the new intervening building facade should be:

- located so that it does not extend beyond the front facade of the forward most building, or
- located so that it does not sit behind the front facade of the rearward building.

Proportion and massing: New infill should be developed with horizontal to square facades with three bays comprising an entranceway and two window bays. Facades with a vertical emphasis should be avoided.

Roofs: Roof types encouraged in new construction are front gable, cross- or centre gable and hipped or truncated hip. Side gable, mansard, gambrel and flat roofs are not typical of the Beach District and should be avoided. Asphalt or wood shingles are appropriate for new construction. Concrete, clay tile, slate, metal or composite materials are discouraged. Roof vents, skylights, satellite dishes, solar panels, chimneys, flues, other venting devices and roof features are best located to the rear of new buildings. Cross or centre gables with windows may be appropriate in front elevations on Beach Boulevard provided that they do not overpower the facade. Dormers should only be encouraged at the rear or side elevations.

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Materials: The majority of buildings in the Hamilton Beach Heritage Conservation District are of frame construction with a variety of cladding materials. Cladding materials include stucco, rough cast and pebble-dash, clapboard, board-and-batten and wood shingles. Synthetic materials such as metal or vinyl siding have also been used, either in whole or in part, to patch or cover former historical cladding. Brick and stone are used sparingly. Wall materials for use in new construction are encouraged to be wood cladding, either as board or shingles, stucco and pebble-dash or rough cast. Very limited use or very small areas of synthetic cladding may be permitted, particularly when used with traditional materials. Use of brick, concrete or other masonry blocks should be avoided.

Windows: A range of window and entrance types are evident in the existing late nineteenth and twentieth century architectural styles represented in the Hamilton Beach Heritage Conservation District. The overall appearance of building facades is more wall surface (solids) than windows (voids). Generally window openings are vertical and rectangular. There are also examples of semi-circular, segmental and round headed openings. The windows are arranged in a variety of ways, either individually, pairs, groups or composing a bay. New window designs that generally reflect vertical and rectangular dimensions are encouraged. On facades that face the street, windows should maintain proportions of neighbouring properties. Large, full-length, multi-storey or picture windows are best avoided.

Entrances: Entrances are usually an important element of the principal elevation, frequently highlighted with architectural detailing such as door surrounds and porches and recessed or projected from the wall face for emphasis. Accordingly, full size double doors and large amounts of glazing in entranceways should be avoided.

Garages and ancillary structures: Garages and ancillary structures are best located away from the main facade and should be located in traditional areas for these functions, usually towards the rear of the lot. Garages, in particular, should not form part of the front facade of the main building.

Photographs



Figure 1: Front view of existing dwelling from Beach Boulevard from Google Streetview (May 2025)



Figure 2: Rendering of proposed development.

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Plans / Drawings

Please see the Heritage Impact Assessment attached as **Appendix “A”** to this Note Sheet.



HERITAGE IMPACT ASSESSMENT

1007 Beach Boulevard, Hamilton, ON

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EXECUTIVE SUMMARY

Hobson Built Heritage was retained by the owner of 1007 Beach Boulevard to prepare a *Heritage Impact Assessment* (HIA) as a requirement of a planning application because the property is located in the *Hamilton Beach Heritage Conservation District*. The owner is making an application to:

- subdivide the property to create two lots
- demolish the existing 2-storey dwelling
- construct two new 2-storey dwellings

The existing dwelling is in very poor condition and has been heavily altered. [\(See updated Appendix A with additional photo documentation and comments to clarify the condition\)](#). It does not contribute to heritage character of the District. There are no heritage concerns with demolition of this building and no potential salvage items were identified during site investigation. Documentation is provided in this report, no further mitigation is required prior.

The *Hamilton Beach Heritage Conservation District Plan* states that “where new lots are to be created within the Hamilton Beach Conservation District they should be of similar width and depth as adjacent occupied Lots.” The proposed lot division is partially consistent with the *District Plan* because:

- a similar depth is maintained but the width is approximately half of the width of adjacent lots.

The *Hamilton Beach Heritage Conservation District Plan* states that “construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard.”

The design of the proposed dwellings is consistent with the *District Plan* with respect to:

- 2-storey height and front gable roof
- orientation towards Beach Boulevard
- front setback that matches the adjacent dwelling to the north
- wood cladding for the exterior
- architectural style that is complementary to architectural styles in the District including:
 - front porch
 - traditional window shapes, window placement, and wall-to-window ratios

The design is not consistent with the *District Plan* with respect to:

- the garage is integrated into the front façade instead of located at the rear
- the front yard is entirely paved and does not include any landscaping

The proposed lots are not wide enough to accommodate a side driveway, so locating the garage beside or behind the house is not feasible. However, the impact of the garage on the streetscape

could be minimized by setting it further back and by introducing landscape elements in the front yard.

If a severance is granted, it is recommended that the following design revisions be requested prior to the issue of building permits:

- set the garage back from the front wall of the house
- reduce the amount of paving in front of the houses and introduce new landscaping

It is recommended that the applicant be required to provide the following information to heritage staff for final approval as a condition of the heritage permit:

1. Final architectural drawings and material choices for the new dwellings
2. *Landscape Plan* for new landscaping and street trees in the front yard
3. *Archaeological Clearance Letter*

JULY 8TH UPDATE

Revised Drawings

The preliminary concept was presented to the Heritage Permit Review Subcommittee on April 15th to get their input. Based on the comments provided by heritage staff and committee members, the applicant has revised the proposal and provided a rendering as a visual aid. A major site re-organization was not possible due to the small size of the lots. Suggestions to locate the garages at the rear could not be accommodated. In response to other suggestions provided by the committee, significant refinements were made to reduce the visual impact of the garage from the street, reduce and balance the overall massing, and strengthen the balance and symmetry of the front elevation. The result is a more balanced and refined composition that fits well with the historic character of the District.

In addition, a rendering has been provided to show the landscape enhancements and permeable pavers that are intended and will be outlined in a forthcoming Landscape Plan that will be commissioned if the severance application is approved.

The revised drawings and renderings are attached as Appendix D of this report and the *Heritage Impact Assessment* has been updated with new information and comments added in blue text.

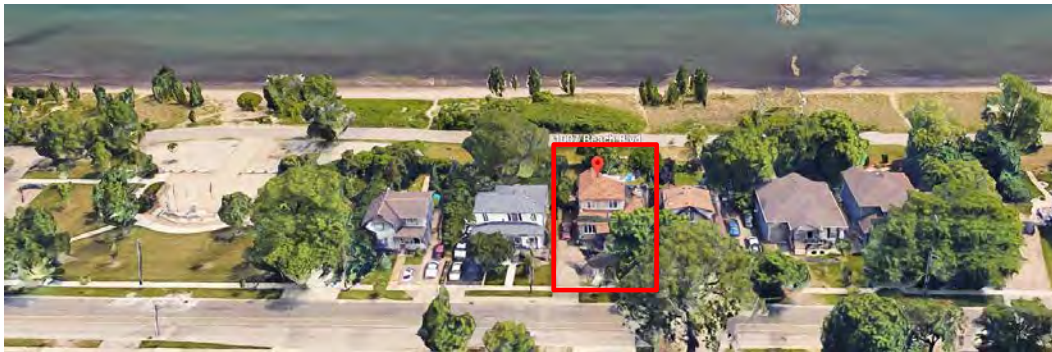
Final Recommendations

There are no changes to the previous recommendations. The design revisions are consistent with the District guidelines to the extent that is possible on the proposed lots. The existing dwelling is in very poor condition and is currently having a negative impact on the District. Removal of this building and replacement with two small dwellings that maintain the small scale and historic character of the District will have positive impacts. It is therefore recommended that heritage support be provided for the severance application and that a Heritage Permit be granted, subject to the three conditions outlined above.

1.0 INTRODUCTION

Preparation of this report included historical research, site investigation, review of applicable heritage legislation, and review of relevant heritage policies and guidelines. The HIA and preliminary drawings were shared with the Heritage Permit Review Sub-Committee at the April meeting. Based on their input the drawings have been revised and the HIA has been updated with updates added in blue text. The photo documentation in Appendix A was updated with additional photos and comments to clarify the poor condition of the subject building.

2.0 LOCATION & SITE DESCRIPTION



AERIAL VIEW – 1007 Beach Boulevard

The subject property is located in the *Hamilton Beach Heritage Conservation District*. It is on the east (Lake) side of Beach Boulevard between Manor Avenue (originally 1st Avenue) and Pandora Avenue (originally 2nd Avenue). It is just south of Dieppe Veterans Memorial Park and backs onto the Waterfront Trail, a public trail managed by the Hamilton Conservation Authority.

The subject property contains a 2-storey frame dwelling that is in very poor condition and is currently vacant and boarded up. The dwelling has a square plan with a hipped roof. During site investigation damp conditions and damages to interior finishes were noted, including a hole in the ceiling in the 1st floor bathroom. The second floor was inaccessible. There is an unfinished basement level, and the foundation is concrete block in some sections and rubblestone in other sections. The exterior is predominantly stucco with some vinyl siding in areas. There is a sunroom and a wooden deck at the back. The interior has modern finishes throughout.



STREETSCAPE VIEWS: view to the front elevation from Beach Boulevard (left) – view to the rear elevation from the Waterfront Trail (right)

There is a gravel driveway on the north side of the house and a narrow side yard on the south side. The house is situated approximately in the middle of the lot with landscaping in the front and rear yards. The rear yard is enclosed by a fence and backs onto the Waterfront Trail, and it has views to Lake Ontario.

3.0 HERITAGE PLANNING CONTEXT

The subject property is in the *Beach Boulevard Heritage Conservation District* (BBHCD) and Designated under Part V of the *Ontario Heritage Act*. The BBHCD is situated in the *Beach Boulevard Cultural Landscape* that is Listed on the Municipal Heritage Register. Change within the BBHCD is guided by the *Beach Boulevard District Plan* (ASI 2000).

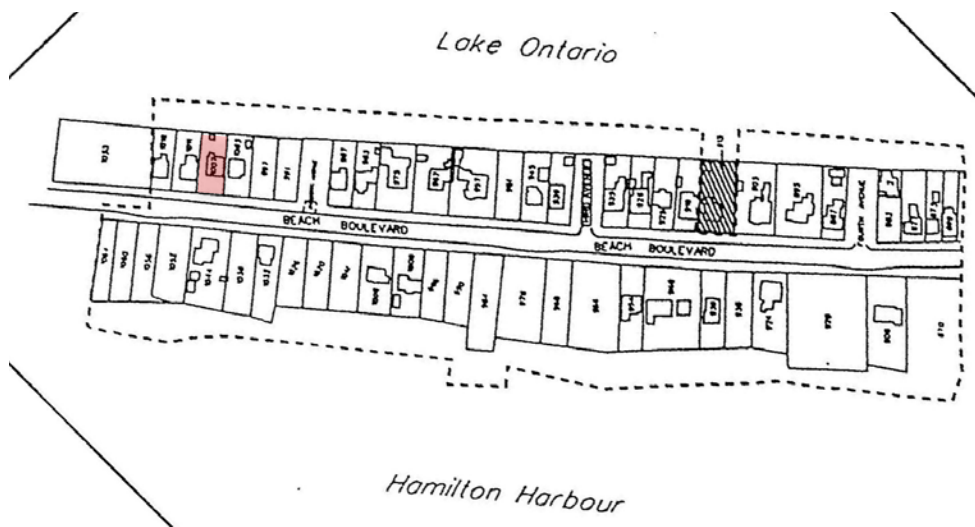
Hamilton Beach Heritage Conservation District

The heritage character of the District is defined by:

- the Lake Ontario shoreline and sandy beach
- Beach Boulevard, a long established travel route that forms the spine of the district
- properties and buildings that are of historical and architectural interest
- supporting and contextual landscape features

The Hamilton Beach Heritage Conservation District Plan provides guidelines for managing changes within the District. The guidelines support:

- preservation of and compatible alterations to buildings that contribute to the district character
- new construction on newly created lots in the form of single-detached dwellings up to 2 storeys in height
- compatible landscaping and streetscape improvements that support the District character

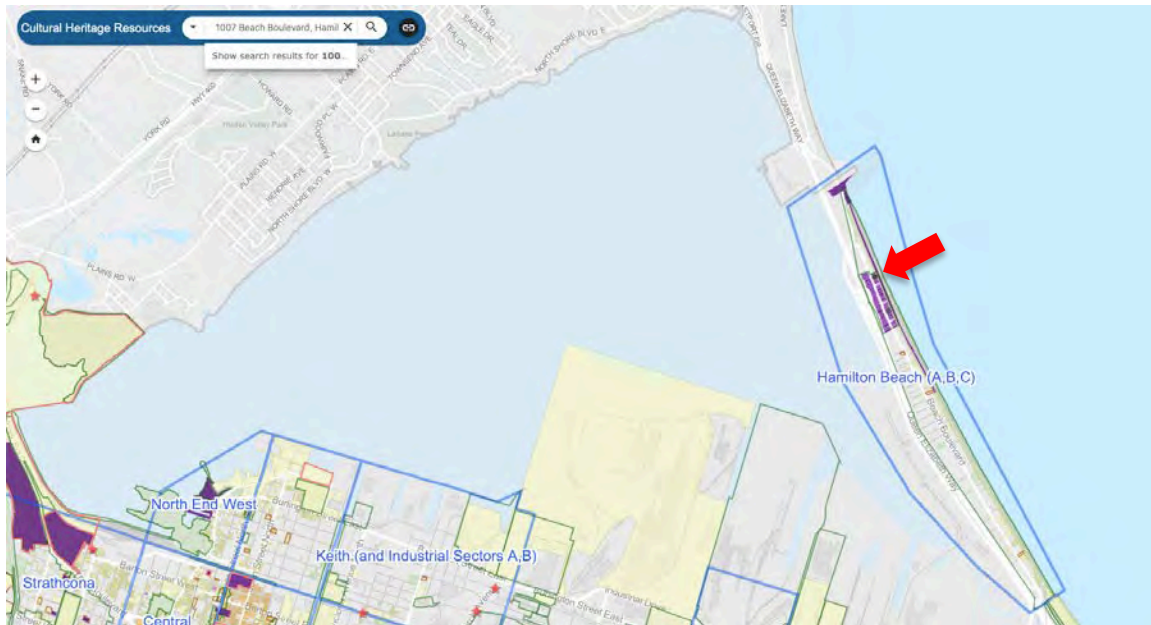


HAMILTON BEACH HCD – the subject property is located near the north boundary of the District



Beach Boulevard Cultural Landscape

The Beach Strip is an evolving cultural landscape that continues to be shaped by natural forces and human activity as a transport route, shipping canal, hydro corridor, and residential community on a narrow strip of land between Lake Ontario and Burlington Bay. In the 20th century, the construction of the Burlington Skyway severed connections to the west side (Harbour side) of the Beach Strip.



CITY OF HAMILTON HERITAGE MAPPING - the subject property is located in the Hamilton Beach HCD (purple). The Beach Strip is an Inventoried Cultural Heritage Landscape.



c. 1960 AERIAL PHOTO – in the 20th century the Beach Strip was impacted by construction of the hydro corridor (1911) and Burlington Skyway (1958)

4.0 HISTORIC CONTEXT

Historically, Hamilton Beach has historical and cultural significance as a natural landform that separates Burlington Bay from Lake Ontario, as an indigenous route around Lake Ontario, as an important transportation corridor during the settlement period, and as a place for waterfront leisure in the 19th century, and as a residential community in the 20th century.

In the late 19th-century it was developed as a summer resort and streets and lots were laid out for private cottages. The subject property is Lot 7 on the east side of Beach Boulevard south of the Canal. An **1895 article in the Spectator** includes a list of residents of Hamilton Beach that lists 3 cottages, one vacant lot, and a tennis court on the east side of the Beach Boulevard between 1st & 2nd Avenue. The subject property was not built at this time.



HAMILTON BEACH COTTAGES - well preserved 19th century cottages at the south end of Beach Boulevard

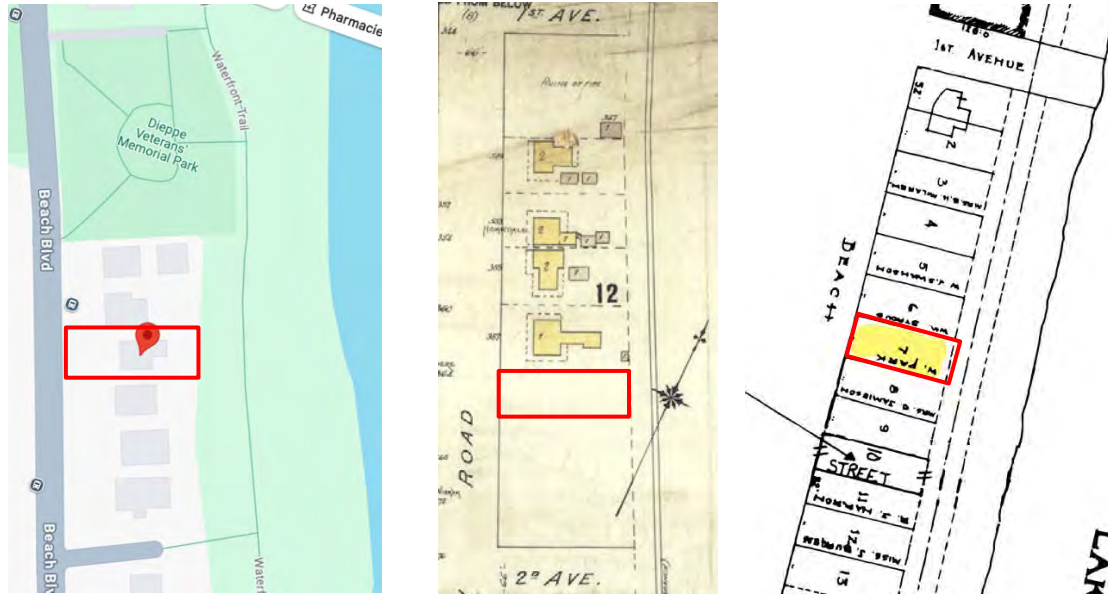
Lot 7, Plan 452 (1911)

The legal description of the subject property is Lot 7. Lot 7 was part of the original layout of streets and cottage lots created by the Hamilton Beach Commission in 1878.

The **1900 Fire Insurance Plan** shows four frame cottages on the east side of Beach Boulevard, located on Lots 3, 4, 5 & 6. Lots 1 & 2 (now the location of Dieppe Veterans Memorial Park) are vacant with ruins of a cottage destroyed by fire. **Lots 7 (the subject property), 8 & 9 remain unbuilt.**

In 1910, **Plan 452** indicates that Lot 7 had been sold to 'W. Parke'. Land records confirm that the Hamilton Beach Commission sold Lot 7 to **Walder & Lella V. Parke** in 1909. The Parke's purchased all of Lot 7 (52' frontage) for \$500.

Walder Parke was a successful Hamilton druggist. He founded his first store in 1876 with partner Charles McGregor. In 1904 they moved to larger premises at MacNab & Market Square. In 1917, the business was incorporated as **Parke & Parke**, eventually opening a chain of stores and becoming the largest pharmaceutical manufacturer and supplier in all of Canada. In the **1911 Census** Parke is 54 years old and his residence is listed as **252 Aberdeen Avenue** in Hamilton.



Left: 2024 GOOGLE MAPS - location of the subject property

Centre: 1900 FIRE INSURANCE PLAN – there are no structures on the property in 1900

Right: 1910 PLAN 452 – the property was purchased by "W. Parke" in 1909 and a rental cottage was built on it in 1922

The property that Parke bought on Hamilton Beach may have been purchased for a summer residence or as an investment property. In a **1922 Land transaction**, the value of the lot has increased significantly to \$5,800, indicating that a cottage had been built by that time. Following that entry, the property appears to have been rented out to a succession of different tenants.



Heavily altered early 20th century cottages at the north end of Beach Boulevard. The subject property (center) and adjacent properties.

Between 1922 and 1941 there were four different tenants listed on the title, each staying for a short duration. In 1942, the property was purchased by George & Frances Smith. In 2007, Marie & Daniel Smith, presumably relatives, sold the property to Veeru Kantor. In 2023 Veeru Kantor, now called Veeru Khanna, sold the property to the current owner.

A summary of the property ownership is provided below:

- 1909 Walden Parke, Pharmacist - All of Lot 7, 52' (15.85 m) front – owner for 13 years
 - 1922 George & Grace Davis – tenants for 5 years
 - 1927 William & Frances Heyslop – tenants for 12 years
 - 1939 Charles & Elizabeth Lennie - tenants for 2 years
 - 1941 John & Mary Hasaal – tenants for 1 year

- 1942 George & Frances Smith / Marie & Daniel William Smith – owners for 65 years
- 2007 Veeru Kantor / Khanna – owner for 16 years
- 2023 current owner

5.0 CULTURAL HERITAGE VALUE

The dwelling on the subject property does not have significant cultural heritage value.

Walden Parke is the only person associated with the property that may have local historical interest because he was the owner of a successful pharmacy business in Hamilton in the late 19th and early 20th century. However, his association with the subject property is limited because he appears to have bought it as an investment rental property. Therefore, the subject property does not have significant historic associations.

The scale and massing of the building are generally consistent with a **date of construction c.1910-20** and there are portions of a rubblestone foundation visible in the basement that suggest that the subject building is the cottage built between 1909 and 1922 when Walder Parke owned Lot 7. However, the building has been heavily altered. Original wood doors and windows have been replaced with vinyl windows and the window openings have been modified. What appears to have been a front porch has been enclosed. New finishes have been installed throughout the interior including drywall and laminate flooring. The exterior and interior have been so extensively modified that the original architectural character is no longer legible. Therefore, the property does not have architectural or design value.

The subject dwelling is a modest structure that is in very poor condition and has been vacant and boarded up for some time. It was originally constructed sometime between 1909 and 1922 for Walden Parke but has limited cultural heritage value due to the loss of character defining features and extensive modifications. As such, it does not make a significant contribution to the character of the area.

Evaluation According to Ontario Regulation 9/06

According to Subsection 1 (2) of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*, a property may be designated under section 29 of the Ontario Heritage Act if it meets two or more of the following criteria:

Table 1.0 Evaluation According to Ontario Regulation 9/06

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	It has been heavily altered and character defining elements have been removed.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It is in very poor condition and has been heavily altered.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a 2-storey frame and stucco dwelling.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	It does not have associations with a significant event or person.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It does not contribute to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	It is not associated with a significant designer or builder.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	It has been heavily modified and is in very poor condition.
ii) Is physically, functionally, visually, or historically linked to its surroundings	NO	It is historically linked to a second phase of building on Hamilton Beach in the early 20 th century that consisted of more modest structures. It has been heavily altered and therefore has limited ability to convey its historic links. Therefore, it does not meet this criterion.
iii) Is a landmark	NO	It is not a landmark.

Evaluation summary: the property does not meet any criteria

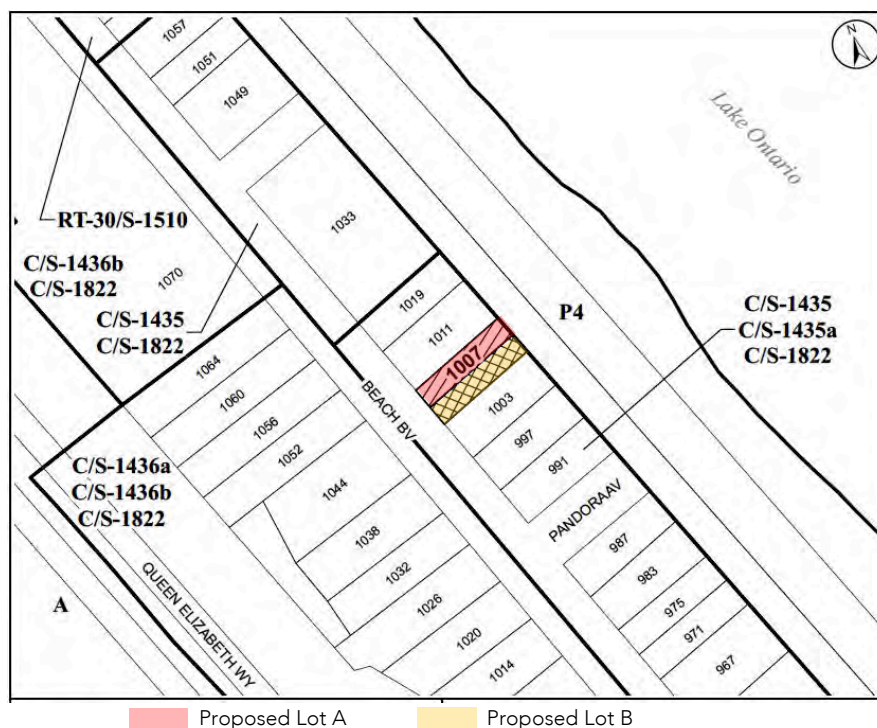
6.0 PROPOSED DEVELOPMENT

The applicant proposes to demolish the existing 2-storey dwelling on the property and subdivide the lot to create two smaller residential lots fronting on Beach Boulevard. The site statistics, preliminary site plan and architectural drawings provided by the applicant are included in the appendix of this report.

The zoning by-law allows for a minimum lot area of 360 square meters with a minimum lot frontage of 12.0 m. The proposed lots will be 356 square meters with a lot frontage of 8.73 m. Therefore, minor variances will be required for the lot size and the frontage. Minor variances will also be required for the proposed 1.2 m side yards that are slightly below the 1.7 m minimum permitted and the 10.3 m height which is slightly above the 9.0 maximum height permitted. The minor variances required are shown in the table below:

Table 2.0 Minor Variances Required for the Proposed Development:

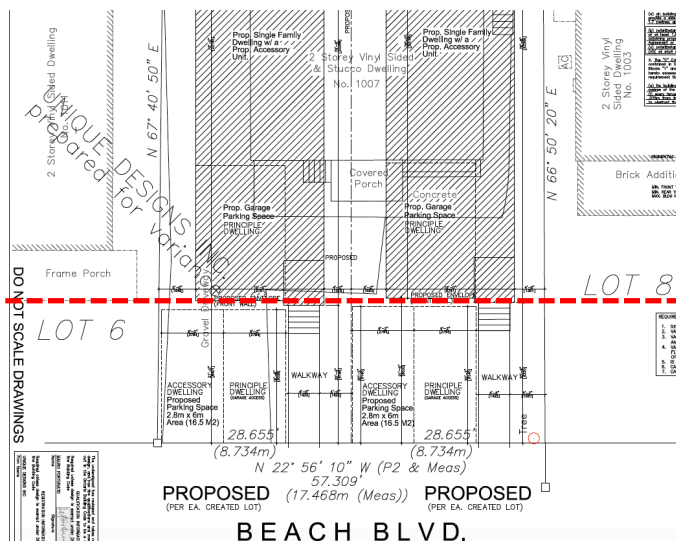
	PERMITTED	PROPOSED Lot A	PROPOSED Lot B	AMOUNT OF VARIANCE
MAX HEIGHT	9.0 m 2-storeys	10.3 m 2-storeys	10.3 m 2-storeys	+ 1.3 m
MIN SIDE YARD	1.7 m	1.2 m	1.2 m	- 0.5m
MIN LOT FRONTAGE	12.0 m	8.73 m	8.73 m	- 3.27 sq. m
MIN LOT AREA	360 sq. m	356 sq. m	356 sq. m	- 4.0 sq. m



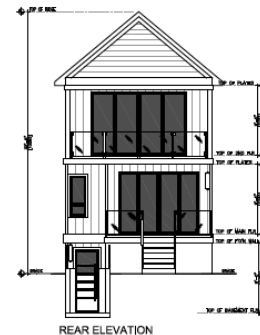
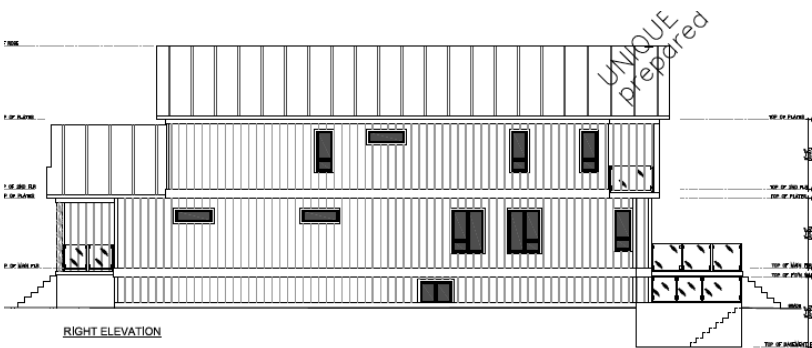
The proposed dwellings are designed to complement the character of the area. Two identical house plans are proposed. The proposed dwellings have a 2-storey, 2-bay form with a 1-storey projection at the front that contains the garage and front entranceway. The roof form is a front facing gable and the exterior is clad with wood siding. There is a covered portico at the front entrance. The front yards contain a paved walkway to the front entrance, a paved driveway and a paved parking space beside the driveway.



Beach Boulevard Google Streetview – the applicant proposes to demolish the existing 2-storey dwelling and replace it with two new 2-storey dwellings.



Left: FRONT SETBACK: the front setback matches the setback of the adjacent dwelling to the north
 Right: FRONT ELEVATION: two identical 2-storey dwellings are proposed that are 10.3 m in height



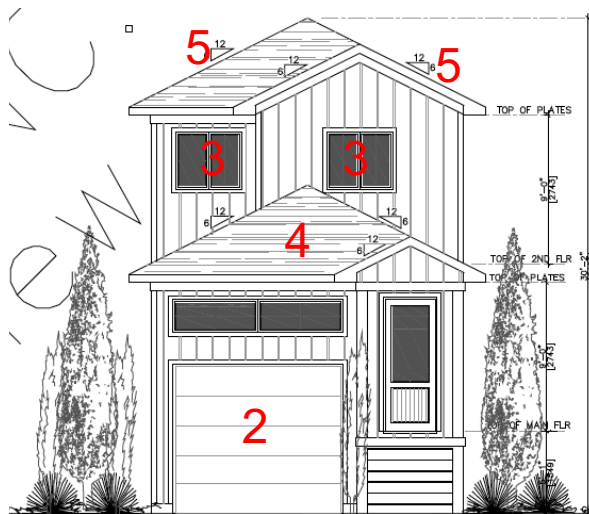
SIDE & REAR ELEVATION [Unique Designs]

*PRELIMINARY CONCEPT

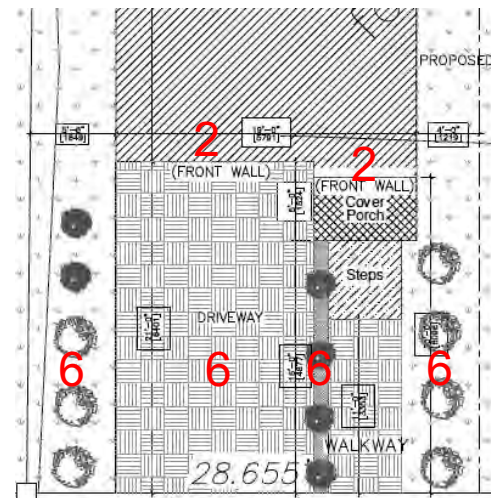
REVISED DRAWINGS

The following revisions have been made:

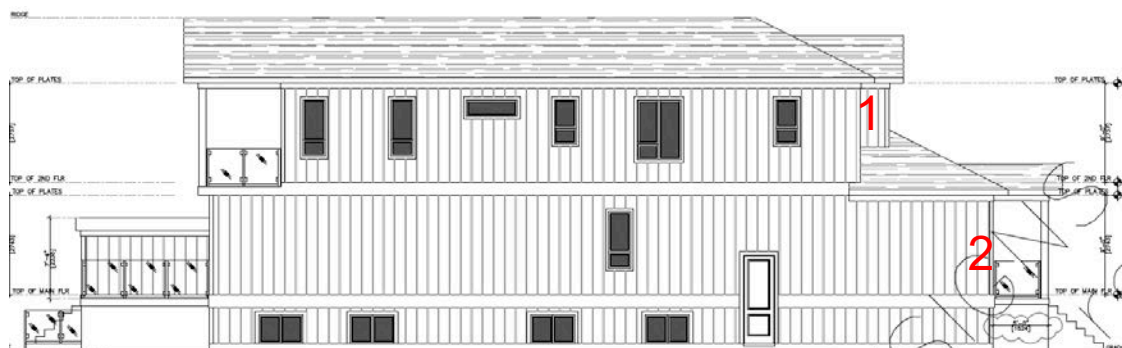
1. the 2nd floor has been pushed forward to better integrate the garage into the overall massing and reduce its visual impact on the street
2. the garage wall has been set back from the front wall of the house and covered porch projects forward to address the street
3. the windows on the front elevation have been adjusted so that they are more balanced and symmetrical
4. the height of the garage roof has been lowered to reduce the visual impact of the garage from the street and a hipped roof has been introduced for the garage to give it a more compact massing
5. the roof slopes of the main roof have been reduced so that the 2nd floor can have a more balanced appearance
6. landscape components have been introduced to enhance the streetscape including permeable pavers on the driveway, and plantings in the front and side yards (The intent is illustrated in the updated rendering. Details will be provided in a forthcoming Landscape Plan if the severance application is approved by the Committee of Adjustment).



REVISED FRONT ELEVATION



REVISED SITE PLAN



SIDE ELEVATION

[Unique Designs Inc.]



UPDATED RENDERING – the applicant proposes to build two identical houses with painted wood board & batten style cladding – the rendering shows the applicants intent regarding the landscaping that will be detailed in a detailed Landscape Plan if the severance is approved. The final cladding materials, garage door and landscape plan will be provide to heritage staff for final approval.

7.0 HERITAGE IMPACT ASSESSMENT

The *Hamilton Beach Heritage Conservation District Plan* states that “where new lots are to be created within the Hamilton Beach Conservation District they should be of similar width and depth as adjacent occupied Lots.”

The proposed lot division is partially consistent with the *District Plan* because:

- a similar depth will be maintained but the width is approximately half of the width of adjacent lots.

The *Hamilton Beach Heritage Conservation District Plan* states that “construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard.”

The design of the proposed dwellings is consistent with the *District Plan* with respect to:

- 2-storey height and front gable roof
- orientation towards Beach Boulevard
- front setback that matches the adjacent dwelling to the north
- wood cladding for the exterior
- architectural style that is complementary to architectural styles in the District including:
 - front porch
 - traditional window shapes, window placement, and wall-to-window ratios

The design is not compatible with the *District Plan* with respect to:

- the garage is integrated into the front façade instead of located at the rear
- the front yard is entirely paved and does not include any landscaping

An analysis of compliance with guidelines in the *District Plan* is provided in the table below:

Table 3.0 Compliance with the District Plan

HCD GUIDELINES		COMPLIANCE REVIEW
General Guidance	Only single-detached residences are permitted on newly created lots	COMPLIES The proposed dwellings are single-detached.
	New residences should not exceed two storeys in height	COMPLIES The proposed dwellings are 2-storeys in height. *A variance is required for a 1.3 m increase in height. This is a minor increase that will not have a negative impact on the District.
	Garages should be located to the rear	DOES NOT COMPLY The proposed lots are not wide enough to accommodate a side driveway, so it is not possible to locate the garages at the rear. There are several houses in this area that have garages that are not located at the rear. Mitigation is required in the form of minor design revisions to increase the setback of the garages behind the front wall of the house. Mitigation in the form of design revisions has been successfully undertaken.
	Front gable and hip roofs are encouraged	COMPLIES

		The proposed dwellings have front gable roofs.
	Traditional features such as porches and verandahs are encouraged	COMPLIES The proposed dwellings have a traditional style portico at the front entrance.
5.1 Introduction	Demolition of existing buildings is discouraged but is not prohibited	COMPLIES The proposed demolition of a heavily altered c.1992 dwelling that is in very poor condition for compatible residential infill will have a positive impact on the District.
5.2 New Lot Size	New lots should be of similar width and depth as adjacent occupied lots	PARTIAL COMPLIANCE No change is proposed to the lot depth. The proposed lot width is approximately half the width of adjacent lots. *A variance is required to permit a frontage of 8.73 m instead of the required 12.0 m
5.3 New Construction	New construction on newly created lots is required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard.	COMPLIES The proposed 2-storey single-detached dwellings are compatible with the existing character of the area.
Style	New construction should not copy historic details or pretend to be historic.	COMPLIES The proposed dwelling reference traditional materials and design elements in a contemporary manner.
Height	New buildings should be no higher than 2-storeys	COMPLIES The proposed dwellings are 2-storey in height. *A variance is required for a 1.3 m increase in the permitted height. This is minor increase that will not have a negative impact on the District character.
Width	The building mass should extend rearwards in depth on the lot rather than in horizontal width across the lot.	COMPLIES The massing of the proposed dwellings extends rearwards in depth.
Setback	On the east (or Lake side) new construction should be oriented	COMPLIANCE

	towards Beach Boulevard with building setbacks that are the same as adjoining lots. Where adjacent buildings are staggered from one another the new intervening building façade should be located so that it does not extend beyond the front façade of the forwardmost building.	<p>The proposed dwellings are oriented towards Beach Boulevard.</p> <p>The proposed setback matches the setback of the adjacent property to the north.</p>
Roofs	Roof types encouraged in new construction are front gable, cross- or centre gable and hipped or truncated hip. Asphalt or wood shingle are encouraged.	<p>COMPLIES</p> <p>The proposed dwellings have a front gable roof form. Asphalt shingle is proposed.</p>

Summary: the proposal is generally consistent with the District Plan that encourages 2-storey single-detached dwellings on newly created lots.

Ontario Heritage Toolkit

The Ministry of Culture provides guidance and information regarding cultural heritage and archaeological resource conservation in land use planning in the *Ontario Heritage Toolkit* (2006). Negative impacts to a cultural heritage resource that may occur due to a proposed development or site alteration are identified in the Ontario Heritage Toolkit.

Table 4.0 Impact Assessment

NEGATIVE IMPACTS <i>Ontario Heritage Toolkit</i> (2006)	IMPACT ASSESSMENT	RECOMMENDATION
Destruction of any part, or part of any, significant heritage attributes or features;	NO NEGATIVE IMPACT The dwelling proposed for demolition does not have cultural heritage value.	NO MITIGATION REQUIRED
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	NOT APPLICABLE No alteration is proposed.	NO MITIGATION REQUIRED
Shadows created that alter the appearance of a heritage	NO NEGATIVE IMPACT Shadowing is not a concern.	NO MITIGATION REQUIRED

attribute or change the viability of a natural feature, or plantings, such as a garden;		
Isolation of a heritage attribute from its surrounding environment, context or significant relationship;	NO NEGATIVE IMPACT Isolation is not a concern.	NO MITIGATION REQUIRED
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	NO NEGATIVE IMPACT Obstruction of views is not a concern.	NO MITIGATION REQUIRED
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	NOT APPLICABLE No change in land use is proposed.	NO MITIGATION REQUIRED
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	IMPACTS MAY OCCUR The subject property is a waterfront property in an area that has archaeological potential.	MITIGATION REQUIRED Archaeological clearance from the Ministry is required prior to any land disturbances.

8.0 CONCLUSIONS & RECOMMENDATIONS

The owner is making an application to:

- subdivide the property to create two lots
- demolish the existing 2-storey dwelling
- construct two new 2-storey dwellings

The existing dwelling is in very poor condition and has been heavily altered. It does not contribute to character of the area. There are no heritage concerns with demolition of this building and not potential salvage items were identified during site investigation. Documentation is provided in this report, no further mitigation is required prior.

The *Hamilton Beach Heritage Conservation District Plan* states that "where new lots are to be created within the Hamilton Beach Conservation District they should be of similar width and depth as adjacent occupied Lots."

The proposed lot division is partially consistent with the *District Plan* because:

- a similar depth is maintained but the width is approximately half of the width of adjacent lots.

The *Hamilton Beach Heritage Conservation District Plan* states that "construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard."

The design of the proposed dwellings is consistent with the *District Plan* with respect to:

- 2-storey height and front gable roof
- orientation towards Beach Boulevard
- front setback that matches the adjacent dwelling to the north
- wood cladding for the exterior
- architectural style that is complementary to architectural styles in the District including:
 - front porch
 - traditional window shapes, window placement, and wall-to-window ratios

The design is not consistent with the *District Plan* with respect to:

- the garage is integrated into the front façade instead of located at the rear
- the front yard is entirely paved and does not include any landscaping

The proposed lots are not wide enough to accommodate a side driveway, so locating the garage beside or behind the house is not feasible. However, the impact of the garage on the streetscape could be minimized by setting it further back and by introducing landscape elements in the front yard.

If a severance is granted, it is recommended that the following design revisions be requested prior to the issue of building permits:

- set the garage back from the front wall of the house
- reduce the amount of paving in front of the houses and introduce new landscaping

It is recommended that the applicant be required to provide the following information to heritage staff for final approval as a condition of the heritage permit:

- Final architectural drawings and material choices for the new dwellings
- *Landscape Plan* for new landscaping and street trees in the front yard
- *Archaeological Assessment*

JULY 8TH UPDATE

Revised Drawings

The preliminary concept was presented to the Heritage Permit Review Subcommittee on April 15th to get their input. Based on the comments provided by heritage staff and committee members, the applicant has revised the proposal and provided a rendering as a visual aid. A major site re-organization was not possible due to the small size of the lots. Suggestions to locate the garages at the rear could not be accommodated. In response to other suggestions provided by the committee, significant refinements were made to reduce the visual impact of the garage from the street, reduce and balance the overall massing, and strengthen the balance and symmetry of the front elevation. The result is a more balanced and refined composition that fits well with the historic character of the District.

In addition, a rendering has been provided to show the landscape enhancements and permeable pavers that are intended and will be outlined in a forthcoming Landscape Plan that will be commissioned if the severance application is approved.

The revised drawings and renderings are attached as Appendix D of this report and the *Heritage Impact Assessment* has been updated with new information and comments added in blue text.

Final Recommendations

There are no changes to the previous recommendations. The design revisions are consistent with the District guidelines to the extent that is possible on the proposed lots. The existing dwelling is in very poor condition and is currently having a negative impact on the District. Removal of this building and replacement with two small dwellings that maintain the small scale and historic character of the District will have positive impacts. It is therefore recommended that heritage support be provided for the severance application and that a Heritage Permit be granted, subject to the three conditions outlined above.

9.0 SOURCES

ASI (Archaeological Services Inc.), *Hamilton Beach Heritage Conservation District: Guidelines for Conservation and Change* (2000)

City of Hamilton, *Urban Hamilton Official Plan* (2013)

Ministry of Tourism, Culture & Sport (MTCS), *Ontario Heritage Toolkit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

10.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a *Master of Arts in Architectural History* from the University of Toronto and a *Diploma in Heritage Conservation* from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian & Conservation Specialist at Taylor Hazell Architects in Toronto, and 12 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



Front elevation – roof and replacement windows in very poor condition



Front entrance – cracks visible in the poured foundation – original openings boarded up – mis-matched replacement windows



Boarded up openings – vinyl replacement doors and windows – locations and sizes of windows have been changed



Poorly installed vinyl replacement windows – modern cement parging with patching and gaps around window openings



Rear elevation – replacement vinyl doors and windows – vinyl cladding on 2nd floor – poorly constructed enclosed porch and decks – poorly installed replacement vinyl windows



Rear and north side elevation – mish-mash of materials – poorly installed replacement vinyl windows



REAR ADDITION – concrete block foundation – cement parging above



REAR ELEVATION – roof is in very poor condition – shingles lifting and tarp on chimney – rotted soffit & fascia boards – poorly fitted replacement windows – patched siding



South side yard – poorly constructed deck and exit stair



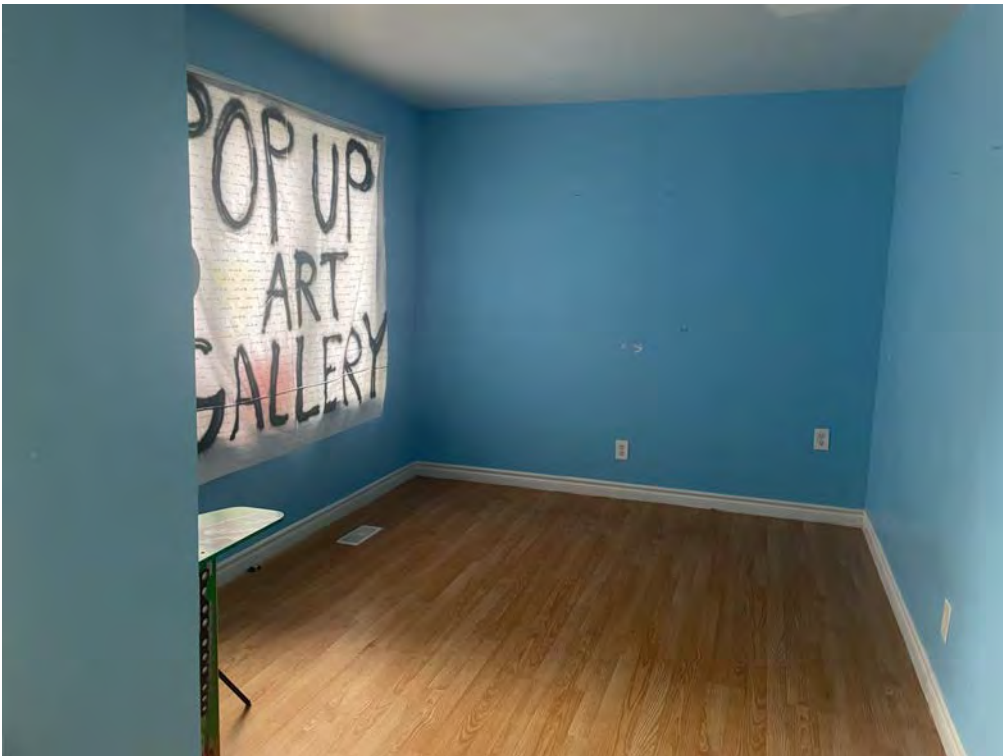
SIDE ELEVATION - parge foundation with cement stucco above – wood fire escape attached to stucco



INTERIOR – modern skylight in entrance hall is leaking – modern finishes – no historic features or finishes



1st floor room – modern finishes – no historic features or finishes



Interior – 1st floor room - modern finishes – no historic features or finishes



Interior – 1st floor room - modern finishes – no historic features or finishes



Interior – 1st floor bathroom – a portion of the ceiling has collapsed - modern finishes – no historic features or finishes



Interior – 1st floor bathroom – water damage



Interior – 1st floor bathroom – wet insulation and drywall debris where a portion of the ceiling has collapses



Interior – 1st floor kitchen - modern finishes – no historic features or finishes



Interior – 1st floor kitchen dining area - modern finishes – no historic features or finishes



Interior – 1st floor laundry room - modern finishes – no historic features or finishes



Interior – 1st floor laundry room - modern finishes – no historic features or finishes



Basement – rubblestone – remnants of a late-19th or early 20th century foundation



Basement – rubblestone – remnants of a late-19th or early 20th century foundation



Basement – waterproof membrane installed in some areas of the basement to address damp issues



Basement – modern ducting installed through older foundation and wood joists – insulation debris and damp conditions



CONTEXT – typical small dwellings in the area – likely early 20th century construction, but heavily modified
– small lots - no garages



CONTEXT – adjacent dwelling – may be early-20th century construction but has been reclad and heavily modified with new doors and windows – well maintained



CONTEXT – adjacent dwelling – may be late-19th or early-20th century construction but has been reclad and heavily modified with new doors and windows - new pavers installed in the front yard for a parking pad – well maintained



CONTEXT – ranch style house nearby with attached 2-car garage facing the street



CONTEXT – new townhouses nearby with attached garages facing the street



CONTEXT – new townhouses nearby with attached garages facing the street



CONTEXT – new development nearby in a Neo-Modernist style with flat roofs - attached garage facing the street



VETERANS PARK – public park located close to the subject property

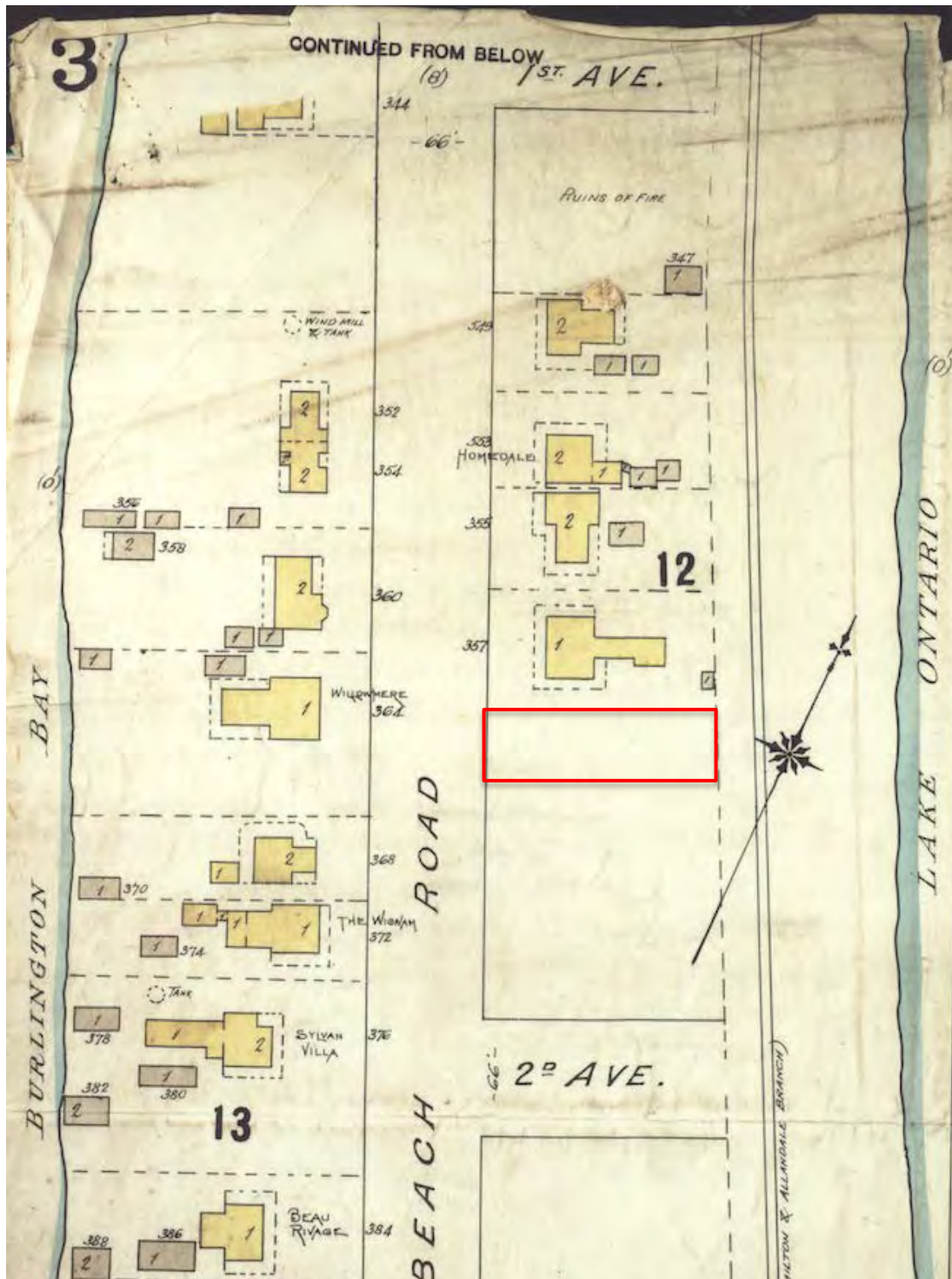


WATERFRONT TRAIL – public trail behind the subject property

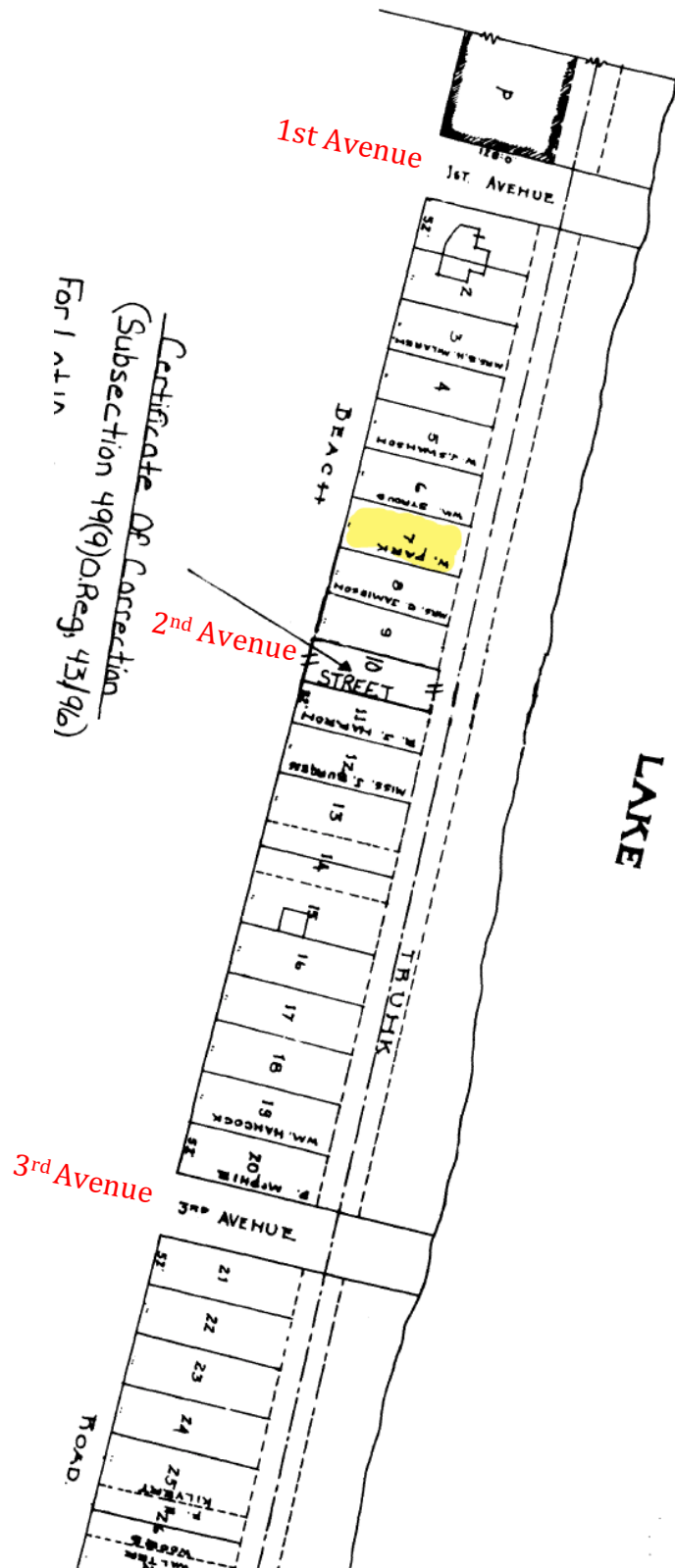


WATERFRONT TRAIL – view to the subject property from the public trail – currently an eyesore due to its poor condition and shoddy construction

APPENDIX B: HISTORIC DOCUMENTATION



1900 FIRE INSURANCE PLAN – Burlington Beach, Sheet 3 – no structures on the subject property

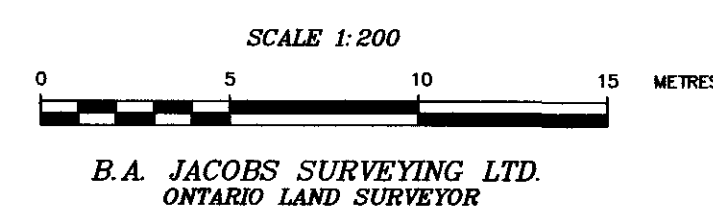


REGISTERED PLAN 452 (1910) – the subject property is Lot 7

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF

LOT 7
REGISTERED PLAN 452

CITY OF HAMILTON



METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM
THE EASTERLY LIMIT OF BEACH BOULEVARD AS SHOWN ON
PLAN 62R-14924 BEING N 22°42'40" W AND ARE BASED ON
THE NAD83, UTM COORDINATE SYSTEM, ZONE 17, CENTRAL
MERIDIAN 81° WEST LONGITUDE.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CONTROL
MONUMENT No. 07720100031.
LOCATION: RIB WITH BRASS CAP LOCATED ON THE NORTHEAST
END OF DIEPPE VETERANS MEMORIAL PARK, 64 m. EAST OF
THE CENTRELINE OF BEACH BLVD. AND 11.5 m. WEST OF THE
CENTRELINE OF THE HYDRO LINE, 40 m. FROM EDGE OF WATER.
ELEVATION = 77.667 m. (CGVD28:78)

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- (N) DENOTES NO IDENTIFICATION
- P1 DENOTES REGISTERED PLAN 452
- P2 DENOTES PLAN 62R-14924
- P3 DENOTES PLAN 62R-15480
- P4 DENOTES PLAN BY A.J. CLARKE O.L.S. (FILE: E-5142)
- (S55) DENOTES J.T. PETERS O.L.S.
- (RHW) DENOTES REGION OF HAMILTON-WENTWORTH
- C.B. DENOTES CATCH BASIN
- M.H. DENOTES MANHOLE
- T.S. DENOTES TRAFFIC SIGN
- U.P. DENOTES UTILITY POLE
- 0.3# DENOTES DIAMETER OF TREE

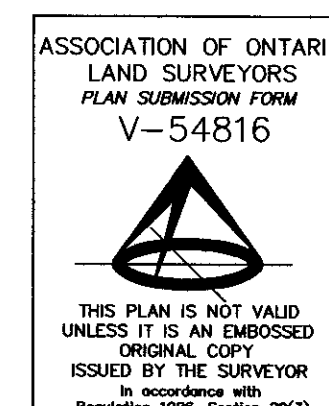
SURVEYOR'S REAL PROPERTY REPORT
PART 2 - REPORT SUMMARY

DESCRIPTION OF LAND
BEING ALL OF LOT 7, REGISTERED PLAN 452, KNOWN AS
MUNICIPAL No. 1007 BEACH BOULEVARD, CITY OF HAMILTON

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE
LAND REGISTRY OFFICE.

BOUNDARY FEATURES
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE
BOUNDARIES OF THE SUBJECT PROPERTY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT



THIS REPORT WAS PREPARED FOR SANDRA CLARK

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 23, 2024.

AUGUST 16, 2024.
DATE

BRYAN JACOBS
ONTARIO LAND SURVEYOR



B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1J3)
PHONE 905-521-1535 bjacobs@rogers.com

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JOB No. 23058-T

BEACH BOULEVARD

(ESTABLISHED BY BURLINGTON BEACH COMMISSION BY-LAW No. 188, REGISTERED AS 1248 BY-LAW DATED JULY 7, 1949)
(TRANSFERRED BY ORDER IN COUNCIL 02-2180/04 EFFECTIVE JULY 9, 1994, INST. No. 1469 MISC. (P-2113-24))
(DEPOSITED PLAN No. 1469 MISC. (P-2113-24), P.I.N. 17568-0210 (L7))



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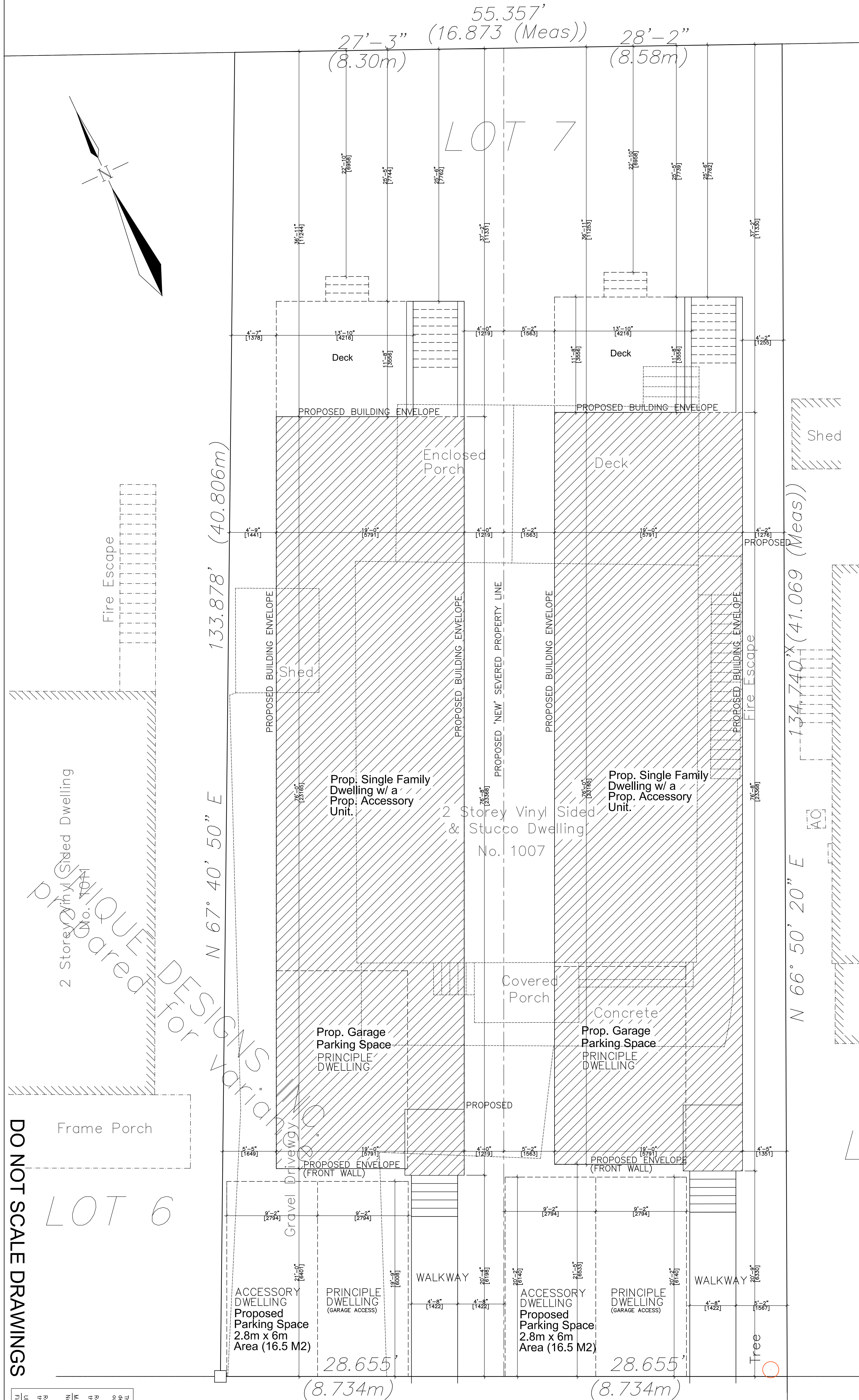
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CITY OF HAMILTON
BY-LAW NO. 22-195

That the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton) are amended by adding Site Specific S-1822 to lands zoned:

That SECTION 19: RESIDENTIAL CONVERSION REQUIREMENTS be amended by modifying Section 19.(1) (i) as follows:

i) By adding a clause to Subsection 19.(1) (i) (a):

1. Notwithstanding Section 19.(1) (i) (a), one parking space shall be required for a Secondary Dwelling Unit - Detached if it constitutes the fourth Dwelling Unit on a lot.

ii) By adding a new Subsection:

(iv) Notwithstanding any applicable regulations of this By-law, no more than four Dwelling Units shall be permitted on a lot in a "B-1", "B-2", "C", "R-4", "D", or "R-2" District.

"Dwelling, Two Family" shall mean a building comprising two self contained Class A dwelling units, whether or not a private garage or other accessory building is attached to the same, and which may also contain such lodgers' rooms as may be permitted under the provisions of this By-law in the district in which it is situated.

e) That notwithstanding Section 9, (3) and (4), in the "C" (Urban Protected Residential, etc.) District, the following provisions shall apply to the uses permitted in Section 3 b) to this By-law:

i) A Semi-Detached Dwelling shall be subject to the provisions as provided in subsection 9A, (3) (b) and (c).

ii) To Amend Former City of Hamilton Zoning By-law No. 6593 Respecting Modifications and Updates to Low Density Residential Zones

Page 4 of 8

i) A Two Family Dwelling shall be subject to the provisions as provided in subsection 10B, (3) and (4) (ii).

ii) A Street Townhouse Dwelling shall be subject to the provisions as provided in subsection 10F, (4), (5), and (6).

Use	"B-1" District	"B-2" District	"C" District	"R-4" District	"D" District	"R-2" District
Semi-Detached Dwelling	✓	✓	✓		✓	✓
Two Family Dwelling	✓	✓	✓	✓		
Street Townhouse Dwelling	✓	✓	✓	✓	✓	✓

4. That the SECTION 19: RESIDENTIAL CONVERSION REQUIREMENTS contained in Section 19 of Zoning By-law No. 6593, applicable to the lands the extent and boundaries of which are shown on Schedules "A-1" and "A-2" to this By-law, be amended to include the following special requirements:

a) That in addition to the requirements of Section 19, the following provisions shall apply to conversions in "B-1", "B-2", "C", "R-4", "D", and "R-2" Districts:

To Amend Former City of Hamilton Zoning By-law No. 6593 Respecting Modifications and Updates to Low Density Residential Zones

Page 5 of 8

i) For the purpose of Section 4 to this By-law, a converted dwelling shall mean a single detached or two family dwelling, existing as of XX, 2022, converted to contain greater than two but no more than four Dwelling Units.

ii) All the regulations of Zoning By-law No. 6593 applicable to the existing dwelling shall continue to apply unless specifically provided in Section 4 to this By-law.

iii) Notwithstanding any applicable regulations of Zoning By-law No. 6593, no more than four Dwelling Units shall be permitted on a lot.

iv) No parking spaces are required for Dwelling Units within a converted dwelling, provided the required parking spaces which existed on XX, 2022 for the existing dwelling shall continue to be provided and maintained.

a) Notwithstanding Section 4 a) iv) to this By-law, one parking space is required for the following conditions:

1) For the fourth Dwelling Unit in a converted dwelling; and,

2) For the fourth Dwelling Unit on a lot.

5. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, except in accordance with the "B-1" (Suburban Agriculture and Residential, etc.) District provisions, "B-2" (Suburban Residential) District provisions, "C" (Urban Protected Residential, etc.) District provisions, "R-4" (Small Lot Single Family Detached) District provisions, "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, and "R-2" (Urban Protected Residential One and Two Family Dwellings, etc.) District provisions, subject to the special requirements in Section 3 and 4 of this By-law.

6. That the District maps appended to and forming part of Zoning By-law No. 6593, are amended by marking the lands referred to in Section 1 of this By-law as Schedule S-1822.

7. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1822.

To Amend Former City of Hamilton Zoning By-law No. 6593 Respecting Modifications and Updates to Low Density Residential Zones

Page 6 of 8

8. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with Section 2 of this By-law.

9. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act.

10. That this By-law shall not come into force and effect until such time as Official Plan Amendment No. 167 to the Urban Hamilton Official Plan is in full force and effect.

11. That for the purposes of the Ontario Building Code, this By-law or any part if it is not made until it has come into force as provided by Section 34 of the Planning Act.

The Corporation of the City of Hamilton
BY-LAW NO. 99-169
To Amend:
Zoning By-law No. 6593

1. The "C" (Urban Protected Residential, etc.) District, the "G" (Neighbourhood Shopping Centre, etc.) District, and the "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 9, 13 and 14, respectively, of Zoning By-law No. 6593, applicable to the lands east (lake side) of Beach Boulevard, the extent and boundaries of which are shown on plans hereto annexed as Schedules "A", "A-1" and "A-2", are amended to the extent only of the special requirement that:

(a) all buildings and structures, including accessory buildings, shall provide a side yard along each side lot line, of a width of at least 1.2 metres; and

(b) notwithstanding clause (a), a side yard maybe reduced to a width of at least 1.6 metres, only where a common swale between the adjoining properties has been approved under a Lot Grading Agreement, or approved under a Site Plan Control Agreement; and,

(c) notwithstanding clauses (a) and (b), Sections 18(3)(v), (vico), and (vi) of shall not apply to side yards.

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", the extent and boundaries of each Block are shown on a plan hereto annexed as Schedule "A-3", are amended to the extent only of the special requirement that:

(a) No building or structure, except fences shall be located within 4.5 metres of the rear lot line;

(b) every fence, excluding the supporting posts must be at least 0.75m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water.

SITE STATISTICS	
MUNICIPAL ADDRESS	
1007 BEACH BLVD HAMILTON, ONT.	
BUILDING CLASSIFICATION	
RESIDENTIAL	
ZONING	
"C" - URBAN PROTECTED RESIDENTIAL, ETC	
REQUIREMENTS FOR DETACHED	
MIN. SIDE YARDS	1.2 M (3.94')
MIN. FRONT YARD	6.0 M (19.69')
MIN. REAR YARD	7.5 M (24.61')
MAX. BLDG HT.	11.0 M (36.09')
INTENSITY OF USE - LOT AREA	
MIN REQ'D LOT WIDTH - 12 M (39.37')	
MIN REQ'D LOT AREA - 360.00 SQ.M. (3875.13 SQ.FT.)	
OTHER BY-LAW REQUIREMENTS:	
BY-LAW 00-136	
MAX. HT. 9.0M (29.527')	
FRONT YARD SETBACK 12.0M (39.370')	
GARAGE WALL TO BE 1.5M (4.921') FROM FRONT WALL	
OF DWELLING AND HAVE A FRONT YARD OF 7.5M (24.60')	
BY-LAW 22-195 - 2 FAMILY PERMITTED	
MAX. HT. 9.0M (29.527')	
FRONT YARD SETBACK 12.0M (39.370')	
GARAGE WALL TO BE 1.5M (4.921') FROM FRONT WALL	
OF DWELLING AND HAVE A FRONT YARD OF 7.5M (24.60')	
BY-LAW 99-169	
MIN SIDE YARD 1.7M (5.57')	
MIN SIDE YARD 1.5M PERMITTED WITH A GRADING PLAN	
SHOWING COMMON SWALES BETWEEN DWELLINGS	
UNDER AN APPROVED LOT GRADING AGREEMENT	
NO BUILDING OR STRUCTURE OTHER THAN A FENCE	
TO BE WITHIN 4.5M OF REQUIRED REAR YARD.	

REQUIRED/ QUESTIONS:

1. SEVERANCE OF PROPERTY INTO TWO PARCELS.
2. VARIANCE FOR LOT WIDTH - VIA SEVERANCE?
3. VARIANCE FOR SETBACKS SIDE YARDS ONLY! 4'-0" ONE SIDE AND 5'-0" OTHER...UNDER GRADING PLAN AND APPROVAL?
4. VARIANCE FOR SETBACK OF GARAGE TO BE FLUSH OR CLOSE TO FLUSH WITH HAVING TO BE 1.5M BEHIND FRONT WALL AS ALLOT OF NEW HOMES ON THIS SIDE ARE?
5. IS STREET PARKING PERMITTED?
6. CAN PARKING BE 1 CAR IN GARAGE AND STREET PARKING
7. CAN 3 UNITS BE A POSSIBILITY OR JUST TWO PER BUILDING?

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Professional Engineers Act, 1990, and the Ontario Professional Engineers Regulation, 1991.

Required unless design is exempt under D.C., Article 3.2.5.1 of the Building Code

MAURO FORTINATO

Signature

15084

07.27.23

Job Number

072423

UNIQUE DESIGNS INC.

RDN

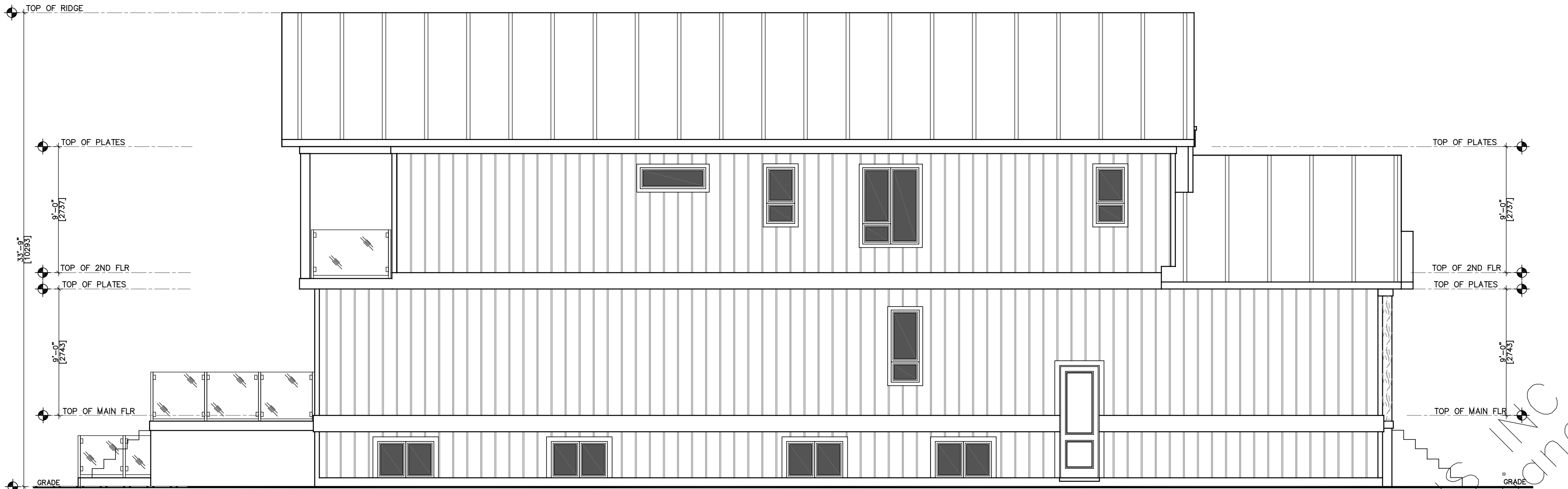
PROPOSED (PER EA. CREATED LOT)

PROPOSED (PER EA. CREATED LOT)

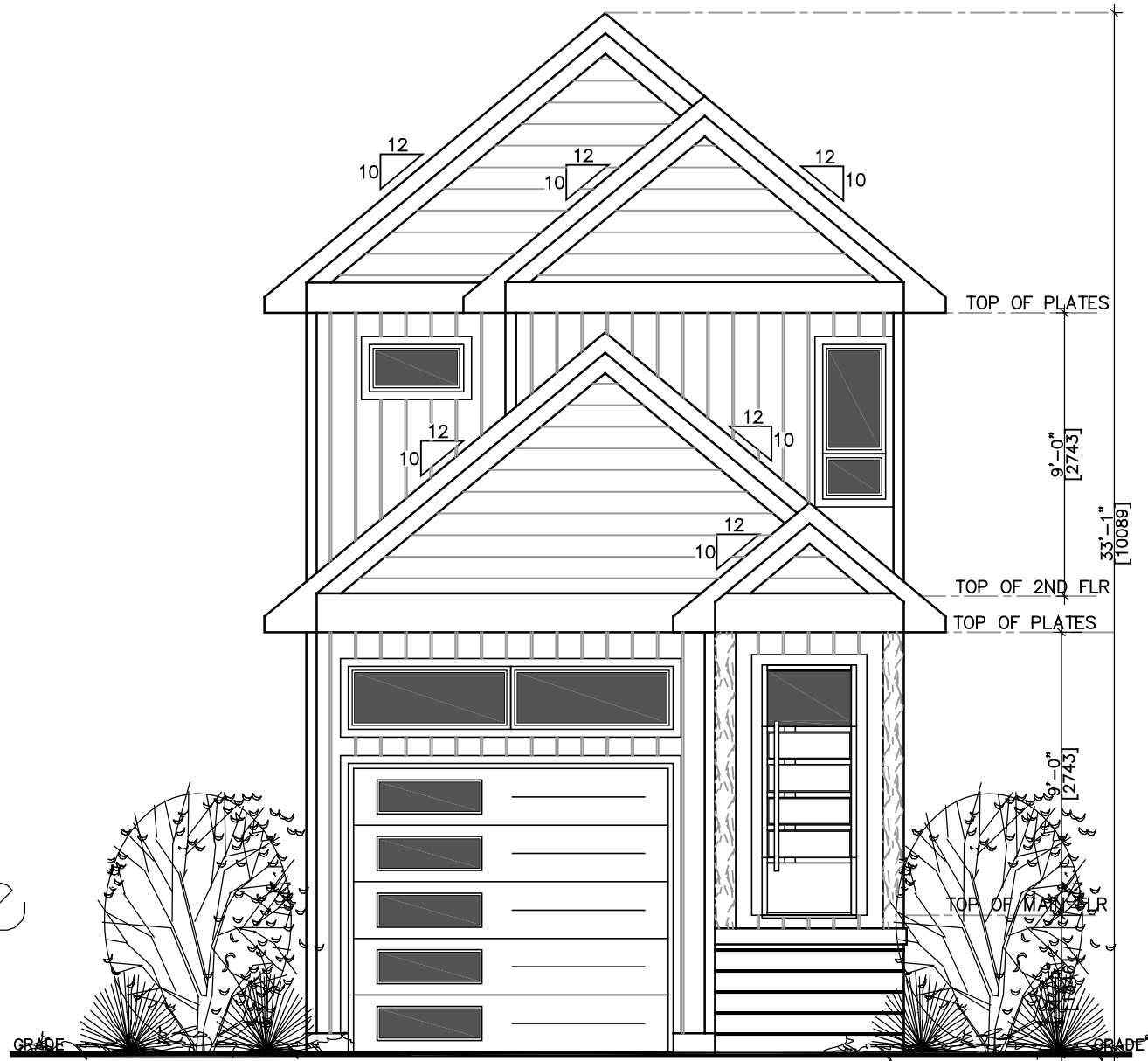
BEACH BLVD.

PLOT PLAN

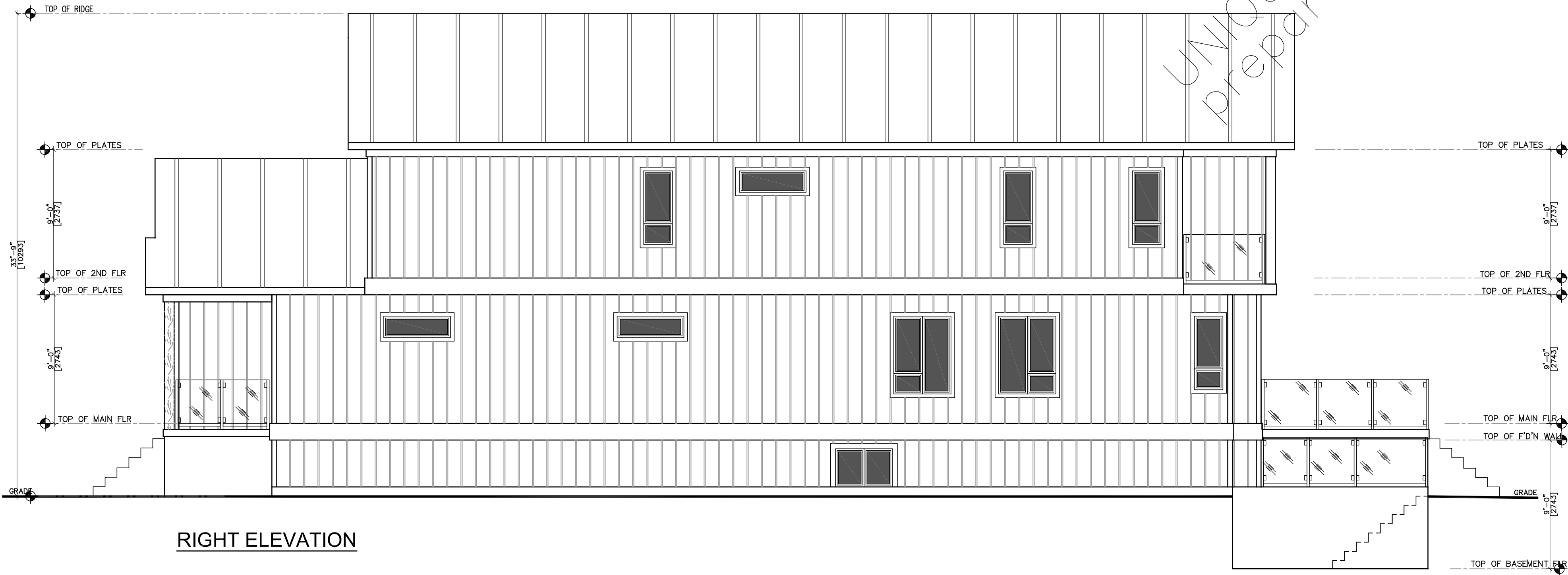
CLARK RESIDENCE		UNIQUE DESIGNS INC.		A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES	
Drawn By	Scale	SECONDARY DWELLING UNIT - DETACHED	PLOT PLAN	No.	DATE
07.27.23	3/16"=1'-0"			1.	07.26.23 ISSUED FOR REVIEW
				2.	08.09.23 RE-ISSUED FOR REVIEW
				3.	01.02.24 RE-ISSUED FOR SEVERANCE/ VARIANCES
				4.	05.06.24 RE-ISSUED FOR SEVERANCE/ VARIANCES
				5.	08.27.24 RE-ISSUED FOR SEVERANCE/ VARIANCES
				6.	
				7.	
				8.	
				THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.	
				THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.	



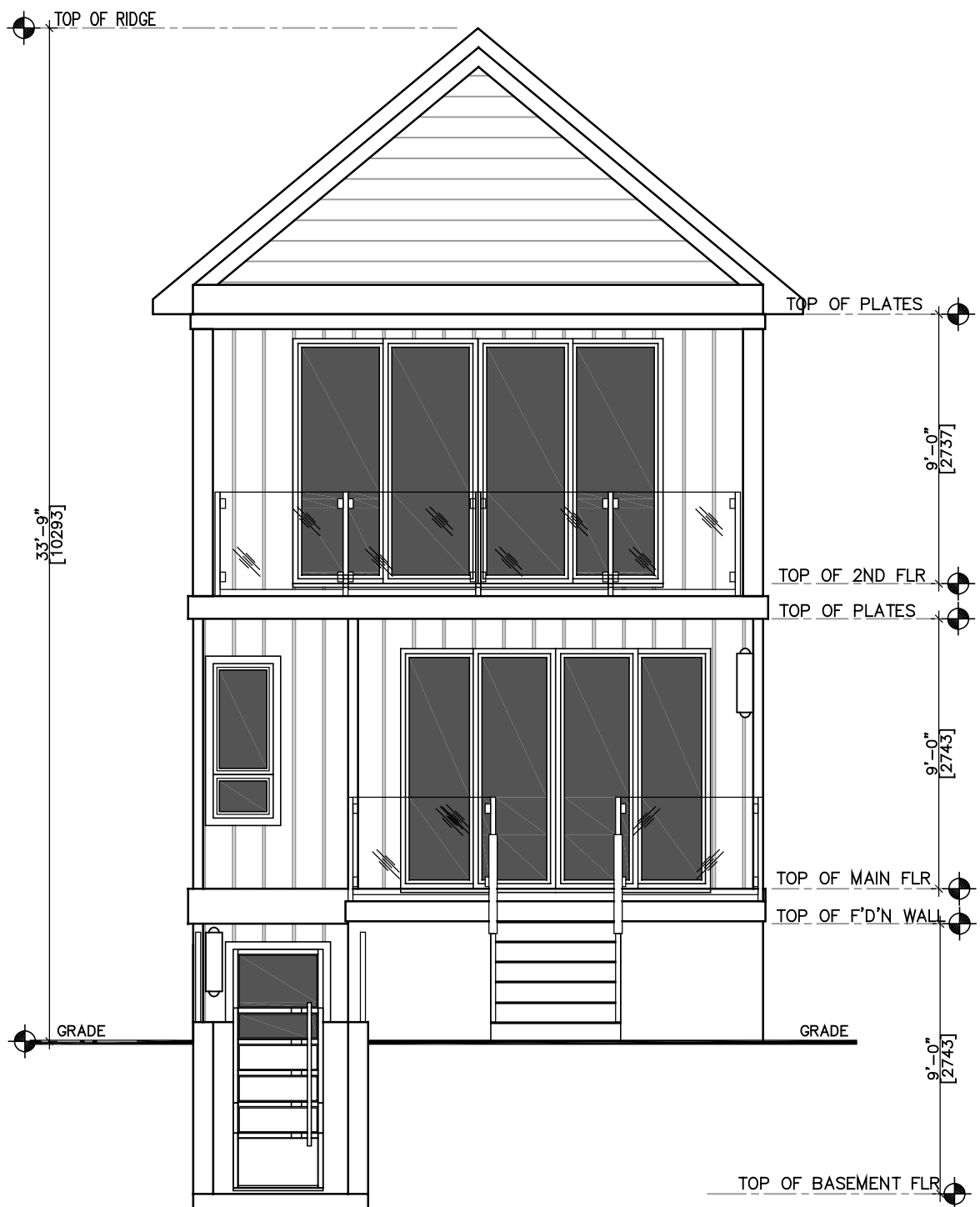
LEFT ELEVATION



OPTIONAL - FRONT ELEVATION - 'A'



RIGHT ELEVATION



REAR ELEVATION

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	10.27.23	LOT SEVERANCE APPLICATION
4.	01.02.24	RE-ISSUED FOR SEVERANCE / VARIANCES
5.	05.06.24	RE-ISSUED FOR SEVERANCE / VARIANCES
6.	08.13.24	REVISED ELEVATION PER HERITAGE
7.	08.27.24	REVISED ELEVATION PER HERITAGE
8.		

UNIQUE DESIGNS INC.



PROPOSED ELEVATIONS
FOR BOTH SIDES

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

CLARK
RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

Drawn By
Date:
10.27.23
Job Number
072423

Scale
3/16"=1'-0"
A1

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

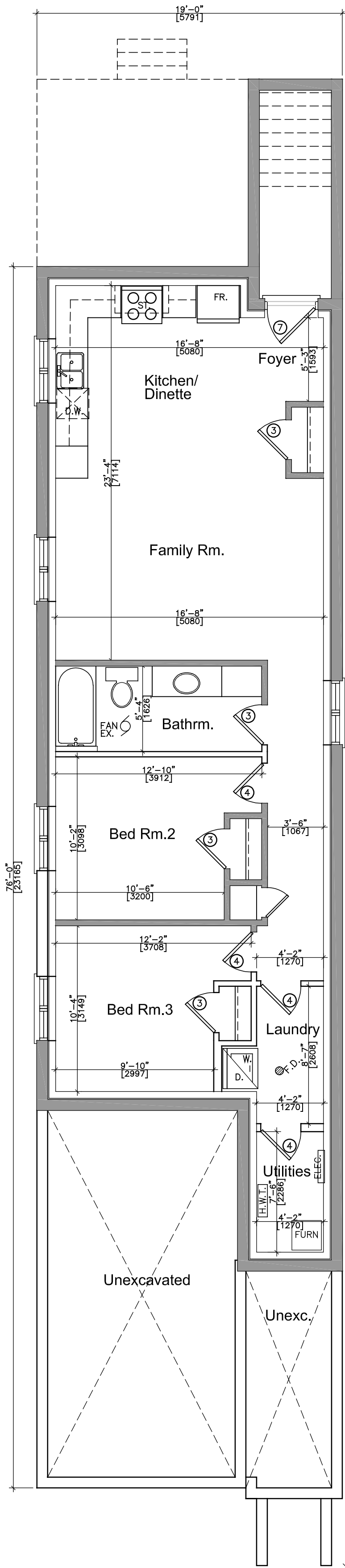
QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO
Name
Signature
15084
BCIN

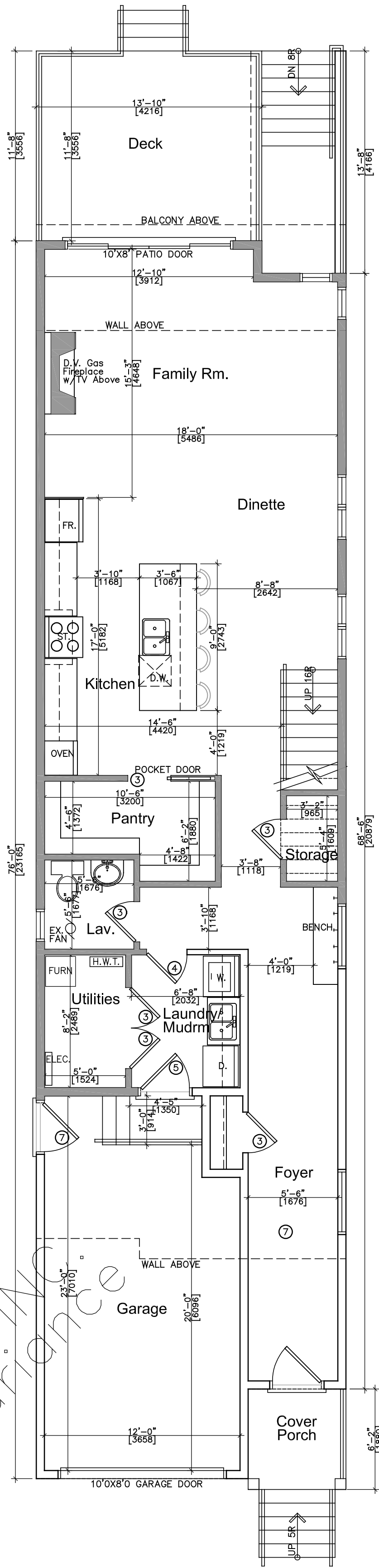
REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC.
Firm Name
31090
BCIN

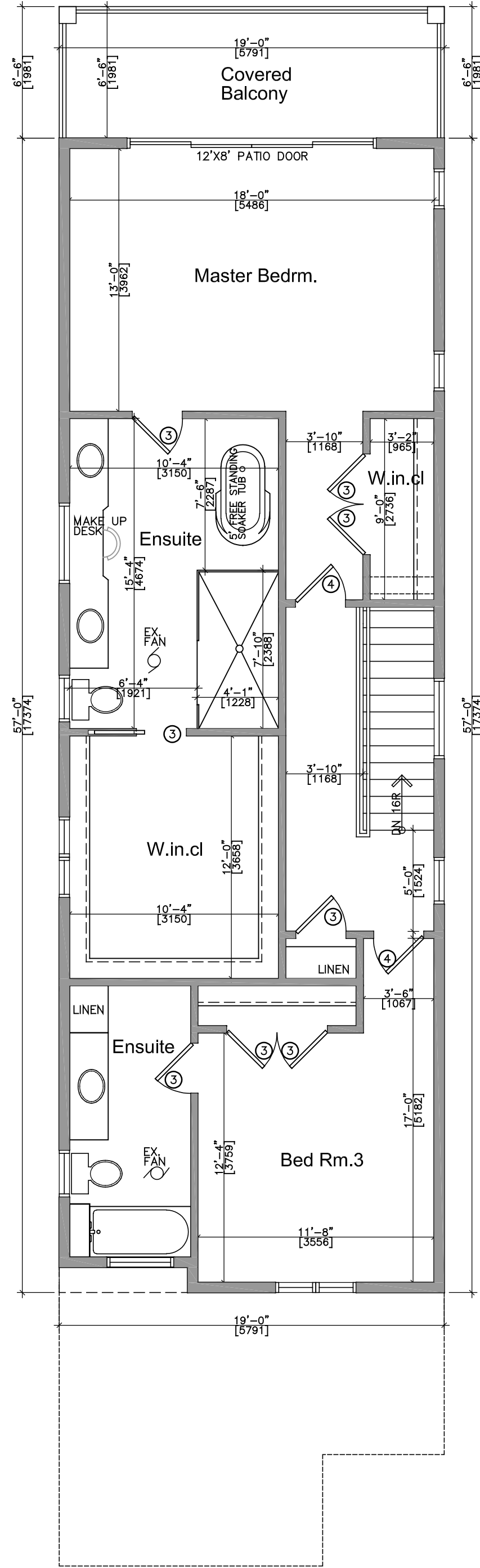
DO NOT SCALE DRAWINGS



FOUNDATION PLAN
PROPOSED ADU
LOWER LEVEL UNIT
794 SQ. FT.



FIRST FLOOR PLAN
1076 SQ. FT.
TOTAL: 2092 SQ. FT.



SECOND FLOOR PLAN - 'B'
1017 SQ. FT. ----- FOR ELEVATIONS 'A', 'B', 'C'.

UNIQUE DESIGNS INC.
prepared for Variance

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code
MAURO FORTUNATO
Name Signature 15084 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code
UNIQUE DESIGNS INC. 31090 BCIN
Firm Name

CLARK
RESIDENCE
1007 BEACH BLVD.,
HAMILTON, ONT.

UNIQUE DESIGNS
UNIQUE DESIGNS INC.
DRAFTING DESIGN INC.

UNIQUE DESIGNS INC.

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

PROPOSED FLOOR PLANS

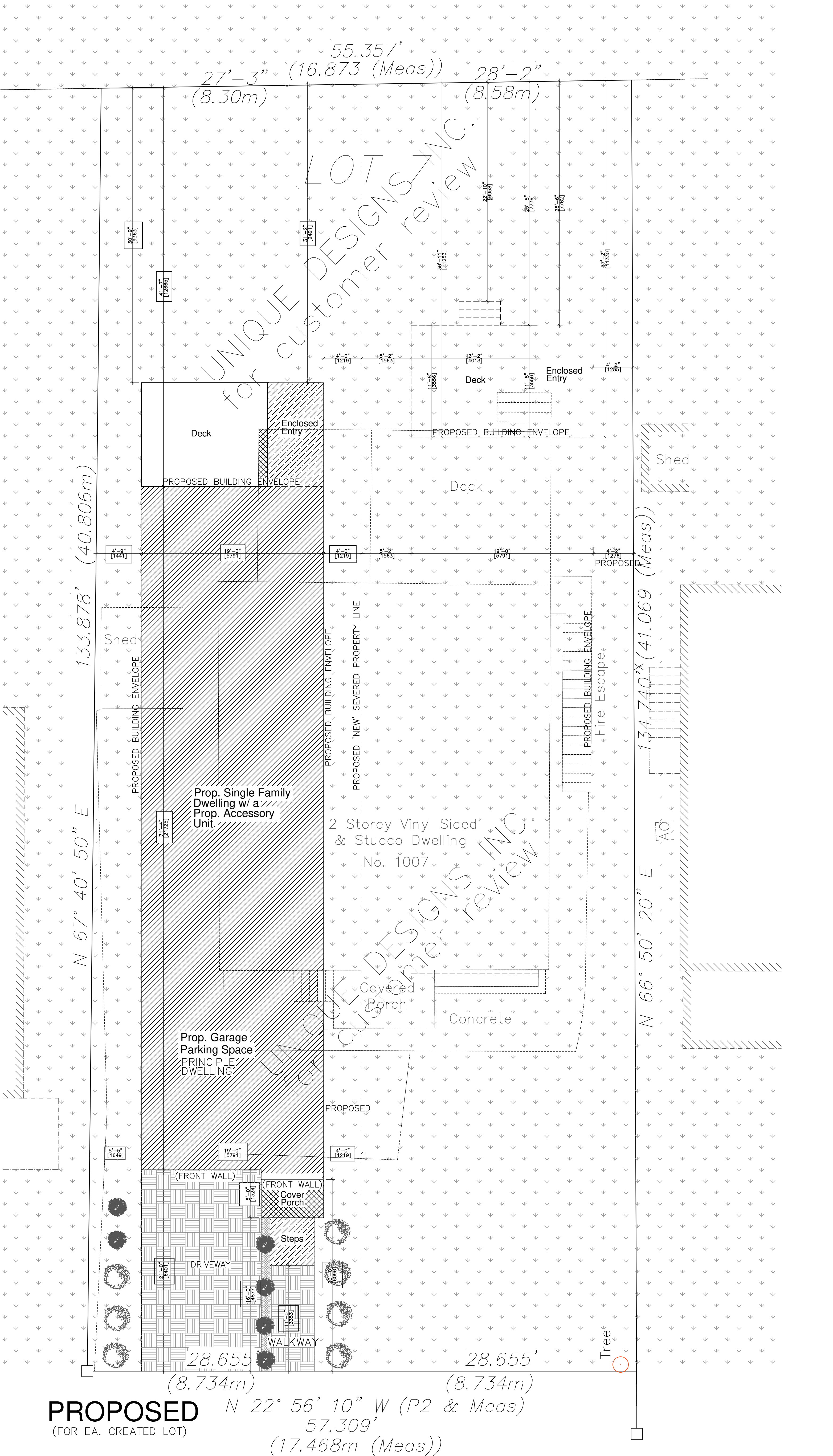
No.	DATE	DESCRIPTION
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3.	10.27.23	RE-ISSUED FOR REVIEW
4.	01.02.24	RE-ISSUED FOR SEVERANCE / VARIANCES
5.	05.06.24	RE-ISSUED FOR SEVERANCE / VARIANCES
6.	08.27.24	RE-ISSUED FOR SEVERANCE / VARIANCES
7.		
8.		

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DO NOT SCALE DRAWINGS





PROPOSED N 22° 56' 10" W (P2 & Meas)
(FOR EA. CREATED LOT) 57.309'
(17.468m (Meas))

BEACH BLVD.

PLOT PLAN

**CLARK
RESIDENCE**

1007 BEACH BLVD.,
HAMILTON, ONT.



UNIQUE DESIGNS INC.

SECONDARY DWELLING
UNIT - DETACHED

PLOT PLAN

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	01.02.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
4.	05.06.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
5.	08.27.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
6.	01.17.25	RE-ISSUED FOR SEVERANCE/ VARIANCES
7.	05.14.25	RE-ISSUED FOR HERITAGE REVIEW
8.		

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SCALED. CONTRACTOR MUST CHECK
AND VERIFY ALL DIMENSIONS AND
CONDITIONS ON THE PROJECT; AND
MUST REPORT ANY DISCREPANCIES
TO THE DESIGNER BEFORE PROCEEDING
WITH THE WORK.
THE USE OF THIS DRAWING OR PART
THEREOF IS FORBIDDEN WITHOUT THE
WRITTEN APPROVAL OF THE DESIGNER.



DO NOT SCALE DRAWINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code and the requirements set out in the Ontario Building Code and the requirements set out in the Ontario Building Code.

Required unless design is exempt under D.V.C. Article 3.2.5.1 of the Building Code

UNIQUE DESIGNS INC.

Firm Name

Signature

MAURO FORTUNATO

15084

BCN

REGISTRATION INFORMATION

Required unless design is exempt under D.V.C. Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC.

31090

BCN

Drawn By

07.27.23

072423

Date

07.27.23

072423

Scale

3/16"=1'-0"

A0



A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
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4.	01.02.24	RE-ISSUED FOR SEVERANCE / VARIANCES
5.	05.06.24	RE-ISSUED FOR SEVERANCE / VARIANCES
6.	08.13.24	REVISED ELEVATION PER HERITAGE TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
7.	08.27.24	REVISED ELEVATION PER HERITAGE TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
8.	01.17.25	RE-ISSUED FOR SEVERANCE / VARIANCES
9.	05.01.25	RE-ISSUED FOR HERITAGE REVIEW
10.	05.14.25	RE-ISSUED FOR HERITAGE REVIEW

PROPOSED ELEVATIONS
FOR BOTH SIDES

LOT SEVERANCE
MINOR VARIANCE
APPLICATION



UNIQUE DESIGNS INC.

CLARK
RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

Drawn By

Scale
3/16"=1'-0"

Date:

10.27.23

Job Number

072423

A1

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO 15084
Name Signature BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC 31090
Firm Name BCIN

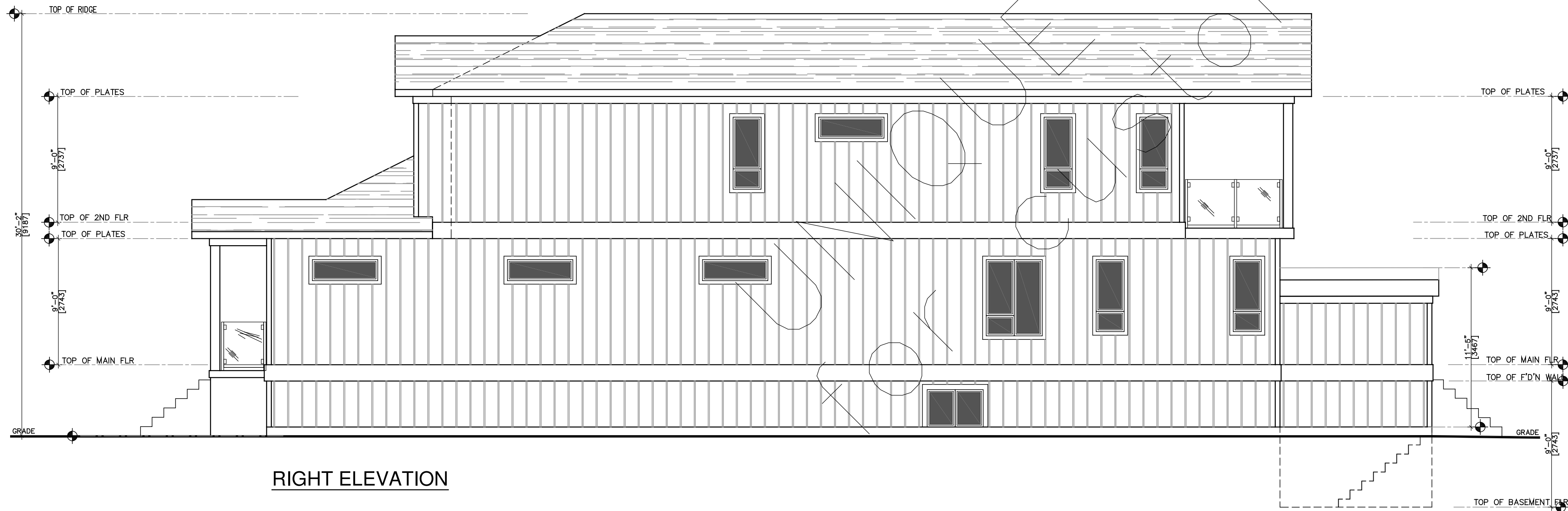
DO NOT SCALE DRAWINGS



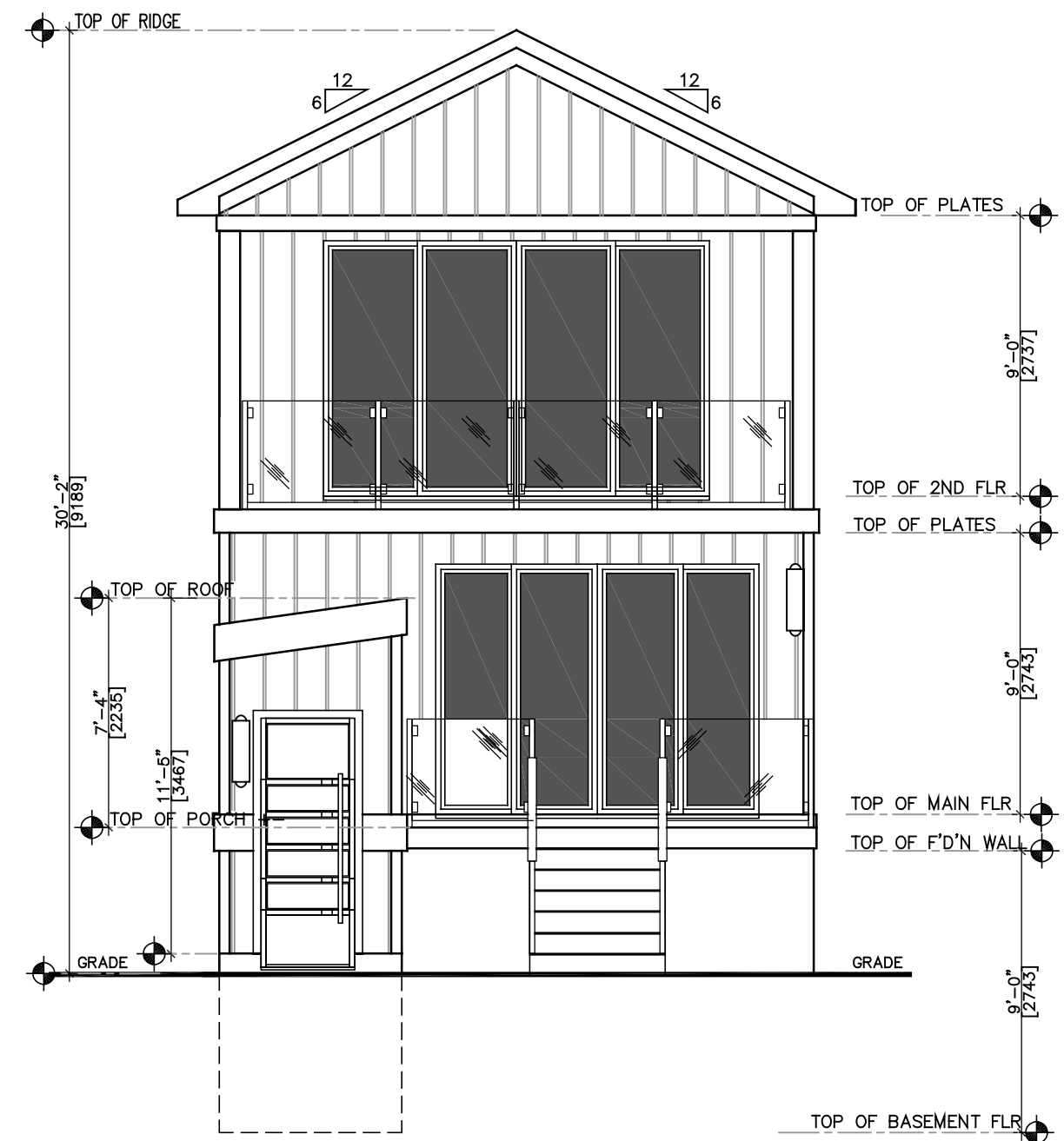
LEFT ELEVATION



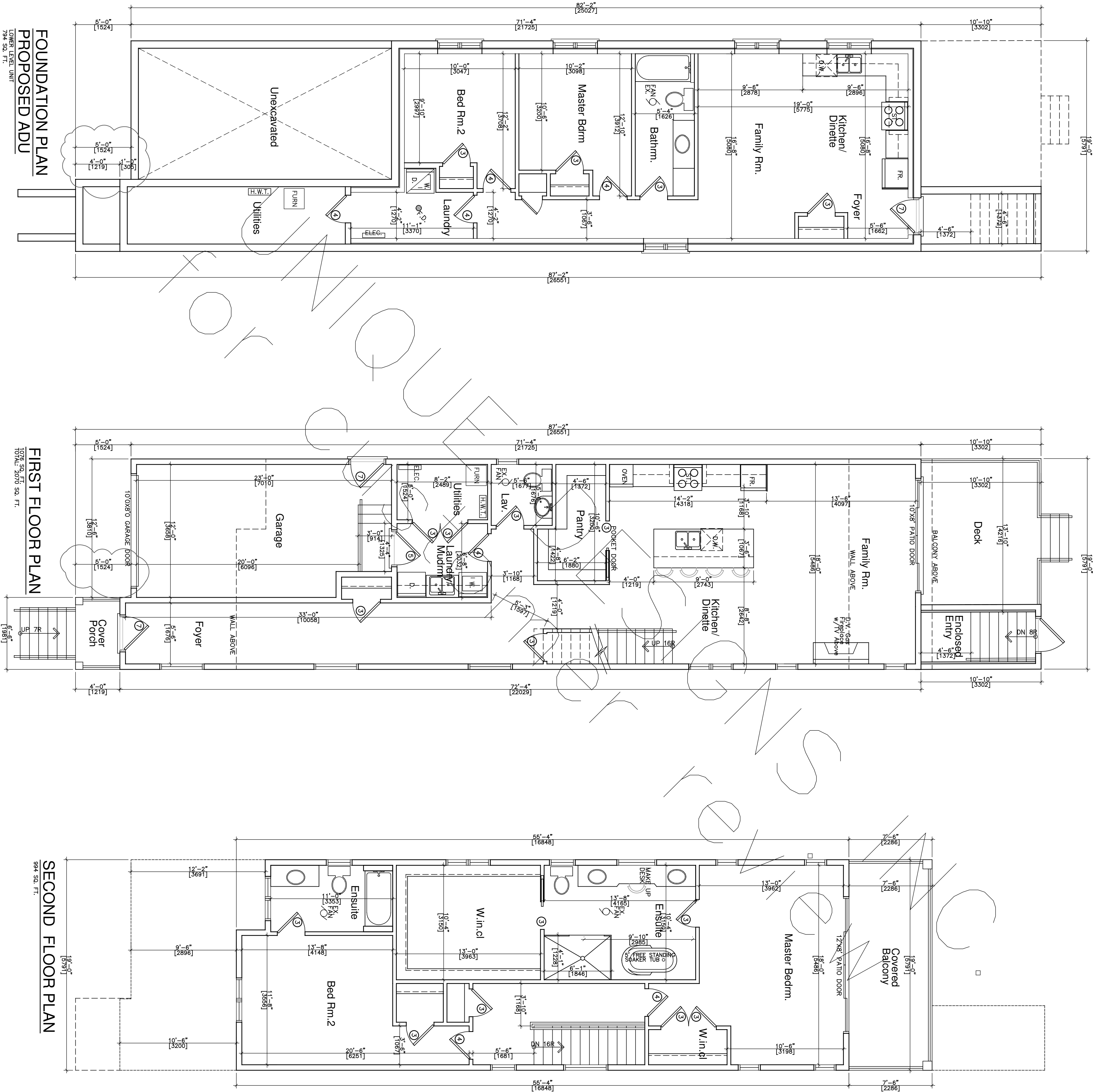
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

No.	DATE	DESCRIPTION	
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10.			

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UNIQUE DESIGNS INC.

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

PROPOSED FLOOR PLANS

CLARK
RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code Act and Regulations, and the Building Code.

Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

NAME: MAURO FORTUNATO SIGNATURE: [Signature] REGISTRATION NUMBER: 15094 BCIN: 15094

Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC. 37090 BCIN: 072423

DO NOT SCALE DRAWINGS