

**Thomas, Cameron**

---

**From:**  
**Sent:** December-04-15 10:24 AM  
**To:** Thomas, Cameron  
**Cc:** Robichaud, Steve; Fabac, Anita; Travis, Heather; Collins, Chad  
**Subject:** Re: ZBL Amendment Application ZAC-15-036, Coastal Land Development, 271 Beach Blvd

As I mentioned Cam, the new redesign is a much improved proposal than the original.

Would note that the 6.3 M width of the semis are more like townhouse units. The standard width for semi units in By-law 05-2000 is 7.5 m and towns at 6.0 m widths.

Maybe 2 singles at the rear would be more appropriate and complementary to some of the old cottage properties in that area of the Beach which have backlot single units. Just a comment not a position.

Tim

Tim McCabe, President  
Tim McCabe Consulting Inc.  
7-337 Beach Blvd  
Hamilton, L8H 6W4

---

**From:** Thomas, Cameron  
**Sent:** Wednesday, December 2, 2015 4:05 PM  
**To:**  
**Cc:** Robichaud, Steve; Fabac, Anita; Travis, Heather  
**Subject:** RE: ZBL Amendment Application ZAC-15-036, Coastal Land Development, 271 Beach Blvd

Hi Tim – Here is the updated plan for this property. Let me know if you have any further issues or if you wish to discuss.

Regards,

Cam

---

**From:**  
**Sent:** December-02-15 10:44 AM  
**To:** Thomas, Cameron  
**Cc:** Bedioui, Ida; Collins, Chad  
**Subject:** ZBL Amendment Application ZAC-15-036, Coastal Land Development, 271 Beach Blvd

Cam: my wife and I are residents in the Beach area and have concerns with what we view as an overdevelopment of this single dwelling property for 8 semi-detached dwelling units.

Please provide us notice of the public meeting and a copy of the Staff Report when available for a future meeting of Planning Committee.

---

**From:** Michael  
**Sent:** September-08-15 10:06 AM  
**To:** Collins, Chad  
**Cc:** Office of the Mayor  
**Subject:** re: 271 Beach Blvd

I am not in support of the proposed rezoning of 271 Beach Blvd by Coastal Land Development.

Hamilton Beach has a well defined current neighbourhood plan. The plan has been in place for years and is used as a good example of communities working with the city to improve and to make neighbourhoods viable, attractive places to live. The Beach plan was a terrific example of compromise and a win win for both parties. I believe that a decision in favour of Coastal Land Development would be a precedent setting negative decision and harm both the character and intended use for the neighbourhood. The present house is in good condition and potentially of historical value given that it was built in 1906.

Please keep me informed on the date for this discussion within council.  
Michael Gagnon

---

**From:** Wendy Fries  
**Sent:** September-08-15 7:44 AM  
**To:** Collins, Chad  
**Subject:** 271 Beach Blvd.  
**Importance:** High

Dear Mr. Collins:

I applaud your efforts to try to save 271 Beach Blvd. from demolition. I'm a former Beach Strip resident who used to live across from the Hanson's.

Were you aware a famous architect built the home for his parents? Then the Hanson's bought it in the late forties when Mr. Hanson came back from the war. So it has only had two owners in its 109+ year history.

The architect's name was Harold Hastings Mundy and he was from Florida. If you go on the Internet, you'll find he designed quite a few churches in that state and I believe he also helped design a (horse) race track in Florida.

Apparently he imported all the wood for 271 Beach Blvd. from Maine.

I've known the Hanson's for over 50 years and they loved their home.

Wendy J. Fries  
Resident of Stoney Creek

**Thomas, Cameron**

---

**From:** Steven Leach  
**Sent:** August-11-15 3:45 PM  
**To:** Collins, Chad; Thomas, Cameron; Chan, Alvin  
**Subject:** Proposal ZAC-15-036

Good afternoon gentlemen:

I was out of the country for the past 10 days and this has just come to my attention via a concerned neighbour.

After the City demanded a redundant front door and porch on my garage to ensure that the look of the street was not imperilled by my project, I trust you will ensure that this abomination never sees the light of day.

The overall aesthetic is quite nice, but this is just too much density on this small lot... This is predatory development, which makes money for the developer by leveraging the beauty of neighbouring properties to sell a clearly substandard product.. It will reduce property values in the neighbourhood and will undoubtedly turn into a slum, since the products will be unlivable. The proposed 3 metre wide garages are not wide enough to be used for anything other than junk storage, and the idea of porches facing onto what will undoubtedly be a sea of cars is lipstick on a pig and a waste of real estate that could be used for much better purposes.

Please put this vulture through the same rigorous process that I endured. I am told that my project has increased my neighbours' property value by \$ 30K or more... With good planning, the same should happen for the neighbours of 271 Beach Boulevard.

Given that this developer is proposing two rows of development, there is no excuse for the vista to the street to be reduced to unusable porches, garage doors and an interior car lot. In a two row scenario, the only logical arrangement is:

Rear row: porches facing the beach and garages facing a central courtyard  
Front row: porches facing the boulevard and garages facing the central courtyard

Best,

Steve

---

Our firm is moving towards maintaining its files in electronic format only. Please ensure that your communications to us regarding this matter are in an electronic format (email, attachment or facsimile). No paper confirmation copies are required unless they contain an original document.

---

**Steven Leach** | B.A.Sc. (Eng. Chem.), LL.B., LL.M.

**Thomas, Cameron**

---

**From:**  
**Sent:** August-10-15 1:19 PM  
**To:** Thomas, Cameron  
**Subject:** RE: Proposed Zoning By-law Amendments ZAC-15-036 and 25CDM-201510 at 271 Beach Boulevard, Hamilton, (Ward 5)

**RE: Proposed Zoning By-law Amendments ZAC-15-036 and 25CDM-201510 at 271 Beach Boulevard, Hamilton, (Ward 5)**

I am writing in my concerns about a developer wanting to build townhomes at 271 Beach Blvd. I am a long time resident of the Beach as i also grew up down here

and i am protesting this decision. The tearing down of the historical Dynes Tavern and building condos was bad enough.

The Beach needs to left as houses not townhomes.

Thanks for your time and i hope this project does not happen or the whole Beach will end up being townhomes.

Regards

Lorraine Campbell-MacKenzie

9 Mareve Ave.

Hamilton, ON

**Thomas, Cameron**

---

**From:** Nancy  
**Sent:** August-07-15 11:01 AM  
**To:** Thomas, Cameron  
**Cc:**  
**Subject:** ZAC-15-036and25CDM

Dear Cam

I am writing a letter of opposition to the property by-law amendment (file No.ZAC-15-036) and (File No. 25CDM-201510) regarding 271 Beach Blvd., Hamilton

By granting the proposed by-law variance, the change to property use to more than one multiple residence per lot will alter the essential character of the neighborhood : the beach community as it currently is will soon be overly developed and the change in use is not desired by the neighborhood.

As one of the oldest untouched houses on Beach Blvd. and in the City of Hamilton, 271 Beach Blvd. should be a heritage property.

Due to the unique location on a built up sand bar along lake Ontario, the Beach community has exceptional flooding and water run-off issues/concerns.

Zoning by-laws criteria/evaluations are to ensure the conformity with the official plan ( one single family residence per Lot)  
Increased density by-laws allow buildings to exceed permitted standards but ONLY if the developer provides certain service to the community in return, such as parkland.  
This has NOT been included in the proposed by-law amendment.  
And nearby properties are to be protected from incompatible development – more than one multi-family residences on a lot verses a single family residence on a lot.

According to the Ontario Municipal Board, a variance request cannot grant a special privilege to the land at 271 Beach Blvd.

Thus, change to the by law for 271 Beach Blvd, will be dangerous choice that will forever change the landscape of the beach as all of the developers will put up towns/condos/duplexes etc.

As a taxpayer, I would hope the City realizes they would also be opening themselves up to lawsuits from the previous developers that were earlier denied via application for similar by-law amendments.

Please Save The Beach Strip Community, Say No and refuse approval for Zoning by-law Amendment (ZAC-15-036) and Common elements condominium application (25-CDM-201510)

Thank you  
Ron and Nancy Heuberger

307 Beach Blvd.  
Hamilton, Ontario

**Thomas, Cameron**

---

**From:**  
**Sent:** August-06-15 7:10 PM  
**To:** Thomas, Cameron  
**Subject:** Re proposed rezoning on Beach Boulevard.

Dear Sir. I would like to voice my opinion on the proposed rezoning on Beach Boulevard in particular 271. I have been a homeowner here since 1991. I am opposed to the rezoning to accommodate condominiums or townhouses. There is a privately owned empty lot at 218 Beach Boulevard, the owner has wanted to build condos or townhouses on this property and has been trying to do this for several years. Also the same person owns the first two houses on the Bay side and it is the general consensus that he wishes to build condos there as well. The two houses are in an appalling state nothing done to them this seems to support the theory. I love this area it is a lovely place to live, however, if the zoning goes through there are three areas of condos to start with. My fear is that as soon as a house goes up for sale and a lot of the lots are larger, developers will swoop in and build multis. It would be a travesty if our area which is eclectic and oldfashioned became a forest of multifamily dwellings. Please excuse my rudimentary computer skills, but I feel strongly about this and had to stand up and be counted. Sincerely Susan Love.

**Thomas, Cameron**

---

**From:** Rob Hammond  
**Sent:** August-05-15 11:12 PM  
**To:** Thomas, Cameron  
**Subject:** Zoning Amendment ZAC-15-036 And 25CDM-201510 ( 271 Beach Blvd. )

Mr. Thomas,

I'm writing regarding the proposed zoning amendment ( ZAC-15-036 ) For 271 Beach Blvd. I believe allowing this to pass will set a precedent for the future sale of existing homes to be converted in this way. When the vacant lots were sold 10+ years ago, the city stipulated that single family homes were to be built. Has the Beach community plan changed to the point that now 8 homes will be allowed on existing single family lots? Is this the kind of development our city planners envision for the Beach Community ? Please keep me informed with any new developments regarding this proposal.

Regards,  
Rob Hammond  
417 (289) Beach Blvd.



**Thomas, Cameron**

---

**From:** David Ronald  
**Sent:** August-05-15 8:25 PM  
**To:** Thomas, Cameron  
**Subject:** ZAC-15-036 25CDM-201510 RE:271 Beach Blvd

Please be informed that I will be part of the process apposing the above mention. This area is slated for single family dwellings only.David Ronald 203 Beach Blvd Hamilton ONT.

**Thomas, Cameron**

---

**From:** Christopher Murray  
**Sent:** August-02-15 2:13 PM  
**To:** Thomas, Cameron  
**Cc:** Collins, Chad  
**Subject:** ZAC-15-036,25CDM-201510

IN response to the above noted file we are in opposition to the proposal for re-zoning from single family to multiple dwellings per lot.

This proposal is out of keeping with the existing neighbourhood. This will lead to an increased volume of traffic and will exacerbate an existing parking problem on Beach Boulevard.

Our neighbourhood is single family homes with two large concentrations of high density housing as well as an educational institution (Ontario Correctional services College) with a high volume of traffic from its staff, students and maintenance vehicles.

We fear that if this re-zoning application is granted it will lead to the degradation of the area and the loss of an historically unique part of Hamilton.

Chris and Rosanne Murray

1 AUGUST 2015

## Multiple Dwellings per Lot Zoning Proposal at 271 Beach Blvd

My name is Joel Hughes, your neighbour at 267 Beach Blvd, and I'm canvassing the neighbourhood to bring attention to a re-zoning proposal at 271 Beach Blvd that has implications for the entire Beach Strip.

The proposal (ZAC-15-036) request re-zoning to allow multiple dwellings per lot. In this particular case, development of 4 semi-detached houses, 8 houses in total, situated with 4 houses along the front (street side) of the property and 4 houses along the back (path side).

The city building plan for this area of the Beach Strip clearly restricts use to single family dwellings<sup>1</sup> (one house per lot). If the zoning amendment succeeds then this would set precedence for this same style of development anywhere along the Beach Strip with little opposition.

An oral or written submission to the City of Hamilton voicing your concerns is the most effective approach but I have also prepared a petition to quickly capture general consensus of the community. Please contact me at the email/phone below to take part in the petition.

Only those who make an oral or written submission to the City of Hamilton before a decision is made are allowed to be involved in the appeal process to the Ontario Municipal Board, so it is important that you are registered and your opinions heard. Written submissions received prior to August 7th 2015 will be included in a staff report.

Please contact me any reason regarding this issue and for additional documentation on how to prepare a letter and details on the various ways to submit comments to the city, including e-mail to [cameron.thomas@hamilton.ca](mailto:cameron.thomas@hamilton.ca).

Thank you for your interest and effort in this matter.

Joel Hughes  
267 Beach Blvd.

**Thomas, Cameron**

---

**From:** donna smith  
**Sent:** August-01-15 9:04 AM  
**To:** Thomas, Cameron  
**Subject:** Fwd: Zoning by-law amendment: file no. Zac-15-036

Sent from my iPad

Begin forwarded message:

**From:** donna smith  
**Date:** August 1, 2015 at 8:58:01 EDT  
**To:** "[cameron.thomas@hamiltin.ca](mailto:cameron.thomas@hamiltin.ca)" <[cameron.thomas@hamiltin.ca](mailto:cameron.thomas@hamiltin.ca)>  
**Subject:** **Zoning by-law amendment: file no. Zac-15-036**

Hello Cam

I am a lifelong senior resident of the beach and am one of many that do not like the way the beach is heading with the new hi rise and condos, semis etc. The lot at 271 has been a thing of beauty for over 50 years. It is beautifully treed and a site to behold. And it will all be knocked down for new semis. 8 more residences, probably 16 more cars to increase traffic and noise. There seems to be no max footprint law on the beach. New houses are bulging at the property lines and spoiling the character of the old beach strip. I understand the plan for the beach strip excludes multi dwelling lots. So how Come we have the condo/row house / semi things going in.

Please include me at the meetings regards to this request and any others like it.

Bill Smith. 129 beach blvd

Sent from my iPad

**From:** David Ronald  
**Sent:** July-24-15 9:34 PM  
**To:** Collins, Chad  
**Subject:** RE: 271 Beach Blvd

Chad, the is a letter to inform you that 271 beach blvd has a variance sign posted on property to build condominiums of eight units in total. I'm sure that you are aware that this part of beach blvd is slated only for single family dwellings. We do not want or need this kind of development in this area and I am speaking for numerous neighbours. We have numerous lawyers that appose this and are abutting neighbours to this property. So just a heads up and would appreciate if you could bite this before it gets rolling. If you need or want letters form the neighbours I can have them to you with in a week. Thanks David Ronald 203 Beach Blvd

**From:**  
**Sent:** July-24-15 1:26 PM  
**To:** Collins, Chad  
**Subject:** 271Beach Blvd development

I received the letter from the Planning and Economic development department re-guarding the Zoning by-law amendment for 271 Beach Blvd.

I am opposed to the idea of using 100 foot wide lots and making them into as many town-homes you can squeeze into a lot.

Friends and families of mine always comments on the nice large beautiful homes along the lakeshore from Toronto to Hamilton.

I'm sure when you were on TV promoting this home to the people of Toronto you weren't promoting a Beach packed with town-homes

If this plan goes through, i can see all the homes on the beach that has approx. 100 foot wide lots will be turn into town homes regardless of the age of the house that is on it.

My lot is 92 feet wide. Not quite 8 townhomes, 5 for sure.

Tony Calligaro  
245 Beach Blvd.

**Thomas, Cameron**

---

**From:** Joe Labonte  
**Sent:** July-22-15 3:12 PM  
**To:** Thomas, Cameron  
**Subject:** Draft plan 271 Beach Blvd. - ZA-15-036 and 25CDM-201510

Hello Mr. Thomas,

As residence of the Beach community and proximity to 271 Beach Blvd., we are very interested in reviewing more details of project plan ZA-15-036 and 25CDM-201510

Where and how may we find more detailed information?

Thank you,

Joe Labonte  
11-337 Beach Blvd.  
Hamilton, Ont.

Joel Hughes  
267 Beach Blvd  
Hamilton, ON  
L8H 6V8

August 4, 2015  
Rev 01

Cam Thomas  
City of Hamilton  
Planning and Economic Development Department,  
Development Planning, Heritage and Design Team  
71 Main Street West, 5th Floor  
Hamilton, ON  
L8P 4Y5

RE: Proposed Zoning By-law Amendments ZAC-15-036 and 25CDM-201510 at 271 Beach Boulevard, Hamilton, (Ward 5)

I wish to make you aware of a number of strong objections that I have with regard to the proposed zoning by-law amendments ZAC-15-036 and 25CDM-201510 at 271 Beach Boulevard, Hamilton. I am of the view that the proposed amendments will have a serious impact on my standard of living and adversely alter the essential character of the neighbourhood. The neighbourhood encompasses the entirety of Beach Boulevard and residents consider themselves part of a single community and affectionally refer to the area as the Beach Strip.

A. Precedence for multiple dwellings on single family dwelling lots ("D" or "DE" District on converted "C" District lots).

*Zoning By-law No. 6593, respecting lands located East (lake side) and West (bay side) of Beach Boulevard in the Beach Neighbourhood, Schedule "A", Beach Area "A", "B", and "C", Appendix F, Section Nine - "C" Districts*



*9.1 Subject to the provisions of Sections 3, 18, 18A, and 19, in a “C” District, 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, for other than one or more of the following uses, namely: (8158/57) (83-66)*

*(i). A single family dwelling, together with the accommodation of lodgers to the number of not more than three. (81-87) (6902/52) (81-27) (Deleted by 92-281)*

The proposed zoning by-law amendment ZAC-15-036, which would allow multiple dwellings per lot on currently zoned single family dwelling lots, would set precedence for “C” District lots throughout the Beach Neighbourhood. I do not believe the amendment can grant special privilege to just the lands at 271 Beach Boulevard. If passed, the same privilege should be afforded to all “C” District lots throughout the Beach Neighbourhood.

During my canvassing of the neighbourhood, to inquire into the opinions of my neighbours regarding the zoning proposals, I became aware of a number of “C” District lots on which the owners wished to build multiple dwellings but were declined by the City of Hamilton as not in keeping with section 9.1.i of the current building plan. Should this amendment be approved then the City of Hamilton ability to enforce it’s building plan will be greatly diminished, as precedent will exists for appeals to the Ontario Municipal Board (OMB).

If it is the City of Hamilton’s intent to increase housing density in the Beach Neighbourhood, then it should do so through planned zoning, after possibly entertaining public consultation (as it has historically), and not rely on arbitrary zoning applications.

My canvassing (see Appending B and C regarding Petition) reveals a significant number of residents polled (~90% of those who were available to respond of ~120 responders) are in opposition to the proposed amendments. See attached/submitted petition documents.

B. Height Requirements - "C" District

*9.2 In a "C" District, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)*

The proposed site plan, Figure 16 for Block 1 and 2, Figure 18 for Block 3 and 4 clearly depict a 3 story structure in contravention of section 9.2 which stipulates no building shall exceed two and half storeys.

C. Area Requirements - "C" District

*9.3 The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a "C" District: (8927/60)*  
*(iii). a rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288) (80-049)*

The proposed site plan indicates a rear yard depth of approximately 6m in contravention of section 9.3.iii which stipulates a rear yard depth of at least 7.5 metres.

D. Intensity of Use - "D" and "DE" District

- 10. (4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in a "D" District shall have within the district; (8927/60)*
- (ii) for a two family dwelling a width of at least 18.0 metres (59.06 feet) and an area of at least 540.0 square metres (5812.70 square feet). (8069/57) (76-331) (79-288) (80-049)*
- 10A (4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in a "DE" District shall have within the district: (8927/60)*
- (ii) For a two family dwelling, a width of at least 18.0 metres (59.06 feet) and an area of at least 540.0 square metres (5,812.70 square feet). (77-260) (79-288) (80-049)*
- (iii) (a) for a multiple dwelling, consisting of four dwelling units, a width of at least 21.0 metres (68.90 feet) and an area of at least 720.0 square metres (7,750.77 square feet); (9777/62) (79-288) (80-049)*

If we consider the lots after re-zoning, with the lot classified as a "D" District - One and Two Family Dwellings or "DE" District - Low Density Multiple Dwellings, then a two family

dwelling requires a width of at least 18 meters (59.06 feet). The proposed site plan, Figure 13, indicates Two Family Dwelling, each on a 50 foot wide lot, in contravention of section 10.4.ii. If the site plan is represented by 10.4.iii.a then the lots must be 21 metres (68.90 feet) wide. Again the site plan, Figure 13, indicates two lots, each 50 feet wide; well under the requirement.

#### F. Parking

During canvassing of the Beach Neighbourhood, many residents on side streets in close proximity to the townhouses at 337 Beach Boulevard, specifically Wark, Mareve, and Fitch, commented on parking congestion, noting that townhome residents were parking on the side streets, adding to an already intense on-street parking pressure, as many side street houses do not have driveways. The townhomes at 337 Beach allocate one parking space and one garage per dwelling. The parking congestion begs further investigation but anecdotally suggests that allocating one parking space and one garage per dwelling may not be sufficient.

The site plan elevation drawings do not indicate a basement, which is permitted on the Lake side of Beach Boulevard, most likely to allow for the ground floor walk-out on the Lake side of Blocks 3 and 4. The townhomes at 337 Beach Boulevard are similarly styled with no basement and a ground floor walkout. Having no basement imposes a ‘storage’ cost on the remainder of the house and one would need to evaluate the interior house plan to determine if sufficient storage exists to ensure the garage remains free for car storage.

Required parking spaces as stipulated in section 18A Table 1, perhaps should be reevaluated before considering “C” District lot conversion to “D” and “DE” District lots, otherwise the lots which the zoning proposal may be applied will contribute to an ever growing parking problem.

#### E. Loss of Privacy and Overlooking

The proposed site of development of Block 2, as seen in Figure 15 on the site plan is situated such that a primary amenity of our garden, an outdoor eating area, would be severely overlooked from the second story rooms of the new development, resulting in a serious invasion of our privacy.

#### F. Plot Size

Reviewing the City of Hamilton Zoning By-law No. 6593 I did not find sections related to ‘relative’ plot size, stipulating houses in similar Districts be ‘in keeping’ with their neighbours, with the exception of By-law No. 00-135, Appendix E which covers a Heritage District on Beach Boulevard. But District zoning in itself does provide some guidance regarding ‘in keeping’ with neighbours as, for example, all “C” District lots are to be Single Family Dwelling with particular setbacks and height requirements. What is missing are transition Districts, or more explicit guidelines on number of dwellings a “D” or “DE” District lot may have when adjacent to a “C” District lot. For example, stipulating that each “D” or “DE” District lot, starting with a Two Family Dwelling, may increase by two dwellings for each lot away from a “C” District lot, thereby slowly transitioning between Districts, and removing the occurrence of eight dwellings situated directly beside a single dwelling, as it the case here.

271 Beach Boulevard and surrounding lots 283, 267, 257, 253, 235, etc., are low density single family dwellings situated with minimal overlooking. They are surrounded and separated with expansive green space with numerous grand old trees giving the area much of it’s charm (see Appending A below). The significant flora is home to much wildlife and provides both visual and audible privacy. The proposed site plan has none of these qualities. The layout is void of and precludes any significant flora for natural screening.

The zoning amendment and subsequent site plan are not in keeping with the character of the Beach Neighbourhood and if approved will contribute to the slow loss of characteristics, such as trees and green space, which give the Beach Neighbour it’s charm and ‘community’ feel, this would be tragic indeed.

I would be grateful if the council would take my objections into consideration when deciding this application. I welcome the opportunity to meet with a representative of the planning department at our home to illustrate out objections at first hand.

Regards

Joel Hughes



Figure 3. Back yard setback at 267. Buildings of proposed site plan will run the length of the shared property line on the right (North side).



Appendix A. Neighbourhood pictures depicting existing green space.



Figure 1. View across three neighbours yards to South.



Figure 2. Existing natural screening toward 271

Appendix B. Petition Wording

The following is a petition with which I used to capture the general consensus of my neighbours on Beach Boulevard concerning the proposed zoning amendments. I contacted approximately 200 dwellings, with approximately 120 dwellings responding. Of those responding, 111 (~90%) indicated their opposition to the zoning amendments.

Petition Against Multiple Dwellings per Lot Zoning Proposal at 271  
Beach Blvd

This petition is in support of opposition to Proposed Zoning By-law Amendments requested by Coastal Land Development for lands located at 271 Beach Blvd, Hamilton.

Proposed Amendments:

1. Zoning By-law amendment (File No. ZAC-15-036) to allow multiple dwellings per lot.
2. Common-Element Condominium (File No. 25CDM-201510) to allow a private road for access to said houses from Beach Blvd.

Amendment ZAC-15-036 cannot grant special privilege to this land and would set precedence allowing similar, multiple dwellings per lot, development all along the Beach Strip and alter the essential character of the neighbourhood.

The complete application is available directly at 71 Main Street West, 5th Floor, Hamilton (City Hall), or via e-mail from Joel Hughes at [joel.l.hughes@gmail.com](mailto:joel.l.hughes@gmail.com) (905-545-6817).

---


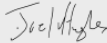
*To take part in this petition, please email or phone Joel Hughes*

Appendix "K" to Report PED16115  
Page 24 of 32  
Correspondence and Signed Petition

Zoning 271 beach blvd v2

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
1	2015-07-29 5:54 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Rejean	Comeau	230 beach blvd			
2	2015-07-29 6:29 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Sue	Love	222 beach blvd	slove6@cogeco.ca		
3	2015-07-29 6:42 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Kimberley	Sarvis	208 beach boulevard	sarvisk@hdsb.ca	905-818-3747	
4	2015-07-29 6:43 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Anthony	Sarvis	208 beach boulevard	sarvisk@hdsb.ca	905-818-3747	
5	2015-07-29 6:50 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Sharon	Perry	198 beach Blvd	zoep198@gmail.com		
6	2015-07-29 7:17 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Patrick	Shannon	107 beach blvd		905-544-7106	
7	2015-07-29 7:22 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Bonnie	Anderson	103 beach blvd	lylebonnie@gmail.com	905-393-6269	
8	2015-07-29 7:43 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Bill	Smith	129 beach blvd	donsue123@hotmail.com		
9	2015-07-29 7:44 PM	29267 Beach Blvd Hamilton ON L8H 6V8 Canada	Donna	Smith	129 beach blvd			
10	2015-07-29 7:53 PM		David	Leonard	122 beach blvd	dleonard23@cogeco.ca		
11	2015-07-29 8:15 PM		Thomas	Drolet	184 beach blvd			
12	2015-07-29 8:22 PM		Alan	Alderton	231 beach blvd			
13	2015-07-29 8:26 PM		Kieran Murray		235 beach blvd			
14	2015-07-29 8:27 PM		Hilary	Murray	235 beach blvd			

Zoning 271 beach blvd v2

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
15	2015-07-29 8:37 PM		Brian	Simmons	226 beach blvd			
16	2015-07-30 6:22 PM		Joel	Hughes	267 beach blvd	joel.l.hughes@gmail.com	905-545-6817	



Appendix "K" to Report PED16115  
Page 25 of 32  
Correspondence and Signed Petition

271 Beach Blvd

#	DATE	LOCATION	First name	Last name	Address	Email	Phone	SIGNATURE
1	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Shirley	Calligaro	245 beach blvd	callshirl@yahoo.ca	905 543 1839	
2	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Tony	Calligaro	245 beach blvd	scalligaro@cogeco.ca	905 543 1839	
3	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	David	Ronald	203 beach blvd	air4fun@gmail.com	9055470124	
4	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Nancy And Mike	Delsey	185 Beach BLVD	ndelsey@cogeco.ca	905 549 1735	
5	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Robert	Prouse	175 Beach Blvd	rob@prouse.org	905-320-7861	
6	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Jack	Grigsby	153 beach blvd			
7	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Lee Edwards	Roberts	153 1/2 beach blvd			
8	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Craig	Bennison	117Beach Blvd	bennison@cogeco.ca	905-616-8876	
9	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Sue	Bennison	117 Beach Blvd	bennison@cogeco.ca	416.885.9568	
10	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Jack	Townsend	97 beach blvd			
11	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Eleanor	Townsend	97			
12	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Mark	Sholtz	93 beach	msholthotmail.com	905 638 4868	
13	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Darfene	Francis	91 beach blvd		905-547-1586	
14	2015-07-28 2015-07-28 2015-07-28	Beach Blvd Hamilton ON L8H 6V8 Canada	Ralph	Berg	83 beach blvd	onthelake96@gmail	9055440000	















Appendix "K" to Report PED16115  
Page 26 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
1	2015-07-31 , 3:54 PM		Lenny	Bowley	268 beach blvd			
2	2015-07-31 , 4:00 PM		Val	Smith	285 beach blvd	valerie.smith@cantire.416-317-9297 cm		
3	2015-07-31 , 6:42 PM		Lorraine	Campbell	-mackenzie 9 Mareve Ave	lcampbell32@cogeco.ca	905-547-9481	
4	2015-07-31 , 6:49 PM		Richard	Terpanier	6 mareve		416-705-8282	
5	2015-07-31 , 7:09 PM		Jody	Mcindless	410 beach blvd	jody_mcindless19@hotmail.com		
6	2015-07-31 , 7:11 PM		Randy	Thombs	7 dunraven ave		905 547 7973	
7	2015-07-31 , 7:17 PM		Ernest	Doucet	1 wark		289-684-5254	
8	2015-07-31 , 7:18 PM		Samantha	Winfield	1 wark			
9	2015-07-31 , 7:26 PM		Phillip	Brown	2 wark ave	phirelle2@yahoo.ca		
10	2015-07-31 , 7:34 PM		Jenifer	Fowler	272 Beach Blvd			
11	2015-07-31 , 7:39 PM		Mandy	Heuberger	307 beach blvd			
12	2015-07-31 , 7:48 PM		Leslie	Horn		findeight76@gmail.com		
13	2015-07-31 , 7:49 PM		Greg	Cavanagh	80 Dynes Park	flagship.gc@gmail.com	416-937-4283	
14	2015-07-31 , 8:06 PM		Marcel	Brochu	306 beach blvd	marcel.re@xplomet.com	905 578 9562	


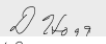
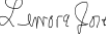

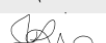

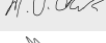




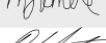

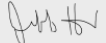
Appendix "K" to Report PED16115  
Page 27 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
15	2015-07-31 8:13 PM		Tracey	Kinrade	276 Beach Blvd.	tracey.kinrade@gmail.com	905-818-8123	
16	2015-07-31 8:14 PM		Ken	Morrisey	276 Beach Blvd	kmorrisey51@yahoo.ca		
17	2015-07-31 8:22 PM		Cindy	Stuart-chrystian	4 mareve ave	cchrystian@cogeco.ca	9055446358	
18	2015-07-31 8:32 PM		Michael	Bretton	363 beach blvd	mike@brettons.com		
19	2015-07-31 8:52 PM		Lisa	Hamilton	365 beach blvd			
20	2015-07-31 8:58 PM		Jacob	Barclay	361 beach blvd	martymcfly.mcfly0@gmail.com		
21	2015-07-31 10:14 PM		Sherelle	Laframboise	2 Wark Ave	sherellelaframboise@hotmail.com	905-746-0843	
22	2015-08-01 1:14 PM		Michael	Detar	253 beach blvd	ekimrated@outlook.com	9055499844	
23	2015-08-01 1:26 PM		Kathy	Hatton	289 beach blvd	kathy.hatton@sobeys.com	905-512-3654	
24	2015-08-01 1:30 PM		Guy	Gamache	289 beach blvd		905-730-6168	
25	2015-08-01 1:33 PM		Scott	Traver	285.5 beach blvd.			
26	2015-08-01 1:38 PM		Marcy	Coleman	305 Beach Boulevard	marcy.coleman1974@gmail.com	905-516-6718	
27	2015-08-01 1:40 PM		Chris	Miles	305 beach blvd	cmiles71@gmail.com	9052200671	
28	2015-08-01 1:46 PM		Ron	Heuberger	307 beach blvd			







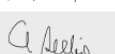
Appendix "K" to Report PED16115  
Page 28 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
29	2015-08-01 , 1:59 PM		Robert	Pender	366 beach blvd hamilton ont	rpender6@cogeco.ca	9055805347	
30	2015-08-01 , 2:06 PM		dave	hogg	3 fitch			
31	2015-08-01 , 2:08 PM		lenora	jones	3 fitch			
32	2015-08-01 , 2:40 PM		chris	van de mosselaer	371 beach blvd			
33	2015-08-01 , 2:44 PM		Jody	Leo	2 Lakeside ave	taxqueen71@hotmail.com		
34	2015-08-01 , 2:47 PM		Mardi	Vickers	6 lakeside ave hamilton		905-393-1782	
35	2015-08-01 , 2:51 PM		Sheena	Palmeter	5 lakeside ave	sheenapamter@gmail.com		
36	2015-08-01 , 2:59 PM		Keri	Shaw	5 bayside ave	shawkm@gmail.com	9058023364	
37	2015-08-01 , 3:00 PM		Ryan	Welch	628 beach blvd	snoopy_9966@hotmail.com	9059287759	
38	2015-08-01 , 3:02 PM		Meghan	Trimble	628 beach blvd	meghanelaine@hotmail.com	9059233992	
39	2015-08-01 , 3:02 PM		Dave	Stanfield	5 bayside	david.stanfield6868@gmail.com	2895274977	
40	2015-08-01 , 3:15 PM		Jeff	Hayward	6 Bayside ave			
41	2015-08-01 , 3:35 PM		Carolynne	Cole	404 beach blvd	carolynnecole@hotmail.com	905 912 8622	
42	2015-08-01 , 3:45 PM		Joyce	Schneider	393 Beach blvd.	jschneider4@cogeco.ca	9055459484	

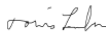





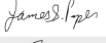





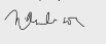
Appendix "K" to Report PED16115  
Page 29 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
43	2015-08-01 3:54 PM		Scott	Collins	397 beach blvd	scott.g.collins@gmail.com	9053207300	
44	2015-08-01 4:06 PM		Herb	Huffman	399 Beach blvd	herb.huffman@gmail.com	9055470814	
45	2015-08-01 4:15 PM		Peter	Quaglia	401 beach blvd	pquaglia@arbormemo905-515-5138 rial.com		
46	2015-08-01 4:23 PM		Bernard	Hanna	415 beach blvd	bernie.hanna@cibc.ca		
47	2015-08-01 4:36 PM		Brian	LePage	289.5 beach blvd	blepage@live.ca	9058021577	
48	2015-08-01 4:37 PM		Brian	Lankshear	2 4th avenue	brianlankshear@gmail9058029500 .com		
49	2015-08-01 4:38 PM		Chris	Downey	289 beach boulevard	cdowney@connect.ca9054671845 rleton.ca		
50	2015-08-01 4:57 PM		Cam	Lawrence	211 beach blvd	clawrence37@cogeco.ca		
51	2015-08-01 4:59 PM		Jennifer	Evans	211 beach blvd		905 545 5493	
52	2015-08-01 8:14 PM		Charlene	Rizzi	257 beach blvd			
53	2015-08-02 11:09 AM		Kyle	Smith	264 beach blvd	ksmith@napacanada.com	4169109287	
54	2015-08-02 4:39 PM		Rob	Hammond	417 Beach Blvd	fine@cogeco.ca	905-544-1378	
55	2015-08-02 5:07 PM		Matthew	Allen	504 Beach Blvd	storefixturing@yahoo.ca	6475341226	
56	2015-08-02 5:15 PM		Alice	Selbie	508 beach blvd			




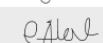




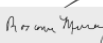





Appendix "K" to Report PED16115  
Page 30 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
57	2015-08-02 5:26 PM		Louis	Lombardi	530 beach blvd			
58	2015-08-02 5:32 PM		Joseph	Hachey	495 beach blvd			
59	2015-08-02 5:37 PM		Carol	Howlett	1 sierra lane			
60	2015-08-02 5:46 PM		Leroy	Willson	548 beach blvd			
61	2015-08-02 6:03 PM		Sharon	Gray	519 beach blvd			
62	2015-08-02 6:14 PM		Teresa	Fackelmann	535 beach Blvd	tcianciolo@hotmail.co m	905 5440411	
63	2015-08-02 6:30 PM		James	Poper	9. Lagoon ave	jpopper@cogeco.ca	905 543 0038	
64	2015-08-02 6:40 PM		Ken	Saccary	18 lagoon	ksac13@gmail.com		
65	2015-08-02 6:42 PM		Tammy	Aquin	18 lagoon ave	tjones8181@hotmail.c om	9059288877	
66	2015-08-02 6:59 PM		Tom	Lytwyn	6 clare			
67	2015-08-02 7:00 PM		Pete	Redding	8 clare			
68	2015-08-02 7:25 PM		Scott	Howley	16 Clare Ave	hbcf@cogec.ca	(905) 544-9959	
69	2015-08-02 7:47 PM		Ryley	Anderson	24 ClareAve	ryley@cogeco.ca	519-575-8855	
70	2015-08-02 7:48 PM		natalie	anderson	24 clare ave	ryandnat24@gmail.co m	9055706263	

Appendix "K" to Report PED16115  
Page 31 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
71	2015-08-02 7:57 PM		mary	Pender	580 beach blvd	mpender5@cogeco.ca		
72	2015-08-02 7:58 PM		Malcolm	Pender	580 beach blvd			
73	2015-08-02 7:59 PM		Erin	Yanchis	366 beach blvd	erin_10@hotmail.com		
74	2015-08-02 8:04 PM		Charles	Steel	549 beach blvd			
75	2015-08-02 8:20 PM		Marlene	Cool	3 woodland ave			
76	2015-08-02 8:44 PM		Edger	Nowlan	585 beach blvd			
77	2015-08-03 6:41 PM		Chris	Murray	237 beach blvd			
78	2015-08-03 6:42 PM		Rosanne	Murray	237 beach blvd			
79	2015-08-03 6:56 PM		Lorraine	Apanashk	174 Beach Blvd	lorraine@casinteriors.com 289-389-5923		
80	2015-08-03 6:57 PM		John	Apanashk	174 Beach Blvd	john@casinteriors.com 289-389-5923		
81	2015-08-03 7:11 PM		Lisa	Brent	187 beach blvd	lisa.brent@dbschenke4162546109r.com		
82	2015-08-03 7:13 PM		Don	Cochran	187 beach blvd			
83	2015-08-03 7:14 PM		Bonnie	Court	152 beach blvd			
84	2015-08-03 7:15 PM		Dan	Court	152 beach blvd			

Appendix "K" to Report PED16115  
Page 32 of 32  
Correspondence and Signed Petition

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
85	2015-08-03 , 7:21 PM		Carol	Hughes	283 beach blvd	carolahughes@yahoo.ca	905-545-5154	
86	2015-08-03 , 7:43 PM		Tara	Wood	17 clare ave	taracotta_2@hotmail.com	9052969012	
87	2015-08-03 , 7:51 PM		Christine	van Laar	723 beach blvd			
88	2015-08-03 , 8:08 PM		Ken	Kalk	733 beach blvd	kkalk@cogeco.ca	905-393-4812	
89	2015-08-03 , 8:16 PM		sebastian	Kozlowski	748 Beach Boulevard	sebiok@gmail.com	905 781 4456	
90	2015-08-03 , 8:25 PM		Debra	isaac	10 Northpark ave	debralisaac@gmail.com	90555456001	
91	2015-08-03 , 8:39 PM		Taylor	Davis	728 beach blvd	TaylorD92@icloud.com		
92	2015-08-03 , 8:42 PM		Michelle	Brush-Jacklin	718 Beach Blvd.	cjacklin89@yahoo.com	905-630-2614	
93	2015-08-03 , 8:50 PM		Ron	Sisson	712 beach blvd		905-544-7526	
94	2015-08-03 , 8:54 PM		Joanne	Nixon	1 windemere ave	tigerlover6@hotmail.com	289-921-6101	
95	2015-08-03 , 10:31 PM		Bev	Davis	728 beach blvd			
96	2015-08-05 271 Beach Blvd , 11:51 AM Hamilton ON L8H 6V8 Canada		Caroline	Van de Mosselaer	371 Beach Blvd	carols.wilson@hotmail.com	905 393 3958	
97	2015-08-05 271 Beach Blvd , 12:43 PM Hamilton ON L8H 6V8 Canada		Laura	Collins	397 beach blvd	laura.collins.rd@gmail.com	905-393-2102	
98	2015-08-05 271 Beach Blvd , 5:57 PM Hamilton ON L8H 6V8 Canada		Jessica	Belbin	1154leaside road	jbelbin5377422@gmail.com	2894408622	

zoning 271 beach blvd v4

#	DATE	LOCATION	First Name	Last name	Address	Email	Phone	SIGNATURE
99	2015-08-05 271 Beach Blvd , 6:25 PM Hamilton ON L8H 6V8 Canada		Brigitte	Berkenbosch	Rear 826 beach blvd	splendidgardens@hotmail.com	4162196135	
100	2015-08-05 271 Beach Blvd , 6:28 PM Hamilton ON L8H 6V8 Canada		Lorraine	Hughes	267 Beach Blvd	jlhughes2006@hotmail.com	9055456817	
101	2015-08-05 271 Beach Blvd , 6:47 PM Hamilton ON L8H 6V8 Canada		Tonnia	Vonderheidt	644 Beach Blvd.	tvonderheidt02@gmail.com	647 688 9254	
102	2015-08-05 271 Beach Blvd , 7:00 PM Hamilton ON L8H 6V8 Canada		Shannon	Ronald	2 fletcher ave	pamperedchefwithshannon@gmail.com	2894890851	
103	2015-08-05 271 Beach Blvd , 7:01 PM Hamilton ON L8H 6V8 Canada		William	Ronald	2 fletcher ave	bsronaldbills@gmail.com	9056510133	
104	2015-08-05 271 Beach Blvd , 7:07 PM Hamilton ON L8H 6V8 Canada		Chantelle	Camarro	669 beach blvd	chantellecamarro@gmail.com	9053081713	
105	2015-08-05 271 Beach Blvd , 7:39 PM Hamilton ON L8H 6V8 Canada		Kenneth	Smith	395 beach blvd	ksmith32@cogeco.ca	905-525-1504	
106	2015-08-05 271 Beach Blvd , 7:42 PM Hamilton ON L8H 6V8 Canada		Richard	Normand	395 beach blvd	richardnormand1@hotmail.com	905-525-1504	
107	2015-08-05 271 Beach Blvd , 7:49 PM Hamilton ON L8H 6V8 Canada		Jessie	Teague	470-56 Beach Blvd	jpabydoll@hotmail.com	905-617-9390	