

From:

Sent: August-23-15 9:39 PM

To: Bedioui, Ida; Thomas, Cameron; Office of the Mayor; "Collins, Chad"@cgocable.ca; Collins, Chad

Cc:

Subject: 271 Beach Boulevard, Hamilton amendment

Zoning By-law Amendment and Draft Plan of Common-Element Condominium for Lands Located at 271 Beach Boulevard, Hamilton, (Ward 5)

File No. ZAC-15-036

Draft Plan of Common-Element Condominium file No. 25CDM-201510

The current zoning on the property permits single family homes.

The proposed plan **should not be supported** for a number of reasons, including but not limited to:

It does not conform with the density, character or form of development in the surrounding neighbourhood

The site is too small to accommodate condominiums and will create parking pressure.

Will result in reduced lot widths and areas, reduced front and rear yard set backs

The current zoning is designated for single family homes and should be respected- the Beach Neighbourhood Plan identifies single family home at the address.

It will set a dangerous precedent along the beach for other large lots/single family homes to be demolished and replaced with multi-residential development

This application is completely out of character with the surrounding neighbourhood.

Tony Calligaro

245 Beach Blvd

Hamilton On