

From: Patty Dean [mailto:]
Sent: August-19-15 2:44 PM
To: Collins, Chad
Cc: Office of the Mayor
Subject: FW: ZAC-15-036 and 25CDM-201510

Attention Hamilton City Councilors,

I am writing a letter of opposition to the proposed 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 in property use to more than one multiple residence per lot will alter the essential character of the neighbourhood; 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 original/ untouched houses on Beach Blvd and in the City of Hamilton, 271 Beach Blvd., built in 1906, 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.

Allowing multiple multi-family residences that are exempt from the current standard spacing and landscaping for single family homes and adding common element paved roads will only increase the flooding and water-run off issues in the community.

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 versus 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 slippery slope that will forever change the landscape of the beach as all of the developers will put up towns/ condos/ duplexes ect.

The increased land costs will raise the taxes forcing out more of the single families until all the older and single family houses have been demolished for multiple family units.

My property located at 260 and 262 Beach Blvd., is an example of how this proposed by-law amendment will eventually affect the entire community.

If the City allows 271 Beach Blvd., to be developed into 4 duplexes for a total of 8 residences, in order to prevent the owner of 271 Beach Blvd. being granted a special privilege, that myself and other developers will want as well. I would also be allowed to build multiple multi-family units on my lots, which are larger and be able to build 12 to 16 residences on what is currently 2 lots.

The developer who bought lot 258 beside me, has also indicated he will also go for a variance to put multi-family units on that lot if the City starts granting variances to the zoning by-law.

And hence the undesired swift change to the essential character of the Beach Strip Community.

As a taxpayer, I would hope the City realizes they would also be opening themselves up to lawsuits from the developers they have already said no to over the years who have applied 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,

PATTY DEAN

10 Locarno Ave and 260/262 Beach Blvd.

Hamilton, ON

Cc: Hamilton City Council

