



WELCOME TO THE CITY OF HAMILTON

328, 3336 and 344 Beach Boulevard (CI 19-H)

July 7, 2020 – Planning Committee Meeting

Background and Context

- November 2019 - By-law No. 19-278 (lands along the west side (bay side) of Beach Boulevard) implemented recommendations of the Beach Boulevard Community Stormwater Ponding Study.
- Applied to 7 properties:
 - 328, 336 Beach Boulevard;
 - Part of 344 Beach Boulevard;
 - 400 Beach Boulevard; and,
 - 532, 536, 538 Beach Boulevard.

Background and Context (cont'd)

- After By-law 19-278, it was identified that 3 of the 7 properties (328, 336 Beach Boulevard; Part of 344 Beach Boulevard) were zoned Residential Character (C1) Zone; not Neighbourhood Commercial (C2) Zone.
- February 2019, By-law 19-062 rezoned these properties from Neighbourhood Commercial (C2) Zone to Residential Character (C1) Zone to permit the development of single detached dwellings along with commercial uses. The C2 does not permit single detached dwellings

Background and Context (cont'd)

- By-law 19-278 inadvertently rezoned 328, 336 and part of 344 Beach Boulevard to Neighbourhood Commercial (C2) Zone.
- Deleted the front yard variance for an 11 m front yard setback for 328 Beach Boulevard (approved Committee of Adjustment in October 2019).
- 344 Beach Boulevard has dual zoning - Neighbourhood Commercial (C2) Zone and “C” (Urban Protected Residential, etc.) District in Zoning By-law No. 6593.

Recommendations

- Correction is required to reinstate the Residential Character (C1) Zone for 328, 336 and south part of 344 Beach Boulevard
- Rezone the north part of 344 Beach Boulevard from “C” (Urban Protected Residential, etc.) District to the Residential Character (C1) Zone, including all the flooding requirements to establish consistent zoning on the property

Recommendations (cont'd)

Additional Variances/Requirements

- Regulations respecting flooding measures from November 2019 will remain;
- Add another requirement to include a minimum distance between the ground and the bottom of a fence to allow water to flow;
- Propose to change the front yard setback from a maximum 3 m to a minimum 3 m to avoid irregular front yard setbacks and to accommodate variance for 328 Beach Boulevard.

QUESTIONS?