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Planning Division
Planning and Economic Development Department
City of Hamilton, City Hall
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Thursday, March 31, 2022

DPS File: 21172

**RE: 1117, 1121, 1129 & 1133 Beach Boulevard, City of Hamilton
All of Lots 1-4, Registered Plan 321, and
Part of Burlington Beach, East Side of Beach Boulevard
City of Hamilton
Public Meeting Comments and Response Memorandum**

The purpose of this memorandum is to provide a summary of the virtual Public Consultation Meeting held on February 28th, 2022, in regards to the proposed Zoning By-law Amendment to permit a residential redevelopment on the Subject Lands, municipally known as 1117, 1121, 1129 & 1133 Beach Boulevard, City of Hamilton (“Subject Land”). This memorandum will provide responses to comments, questions, and concerns that were brought forward by the attendees and members of the public. Please refer to Attachment “A” for the public meeting minutes with the complete list of the attendees and members of the public.

The Public Meeting began with the Planning Consultant Team (“Design Plan Services Inc.”), and the Architect (“Cynthia Zahoruk Architects”) providing an overview of the proposal through a brief presentation that introduced the proposed townhouse development on the Subject Lands. Upon completion of the presentation, Councillor Russ Powers made opening remarks regarding the proposal and expressed his preliminary support for the proposal, stating that the Subject Lands are in an adequate location for residential redevelopment.

During the meeting, members of the public provided comments and questions regarding the proposal. The inputs from the members of the public have been categorized into themes and formally addressed through this memorandum in the following section:

Theme 1: Architectural Design (Height & Unit Size):

Clarification was requested on the proposed design of the townhouse dwellings, in particular, the proposed height and unit size of the dwellings:

Response: In terms of the height of the dwellings, the proposed design will be in the form of 3 storey townhouse buildings that generally align with the height of the existing townhouse development to the south of the Subject Lands. Therefore, the proposed development will be consistent and compatible with the existing context of the neighbourhood.

In terms of the size of the dwelling units, each dwelling is proposed with a square footage of approximately 2,500 Sq Ft of Gross Floor Area. Due to the groundwater level on the Subject Lands and surrounding areas, the proposed dwellings cannot include basements as reflected in the current Zoning. As such, the proposed first floor will contain a Parking Garage, storage and amenity space. The Kitchen, dining and living rooms are located on the second floor, with two or three bedrooms located on the third floor. The proposal also provides access to an outdoor rooftop patio facing the waterfront. The rooftop level does not have any fully enclosed habitable space and is only intended to provide outdoor rooftop amenity space.

Theme 2: Environmental Constraints:

Questions were raised about the potential environmental constraints of the Subject Lands in relation to the previous uses and conditions of the adjacent properties.

Response: The Subject Lands are subject to the environmental approval process through the Ministry of Environment, Conservation and Parks as the land use is changing from commercial to residential, which is more sensitive land use. As such, the owner has completed Phase 1 and 2 Environmental Site Assessments for the Subject Lands and is currently progressing through the Risk Assessment and Record of Site Condition process. Also, a Geotechnical Investigation was completed for the subject lands to understand the existing site conditions and constructability.

The adjacent land to the north of the Subject Lands is owned by the City of Hamilton and is largely consumed by the Environmental Sensitive Area (ESA). The ESA and required setback are located entirely off-site of the Subject Lands. The adjacent land to the south of the Subject Lands is also owned by the City and the ESA setback slightly encroaches on the east limit of this property. Again, neither of these properties are included as part of this rezoning application and the owner does not intend to purchase these properties. In terms of the site contamination status of the City lands, it would be best for the City to confirm, however, it is acknowledged that a gas station was previously located on the City property to the south.

Theme 3: Traffic and Parking

A comment was provided in regards to a possible increase in traffic and on-street parking in the area. Questions regarding the number of on-site parking were also raised.

Response: Generally speaking, residential developments are likely to be less impactful in terms of generating additional traffic activities and visitor parking than commercial uses, which would be permitted on the Subject Lands by the current “C2” District. It is also important to note that the proposal has been reviewed by the City of Hamilton’s transportation staff, and no concerns were raised at this stage. In regards to parking, each unit was proposed to have two (2) parking spaces, one in the garage and one on the proposed driveway. However, in consultation with Zoning staff, it was confirmed that only one (1) parking space is required per dwelling unit and utilizing the garage for parking would require an additional variance to remove the requirement for maneuvering space. As such, the revised proposal now shows parking on the driveway only which conforms to the Zoning By-law. Further, on-street parking is also permitted for short intervals along the cul-de-sac off Beach Blvd. The cul-de-sac will continue to function as it currently does, and the extended portion of the cul-de-sac to the north will be upgraded to meet municipal standards as part of this proposal.

Theme 4: Timelines

Confirmation of the expected timelines for this proposal was requested

Response: While eager to commence as soon as possible, the proposed development is subject to Site Plan Control and site plan approval will also be required in addition to a Building Permit. As such, construction is anticipated to commence in late 2023.

Should you have any questions or concerns related to the information provided in this memorandum, please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.



T.J. Cieciora, MSc MCIP RPP
PRINCIPAL



Enc.

TJC/KH/SQ/JM

Attachment “A” - 28-Feb-2022, Community Consultation Meeting Notes
Refer to the following pages

Community Consultation Meeting

Virtual Google Meets Meeting

Re: 1117-1133 Beach Boulevard, Hamilton

File: 21172

Meeting Date & Time: February 28, 2022, 6:30 pm- 7:42 pm

Attendees:

- T.J. Cierciura - DPS
- Steven Qi - DPS
- Kim Harrison-McMillan - DPS
- Juan Martinez - DPS
- Cynthia Zahoruk - Nevine Soliman - Architects
- Councilor Russ Powers - City of Hamilton, Ward 5
- John Cheung, Owner
- Daniel Barnett, City of Hamilton, Development Planning



Members of the Public:

- Diane and Marianne
- Real Gendreau
- Pam and Roger Hillier - 1085 Beach Blvd
- Scott Howley - 16 Clare Ave
- Joel Hughes - Beach Community Council
- Terri - 147 Beach Blvd, Vice President of Beach Community Council
- S & Paula - 337 Beach Blvd
- Charlie Witherington
- Jim Petkoglou - 1089 Beach Blvd
- Shirley Calligaro
- Darren - 1091 Beach Blvd
- Tyler Gill
- Phone number: Bill
- Phone number: Jim Howland: 1089 Beach Blvd

Notes:

Introduction:

- DPS (TJ) introduced the owner and consultant team and advised on housekeeping items (how to use the raise hand function, turn off video during the presentation, etc.).
- DPS (KHM) thanked the Councillor and Lynne Cecchetti (assistant) for hosting this meeting and Joel Hughes of the Beach Community Council for notifying the community and hand-delivering the notice of the meeting to residents.
- TJ gave a brief PowerPoint presentation
 - [Presentation slides](#)
 - Surrounding context and similar townhouse developments
 - Overview of the site plan and environmental features (proposal not impacting features)

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- Informed the approved rooflines of nearby development are generally of the same height as this proposal
- CZA (Cynthia) advised on the proposed design inspiration, look and materiality
 - Proposed as 3 storeys without a basement as the city does not allow basements (the first floor is the garage and entrance)
 - The massing of the rear elevation is reduced as the boardwalk is elevated
- TJ reviewed the Regulatory Framework:
 - The application meets UHOP land use designation
 - The current zone does not permit townhouses as it is zoned commercial - RT-30 District to the south
- TJ opened up the floor for a Q & A period

Comments:

Councillor Russ Powers:

- “In principle, I am in support of this proposal”
- Appreciates the applicant reaching out to have this meeting with the community.
- Good location for redevelopment.

Members of the Public:

Scott:

- Inquired about the purpose of the upper floor.
- Cynthia noted that the upper level does not have fully enclosed habitable space, and is intended to provide a rooftop patio, storage space and access to the rooftop patio.

Darren

- Raised potential traffic concerns on Beach Blvd as a result of the proposal. TJ advised that residential redevelopment is less impactful than current “C” District zoning. Councillor Powers noted traffic will be reviewed by the City’s Transportation staff.
- Asked about the vacant land between the subject property and 1091 Beach blvd
 - Two vacant lots
 - Phase 2 of the development he lives in is the adjacent vacant lands
 - KH noted that Phase 2 is already approved for a second townhouse building
 - TJ added the other vacant land is city-owned and is not included in this proposal
 - Any land that may be contaminated would be required to be cleaned up prior to development

Community Consultation Meeting

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Terri

- Asked what variances are being requested. TJ advised the modifications to the by-law are for building height up to 12m, side yard setback and distance between the townhouse buildings which will be reviewed by city staff through the rezoning process. TJ noted the building height generally aligns with the townhouse development to the south and clarified why this is a 3 storey building. Terri noted the variances were not unreasonable.
- Questioned the number of parking spaces being provided. TJ advised 2 parking spaces per unit are currently proposed (1 in the garage and 1 on the driveway) and street parking is permitted for short intervals. Additionally, storage would be provided at the entry-level of the unit as a functional “basement” at grade.
- Asked about the square footage of the proposed units. Cynthia advised the units are approximately 2,800 sq ft of usable space.
- Questioned the environmental status of the adjacent parcels. Kim noted she could not speak to those parcels in detail but the subject property is going through the environmental process to ensure it is suitable for residential development.

Paula

- Expressed her excitement about this development and felt it was a welcomed addition to the community.
- Asked about the timeline for the project
 - TJ advised the planning process throughout this year
 - Councillor Powers noted Spring of 2023 due to the rezoning and elections
 - Daniel advised late 2023 was more realistic due to site plan approval also being required.

Bill

- Provided further comments on the contamination including the history of uses including a gas station. Kim confirmed that a gas station was previously located on an adjacent parcel and any further development whether on the city-owned property or the parcel approved for townhouse development, would be required to complete a Record of Site Condition for residential use.
- Water and sand issues were raised. Kim advised a Geotechnical report was completed to confirm the site conditions are suitable for construction.

Jim Petkoglou

- Questioned the status of the current cul-de-sac and that it will likely be redesigned to municipal standards. Kim confirmed that the cul-de-sac will remain but the municipal allowance beyond the cul-de-sac would be improved.

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Pam and Roger:

- Asked whether there was sufficient water and wastewater for this development and if the site would drain to the system to the south. TJ advised any existing system constraints would be taken into consideration and the developer is responsible to demonstrate compliance to the City through engineering reports.
- Roger also commented that he was supportive of the project.

Additional Comments:

- A question was raised regarding the status of the existing buildings on site.
 - KH noted that once all buildings have been vacated, demolition will proceed and is anticipated in late spring.
 - Members of the public were appreciative of demolition to occur as soon as possible to prevent unlawful occupants during the approval process.

Meeting ended at **7:42pm**.
