



WELCOME TO THE CITY OF HAMILTON

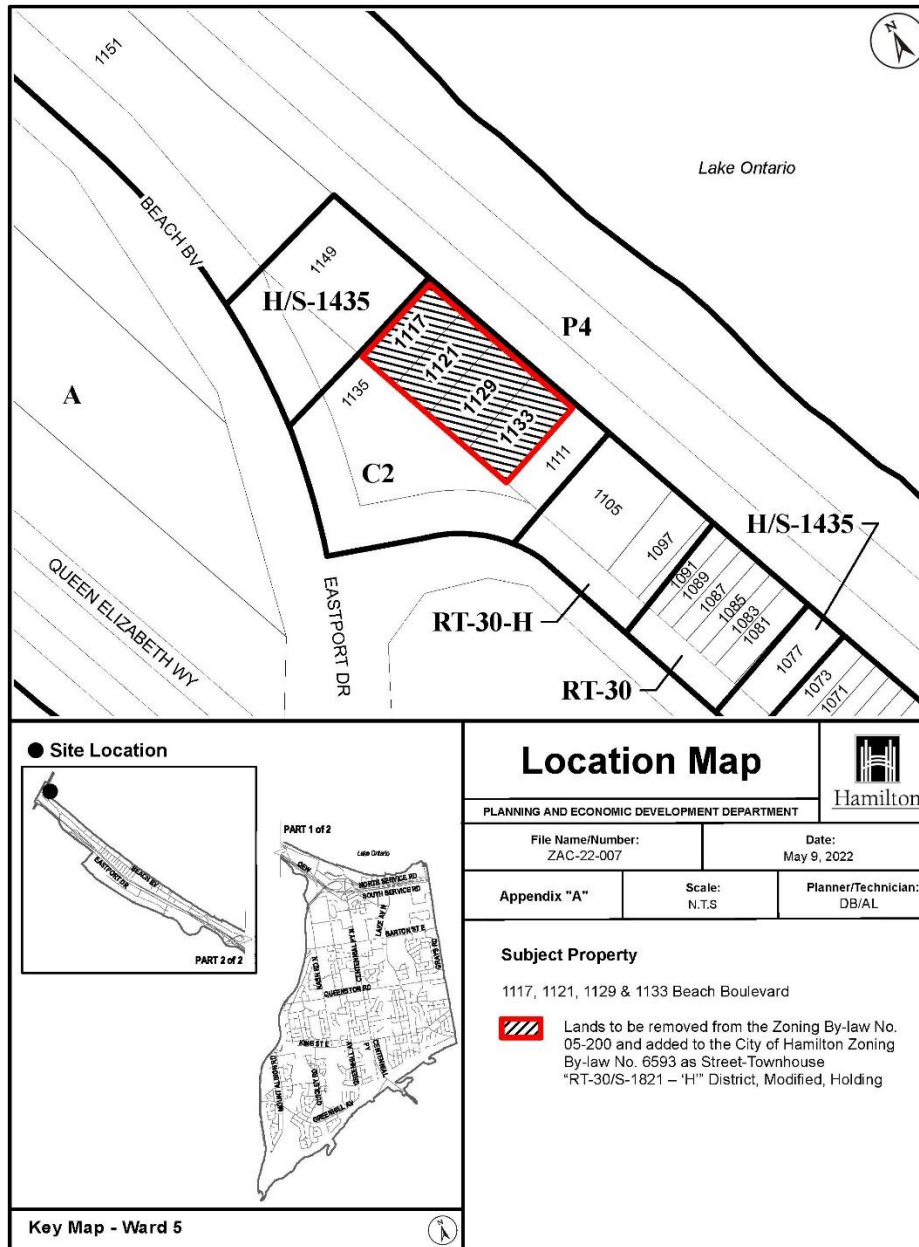
# PLANNING COMMITTEE

August 3, 2022

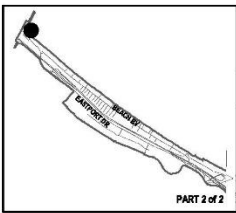
# PED22140 – (ZAC-22-007)

Application for Zoning By-law Amendment for the Lands Located at 1117, 1121, 1129 and 1133 Beach Boulevard, Hamilton.

Presented by: Daniel Barnett



● Site Location



Key Map - Ward 5


### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-22-007	Date: May 9, 2022
Appendix "A"	Planner/Technician: DB/AL

**Subject Property**

1117, 1121, 1129 & 1133 Beach Boulevard

 Lands to be removed from the Zoning By-law No. 05-200 and added to the City of Hamilton Zoning By-law No. 6593 as Street-Townhouse "RT-30/S-1821 - 'H' District, Modified, Holding



Lake Ontario

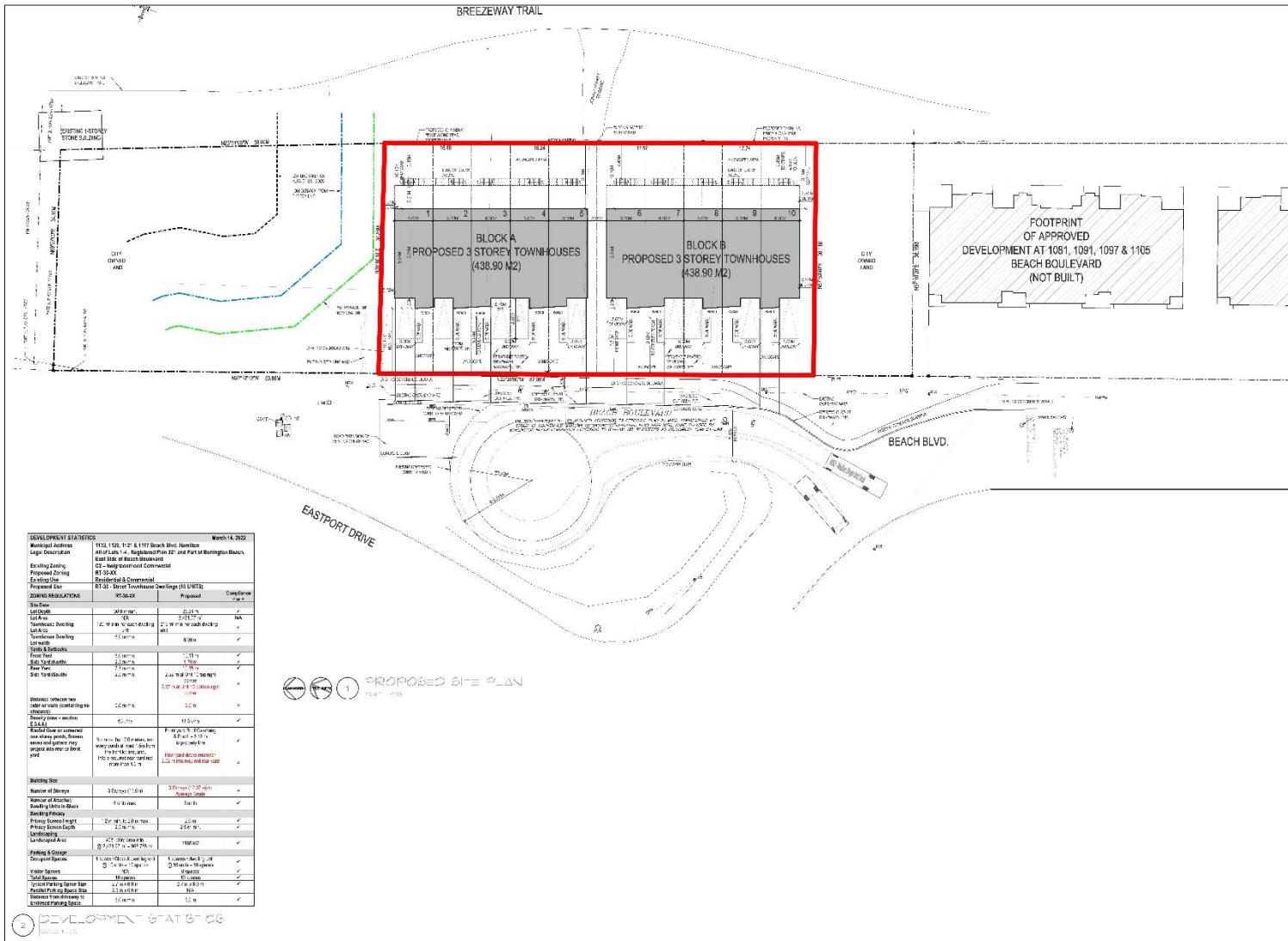
Hamilton Harbour

**SUBJECT PROPERTY**



1117, 1121, 1129 & 1133 Beach Boulevard, Hamilton





**NOTES:**  
 1. THE OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ANY OTHER AGENCIES INVOLVED IN THE DEVELOPMENT PROCESS.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ANY OTHER AGENCIES INVOLVED IN THE DEVELOPMENT PROCESS.  
 3. ALL WORK SHALL BE THE PROPERTY OF THE DEVELOPER AND SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY AND ANY OTHER AGENCIES INVOLVED IN THE DEVELOPMENT PROCESS.  
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ANY OTHER AGENCIES INVOLVED IN THE DEVELOPMENT PROCESS.

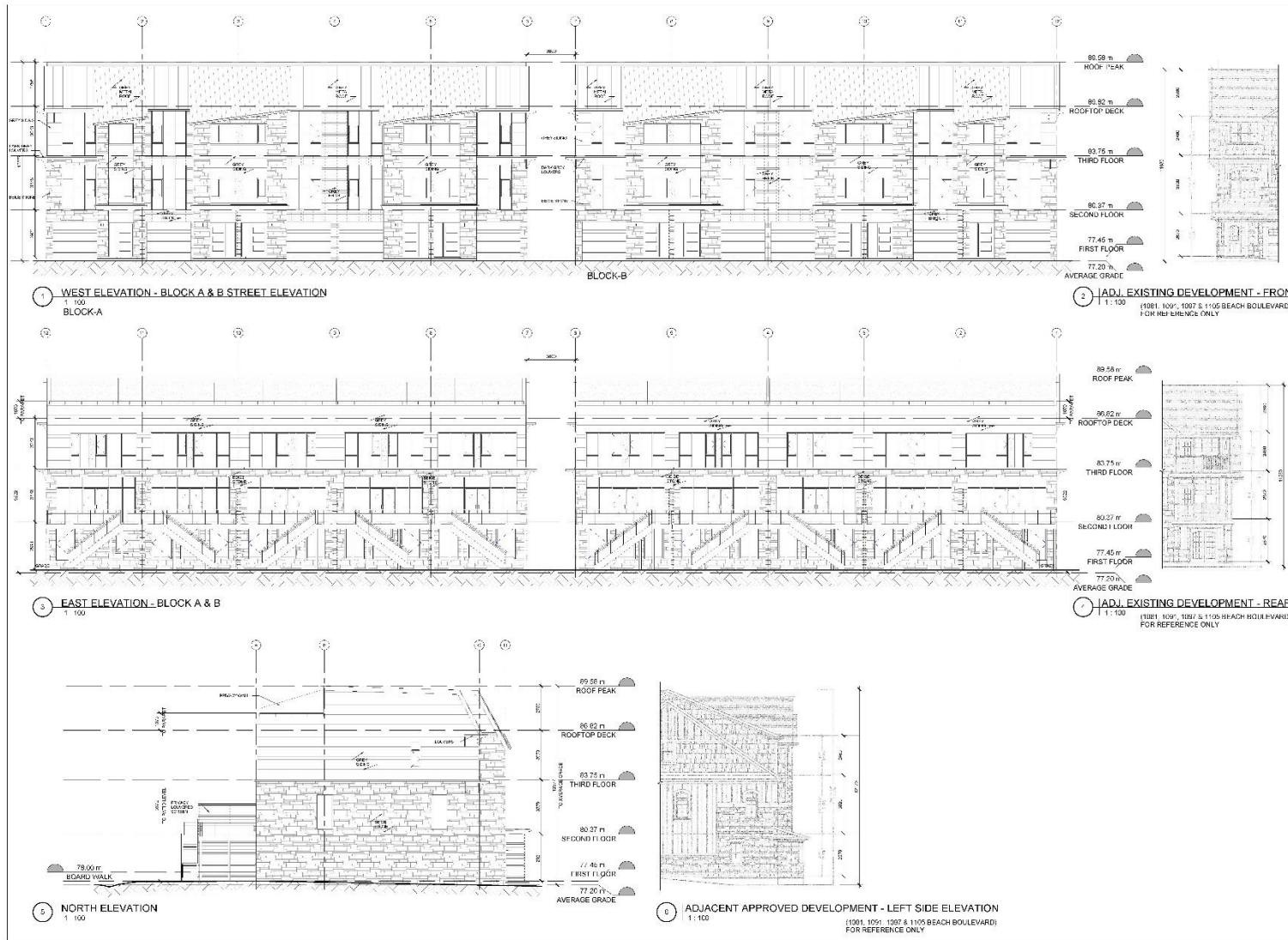
DESIGNITY	DESIGN
PHASE	SCHEMATIC DESIGN
STATUS	READY FOR REVIEW
DATE	2022-03-14

SCALE	AS SHOWN
DRAWING	PLAN
PROJECT	BEACH BOULEVARD TOWNHOUSES

PROJECT	BEACH BOULEVARD TOWNHOUSES
LOCATION	BEACH BOULEVARD, HAMILTON, ON

PROPOSED SITE PLAN & DEVELOPMENT STATISTICS

A1.0



**CYNTHIA ZAHORUK ARCHITECTS**  
ARCHITECTS  
1000 UNIVERSITY AVENUE  
SUITE 100  
HAMILTON, ONTARIO L8N 3K1



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE HAMILTON BUILDING CODE. THE ARCHITECT HAS REVIEWED THE CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE HAMILTON BUILDING CODE. THE ARCHITECT HAS REVIEWED THE CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE HAMILTON BUILDING CODE.

DATE	REVISION

DRAWN BY: 0503  
SCALE: 1:100  
JOB NO: 220101000000

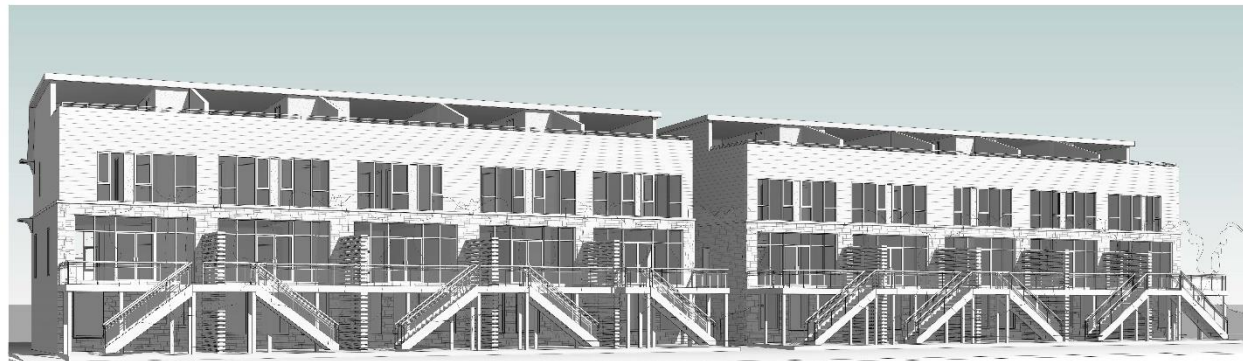
BEACH BOULEVARD TOWNHOUSES  
BEACH BOULEVARD  
HAMILTON, ON

ELEVATIONS

A2.1



1 VIEW 1



2 VIEW 2



**CYNTHIA ZAHORUK ARCHITECTS**

100 HURON STREET  
SUITE 2000 ONTARIO  
TORONTO, ONTARIO



**NOTE:**  
THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE PROPER AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE DEVELOPER AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

DESIGNED BY	REVISION
DRAWN BY	
CHECKED BY	
DATE	

DRAWING NO.	AP17
DATE	2022-07-15
PROJECT	TOWNHOUSES

**BEACH BOULEVARD TOWNHOUSES**  
BEACH BOULEVARD  
HAMILTON, ON

3D VIEWS

**A2.2**



Subject property 1129 and 1133 Beach Boulevard containing existing commercial and residential dwelling unit, as seen from Beach Boulevard looking north east





Subject property 1121 and 1117 Beach Boulevard containing existing residential dwelling units, as seen from Beach Boulevard looking east



**CITY OF HAMILTON**  
**PUBLIC NOTICE**  
 OF COMPLETE APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND  
 PUBLIC MEETING OF THE PLANNING COMMITTEE

**OWNER:** 803 Frank Island Corporation, 8 St.  
**APPLICANT:** Central Plan Services Inc. 100 Zimac St.  
**ADDRESS/LOT:** 1117, 1121, 1125, and 1129 Beach Boulevard  
**PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT:** Zoning By-law Amendment #24-01-2022  
 The purpose and effect of the proposed zoning By-law Amendment is to allow a lot split on 1117, 1121, 1125, and 1129 Beach Boulevard. The purpose of the proposed zoning By-law Amendment is to allow the construction of two three storey town townhouses building with underground parking units, for a total of six parking units. The units are to be built on the lot and shall be completed by a date of 30 months from the date of the zoning by-law.

**PUBLIC MEETING**  
**DATE:** TO BE ANNOUNCED  
**TIME:** 9:00 a.m.  
**LOCATION:** Council Chambers, 2nd Floor  
 City Hall  
 71 Main Street West, Hamilton

Inquiries Refer to File: ZNC-22-007  
 For where and when a copy of the additional information not included with the proposed By-law is required the Planning Review will be available for public inspection, for a copy of the Notice of Complete Application which will include the details of each rezoning application at the subject lots, please contact Council Services at 905.546.2428 ext. 4440 or by email at Council.Services@hamilton.ca.  
 For more information about this matter, including information about preserving your appeal rights, contact Daniel Barnett.  
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Subject property 1117 Beach Boulevard containing an existing Inventory Heritage building, as seen from Beach Boulevard looking east



1111 Beach Boulevard located to the south of the Subject Lands, as seen from Beach Boulevard looking east



Subject property 1081 – 1105 Beach Boulevard located to south of the Subject Lands, as seen from Beach Boulevard looking south east



1149 Beach Boulevard located to the north of the Subject Lands, as seen from Beach Boulevard looking north east



Beach Boulevard / Eastport Drive and QEW located to the north west of the subject property as seen from Beach Boulevard looking north west



Beach Boulevard / Eastport Drive and QEW located to the south west of the subject property as seen from Beach boulevard looking south west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE