

**Pilon, Janet**

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**Subject:** FW: Petition opposing development at 310 Frances Avenue  
**Attachments:** Green Millen Shores.pdf; 310 towerpetition001.pdf; Planning Staff Presentation in 2010-compressed.pdf

**Importance:** High

**From:** Mark Victor  
**Sent:** May 21, 2019 10:00 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); DL - Council Only <[dlcouncilonly@hamilton.ca](mailto:dlcouncilonly@hamilton.ca)>  
**Cc:** Ann Elliott; Doug Merchant; Lakewood Beach Community Council <[LakewoodBeachCC@hotmail.com](mailto:LakewoodBeachCC@hotmail.com)>; Sherry Hayes  
**Subject:** Petition opposing development at 310 Frances Avenue  
**Importance:** High

*Some may have forgotten, but in 2009, our Bayliner residents submitted a response with a list of concerns in regards to the initial Notice of Complete Application for the OPA and ZBA proposed at that time. A list of 83 signatures is on the public record (Appendix I to Report PED10017) Following the Notice & petition, a Public Information session was held. A pictorial of the 'vision' presented to our community is attached.*

*While 4 high rises were depicted, the height of those buildings are in no way comparable to the Site Plan application now submitted. The Staff presentation in February 2010 confirms what the public was appeased with.*

*We are now submitting an updated Petition with **116** signatures from the 158 households in our building. There is no reasonable way to conclude the citizens are in any way responsible for the inconceivable wording of the Zoning By-law approved in 2010.*

Please forward the attached petition to the Mayor and all City Council Members. The signees are strongly opposed to the development at 310 Frances Avenue and vigorously object to the requests for the proposed variances.

Respectfully,  
Mark Victor

PLEASE SIGN BELOW IF YOU ARE OPPOSED TO THIS  
DEVELOPMENT P201

(77)

Print Name

Signature

DNB

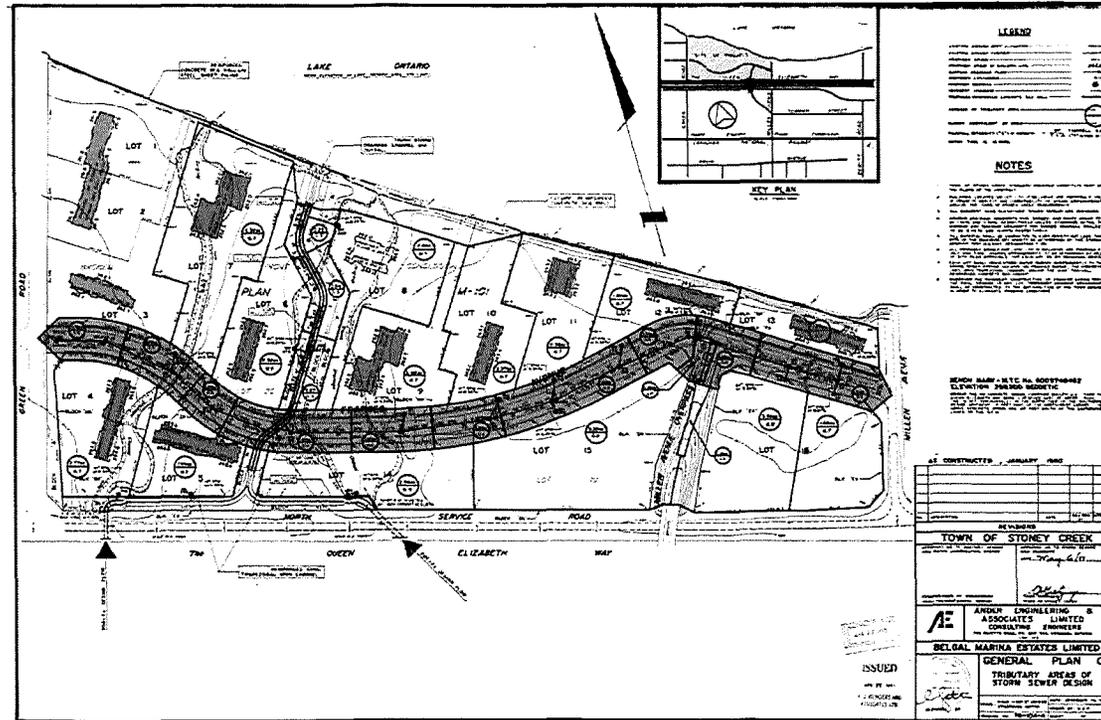
**The petition contains 102 signatures**

**A copy of the petition is available for viewing in the  
Office of the City Clerk**

PED10017 – SLIDE 1  
LOCATION MAP

# CURRENT APPROVED PLAN — HIGH DENSITY RESIDENTIAL ( FROM 1976)

-  EXISTING HIGH RISE RESIDENTIAL
-  FUTURE HIGH RISE RESIDENTIAL
-  FRANCES AVENUE



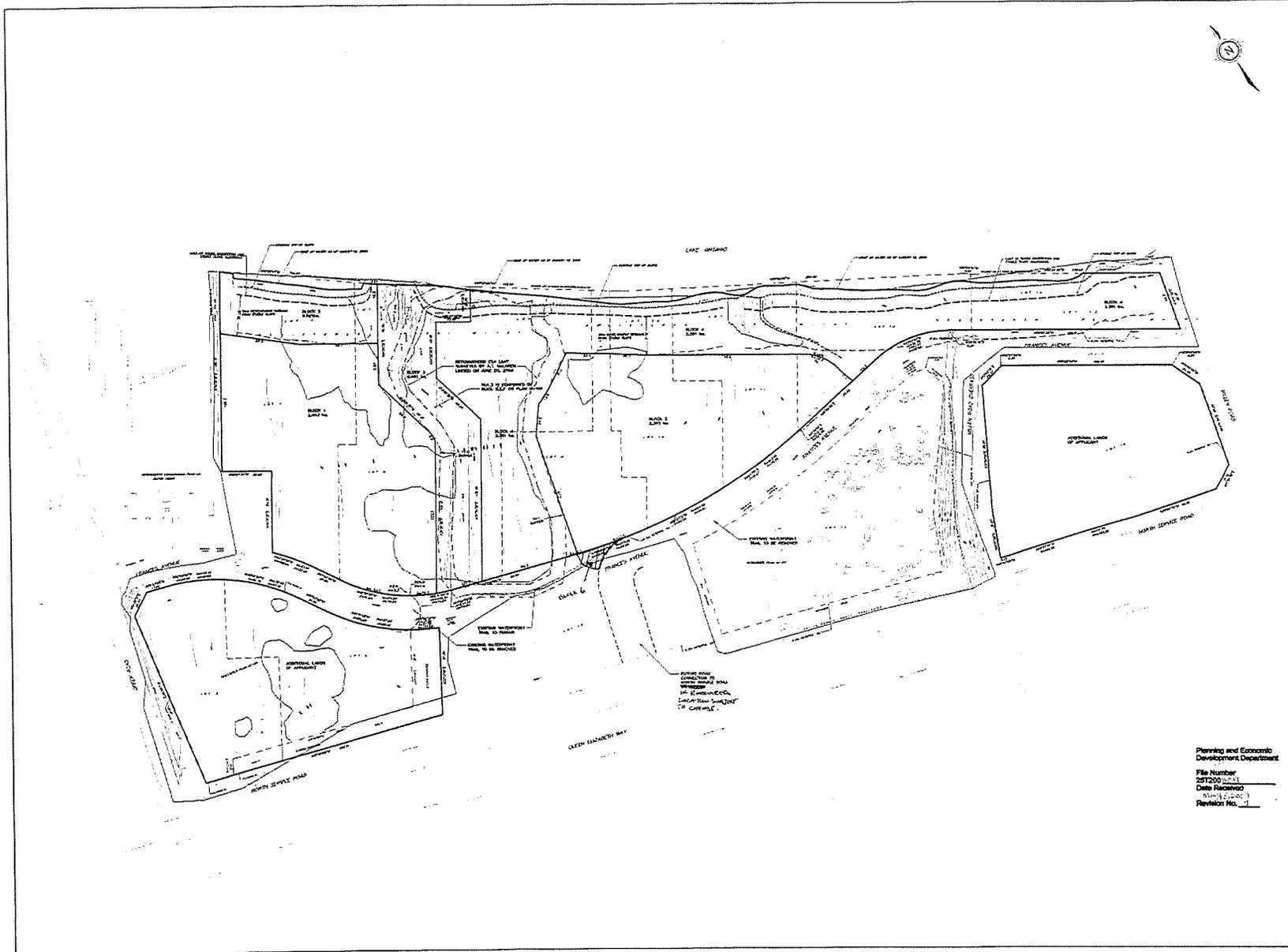
**GREEN MILLEN  
SHORE ESTATES**

**STONEY CREEK WATERFRONT**

mbtw  watchorn

## PED10017 – SLIDE 2

Previously approved “South Shore Estates” Registered Plan 62M-101



**DRAFT PLAN OF SUBDIVISION**

**GREEN MILLEN SHORE ESTATES**  
 LOTS 6-13 AND BLOCKS B, C, D, E & F  
 REGISTERED PLAN M-101,  
 FORMER CITY OF STONEY CREEK,  
 CITY OF HAMILTON

KEY MAP - N.T.S.

RENSCHMANN

**INFORMATION REQUIRED**  
 UNDER SECTION 117(1) OF THE PLANNING ACT, R.S.O. 1990, THE FOLLOWING INFORMATION IS REQUIRED:

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**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR MEASUREMENTS AS ADJUSTED, LINES AND AREAS, ARE ACCURATE AND CORRECTLY SHOWN.

SIGNED: *[Signature]*  
 FRANKLIN W. COLE  
 A.T. REGISTERED CIVIL ENGINEER

DATE: MAY 8, 2008

**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR MEASUREMENTS AS ADJUSTED, LINES AND AREAS, ARE ACCURATE AND CORRECTLY SHOWN.

SIGNED: *[Signature]*  
 JOHN J. HANDEW  
 1701 PRATT ROAD, HAMILTON, ONT. L8N 4R7

DATE: MAY 8, 2008

**LAND USE SCHEDULE**

LOT/BLK	LAND USE	AREA	PERCENTAGE
BLK 2 A 1	MEDIUM DENSITY RESIDENTIAL	4,385	100%
BLK 2 A 2	OFFICE SPACE	1,047	100%
BLK 2 B	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 C	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 D	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 E	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 F	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 G	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 H	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 I	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 J	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 K	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 L	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 M	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 N	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 O	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 P	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 Q	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 R	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 S	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 T	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 U	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 V	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 W	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 X	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 Y	MEDIUM DENSITY RESIDENTIAL	2,081	100%
BLK 2 Z	MEDIUM DENSITY RESIDENTIAL	2,081	100%
TOTAL		41,620	100%

STABLE SCHEDULE SETBACK OF DEVELOPMENT: PERIODIC

APPROVALS

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGN WITH GROUP: CHWD: M. JOHNSON DATE: SEPTEMBER 2006

DRAWN: J. MARSHALL CHWD: S. MARSHALL FILE NO.: 2700/06/001

SCALE: 1:1000

Planning and Economic Development Department  
 File Number: 201200  
 Date Received: 05/08/08  
 Reviewer No.: 1

**IBI GROUP**  
 205 Dowd Way  
 3000 James Street North  
 Hamilton, ON L7E 1Y7  
 Tel: 905 546 4310  
 Fax: 905 546 1511  
 EEE Fax: 1 877 522 3131  
 www.ibigroup.com

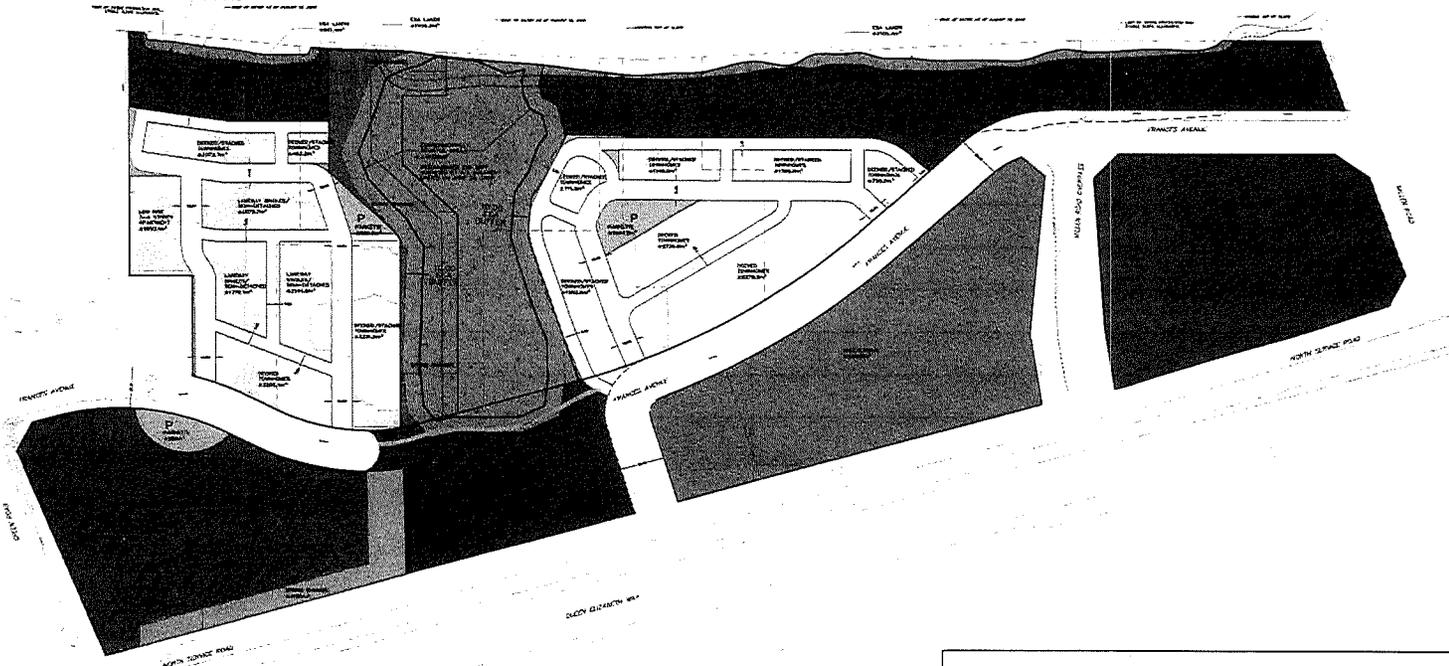
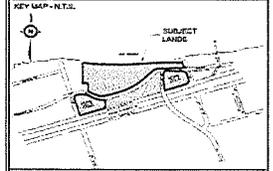
# PED10017 – SLIDE 3

Proposed Draft Plan

# GREEN MILLEN SHORE ESTATES



STONEY CREEK  
NEIGHBOURHOODS  
REVISED LAKESHORE  
SECONDARY PLAN



## LEGEND

- |   |                        |   |                                |
|---|------------------------|---|--------------------------------|
|    | Low and Medium Density |    | Storm Channel                  |
|   | High Density           |    | Habitat Compensation Area      |
|  | School Site            |   | Environmentally Sensitive Area |
|  | Parkland               |  | ESA Buffer                     |

DATE	BY	REVISIONS
DESIGN	CHECKED	DATE
DRAWN & MARKED	CHECKED	DATE
SCALE		

**IBI GROUP**  
 200 East Wing  
 240 James Street North  
 Toronto, ON M5H 1H5  
 Tel: 905-946-1010  
 Fax: 905-946-1911  
 www.ibigroup.com

# PED10017 – SLIDE 4

Proposed Concept Plan

Schedule A  
DRAFT Amendment No. \_\_\_ to the  
Official Plan for the former  
City of Stoney Creek

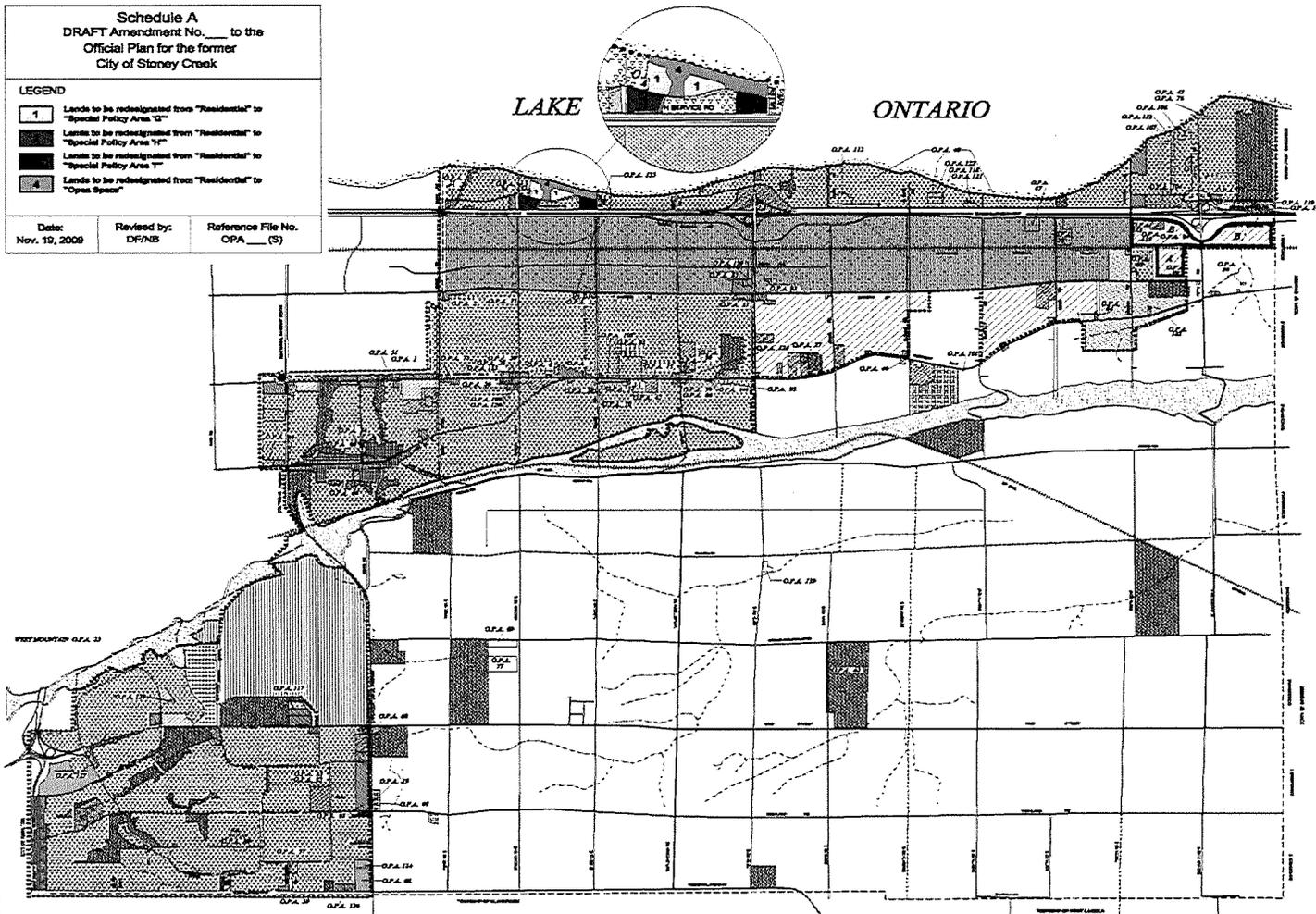
LEGEND

- 1 Lands to be redesignated from "Residential" to "Special Policy Area 12"
- Lands to be redesignated from "Residential" to "Special Policy Area 7"
- Lands to be redesignated from "Residential" to "Special Policy Area 7"
- Lands to be redesignated from "Residential" to "Open Space"

Date: Nov. 19, 2009  
Revised by: DF/NB  
Reference File No. OPA \_\_\_ (S)

LAKE

ONTARIO



CITY OF STONEY CREEK  
OFFICIAL PLAN  
Schedule "A"  
General Land Use Plan

Legend

- Land Use Designations**
- Residential
  - Downtown
  - Shopping Centres
  - General Commercial
  - Highway Commercial
  - Service Commercial
  - Industrial - Business Park
  - Institutional
  - Winona Urban Community
  - Open Space
  - Escarpment Natural Area
  - Agricultural
  - Rural Industrial
  - Rural Lakeshore
  - Medium Density Residential
  - Special Policy Area 'A'
  - Special Policy Area 'B'
  - Special Policy Area 'F'
  - Area subject to Policy A.12.6c
  - Municipal Boundary
  - Business Improvement Area (B.I.A.)
  - Provincial Highway
  - Regional Road
  - Municipal Road
  - Railway
  - Water Course
  - Urban Policy Area
  - O.P.A. Official Plan Amendment
  - Sub-Regional Centre



PED10017 – SLIDE 5

OPA Schedule A





## PED10017 – SLIDE 7

Photo 1 – View of the shoreline portion of the subject lands from Millen Road (eastern boundary of subject lands)



## PED10017 – SLIDE 8

Photo 2 – View of the shoreline portion of the subject lands from Green Road (western boundary of subject lands)



## PED10017 – SLIDE 9

Photo 3 – View of the subject lands from the intersection of Frances Avenue and Millen Road, where Frances Ave. ends



## PED10017 – SLIDE 10

Photo 4 – View of the subject lands from the North Service Road.  
Note: Existing storm channel.



## PED10017 – SLIDE 11

Photo 5 – View of the subject lands from Green Road, the western boundary of the subject lands.



## PED10017 – SLIDE 12

Photo 6 – View of the subject lands from the end of Frances Avenue.  
Note: existing Ontario Waterfront Trail.



## PED10017 – SLIDE 13

Photo 7 – View from the middle of the subject lands on the existing trail.



## PED10017 – SLIDE 14

Photo 8 – View of the other end of the storm channel, seen earlier, at the lake



## PED10017 – SLIDE 15

Photo 9 – View of existing residential units on Millen Road, adjacent to the subject lands



## PED10017 – SLIDE 16

Photo 10 – View of existing residential units on Green Road,  
adjacent to the subject lands



## PED10017 – SLIDE 17

Photo 11 – View of existing commercial units on Green Road,  
adjacent to the subject lands

LANEWAY - SINGLES

17



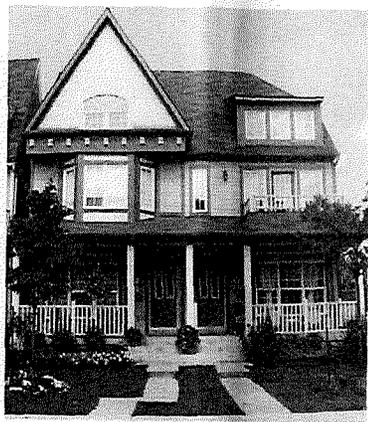
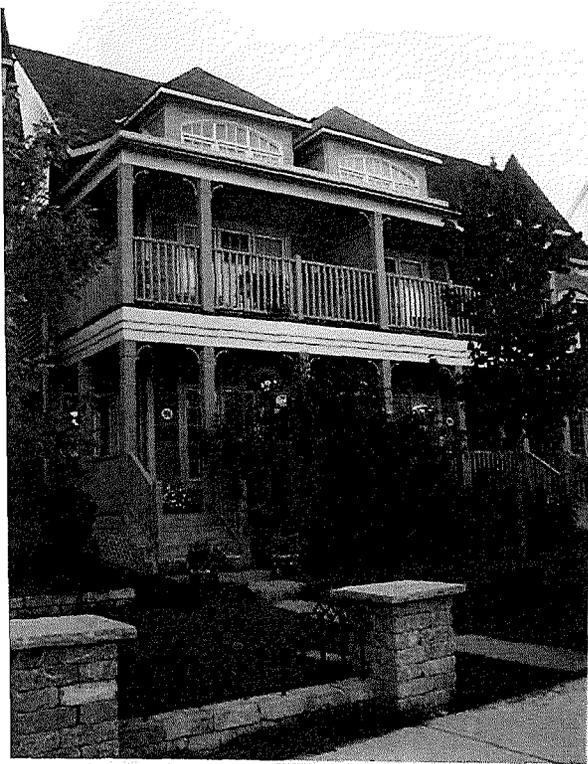
**FENGATE** // STONEY CREEK WATERFRONT  
DECEMBER 2008

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**PED10017 – SLIDE 18**

Design of the proposed laneway (garages in rear) singles

# LANEWAY - SEMI-DETACHED



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DECEMBER 2008

## PED10017 – SLIDE 19

Design of the proposed laneway (garages in rear) semi-detached homes

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# LANEWAY - TOWNHOMES

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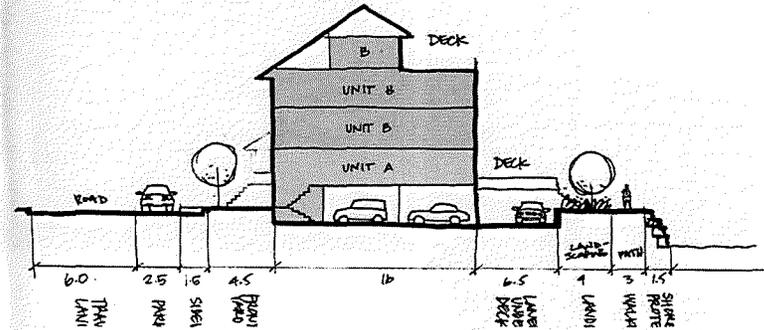
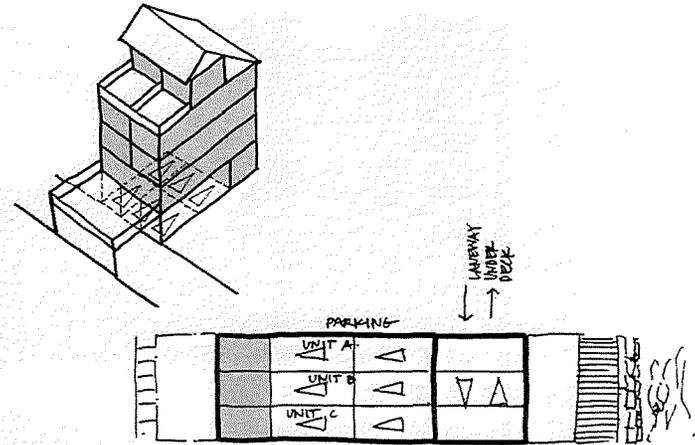
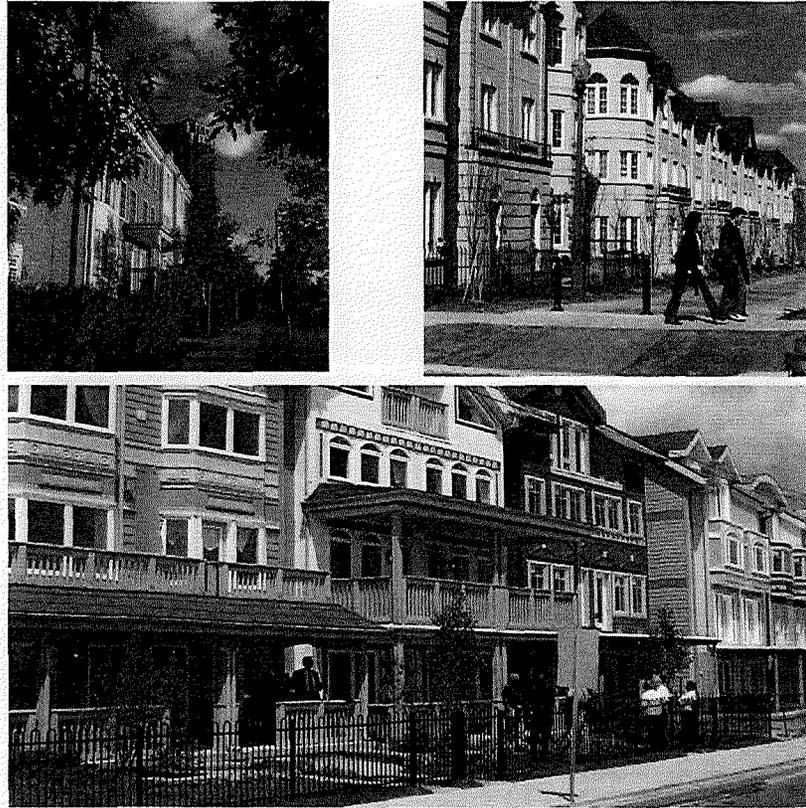
**FENGATE** // **STONEY CREEK WATERFRONT**      mbtw  **watchorn**  
DECEMBER 2008

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## PED10017 – SLIDE 20

Design of the proposed laneway (garages in rear) townhomes

# WATER'S EDGE STACKED DECKED TOWNHOMES



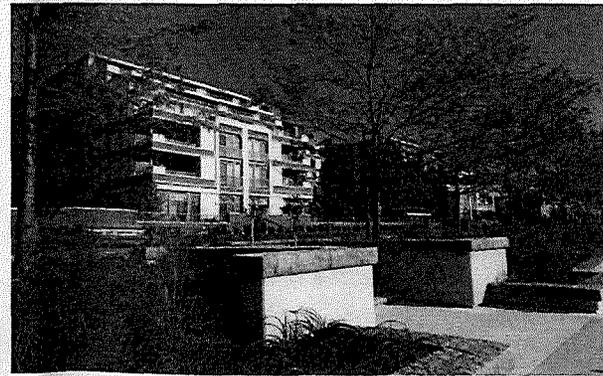
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DECEMBER 2008

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## PED10017 – SLIDE 21

Design of the proposed stacked townhomes

# LOW-RISE APARTMENT BUILDINGS ■



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DECEMBER 2008

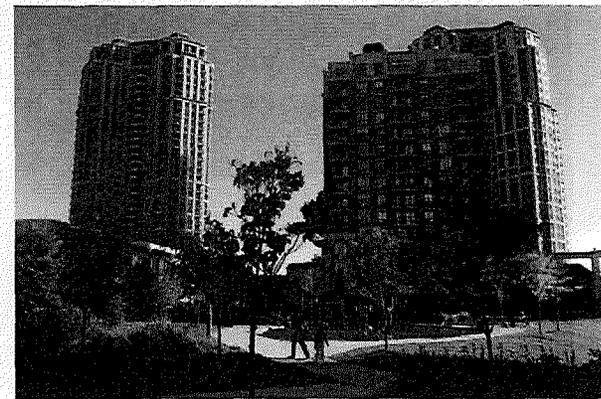
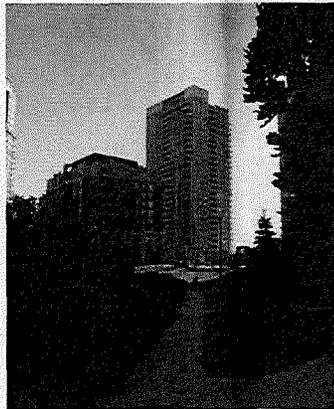
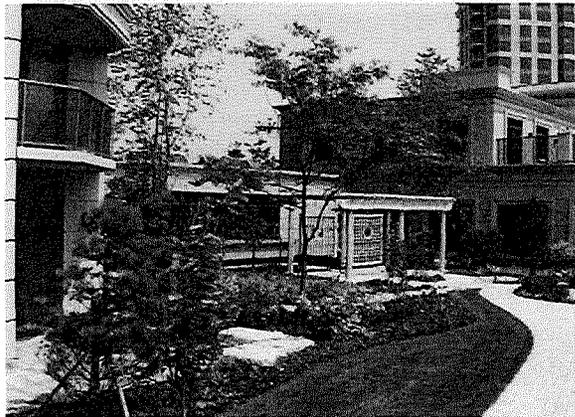
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## PED10017 – SLIDE 22

Design of the proposed low rise apartment buildings

# HIGH-RISE APARTMENT BUILDINGS

23



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DECEMBER 2008

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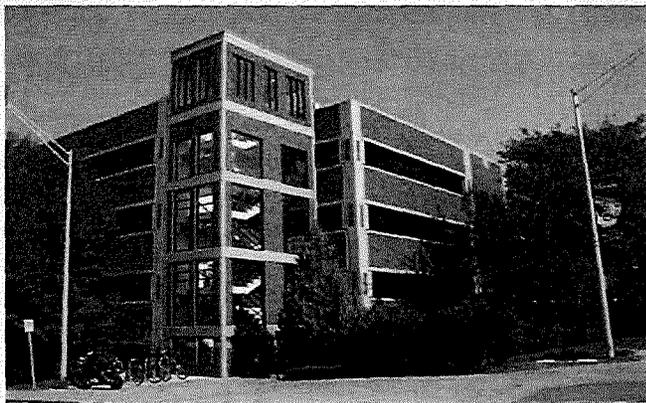
## PED10017 – SLIDE 23

Design of the proposed high-rise apartments above commercial

# MIXED USE COMMERCIAL & PARKING STRUCTURES



24



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DECEMBER 2008

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## PED10017 – SLIDE 24

Design of the proposed ground floor of mixed use buildings