

Pilon, Janet

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; DL - Council Only <dlcouncilonly@hamilton.ca>
Cc: Ann Elliott; Doug Merchant; Lakewood Beach Community Council <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 *Per*

Print Name

Signature *DNB*

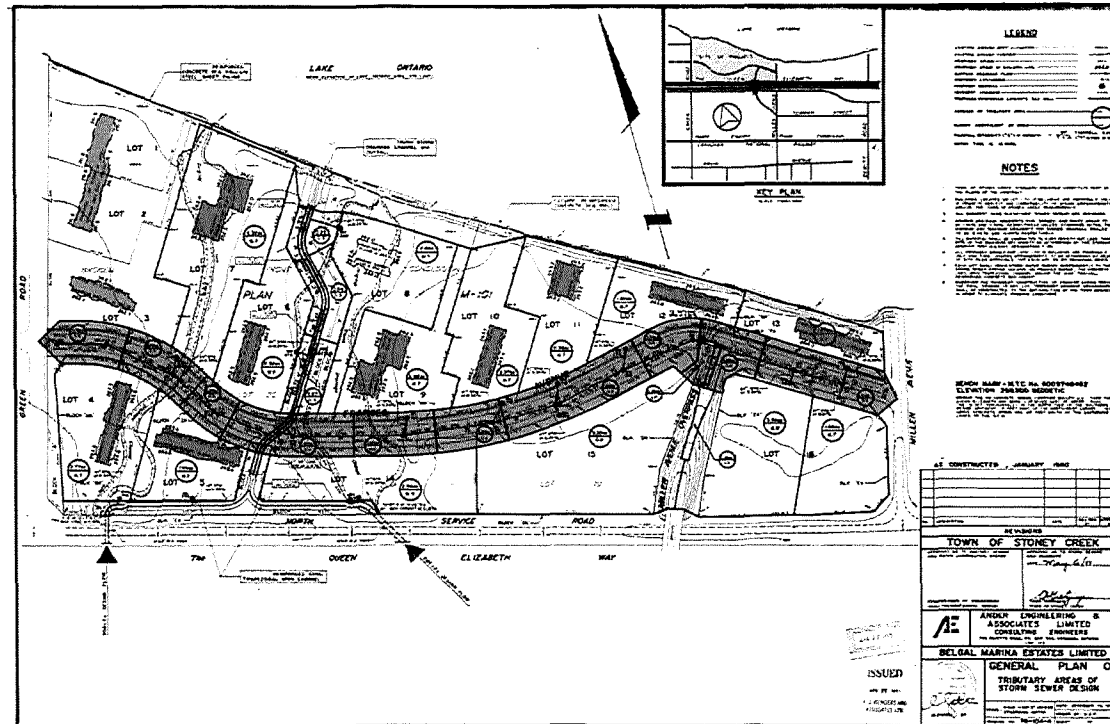
The petition contains 102 signatures

**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



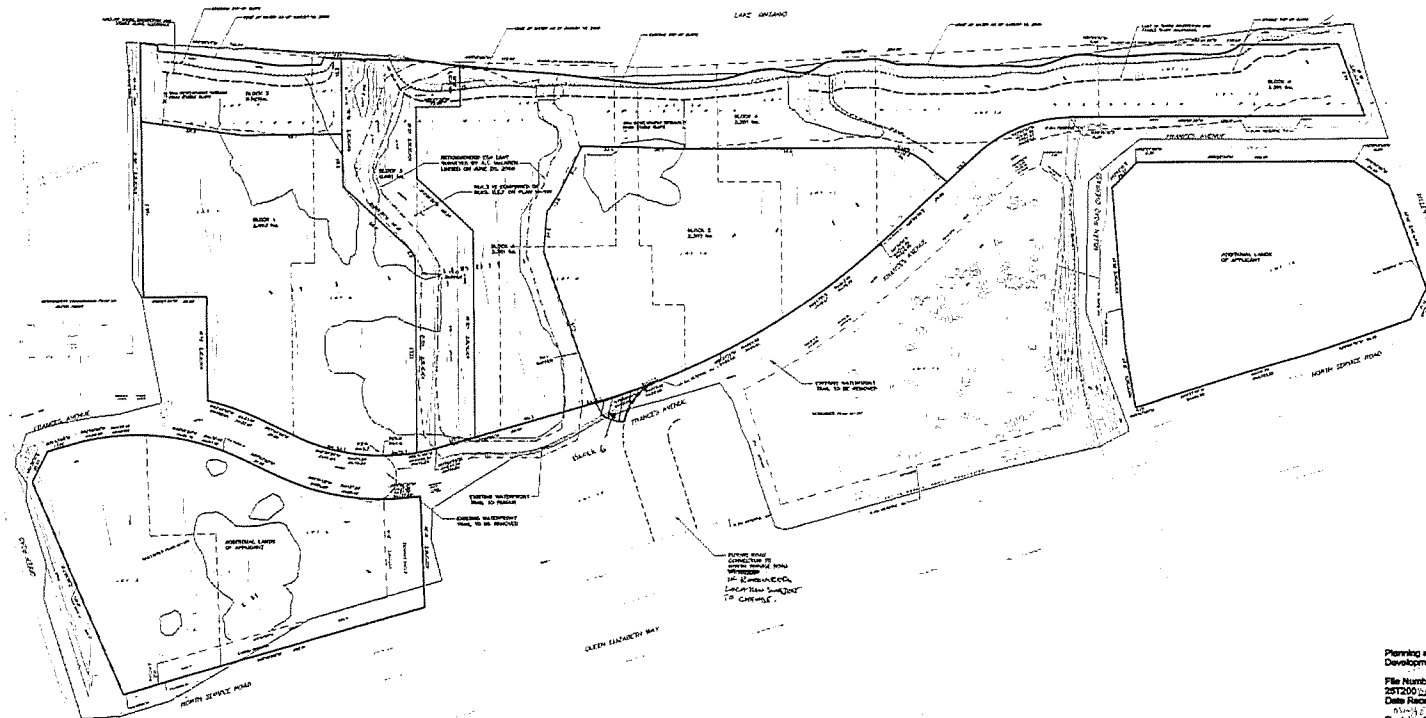
GREEN MILLEN
SHORE ESTATES

STONE CREEK WATERFRONT

mbtw  watchorn

PED10017 – SLIDE 2

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



Planning and Economic
Development Department
File Number
201200
Date Received
01/02/2012
Revision No.

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.

INFORMATION REQUIRED
UNDER SECTION 117 OF THE PLANNING ACT, R.S.O. 1990, P. 13 AS AMENDED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THE RELATIVE POSITIONS OF ADJACENT LOTS AND AREAS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: MAY 8, 2012

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAN IN ACCORDANCE WITH THE PLANNING ACT, R.S.O. 1990, P. 13 AS AMENDED.

DATE: MAY 8, 2012

LAND USE SCHEDULE

LOT/BLK	LAND USE	AREA
BLK 1 & 2	MEDIUM DENSITY RESIDENTIAL	4.36
BLK 3 & 4	OPEN SPACE	3.02
BLK 5	MEDIUM DENSITY RESIDENTIAL	0.81
BLK 6	MEDIUM DENSITY RESIDENTIAL	0.81
TOTAL		9.00

APPROVALS

DESIGN WITH GROUP: CHD: M. JOHNSON DATE: SEPTEMBER 2012
DRAWN: J. MARSH CHD: J. MARSH FILE NO.: 20120001
SCALE: 1:1000

IBI GROUP
200 Dundas Street West
Hamilton, ON L8P 4K7
Tel: 905.546.4310
Fax: 905.546.1511
E-Mail: info@ibigroup.com
www.ibigroup.com

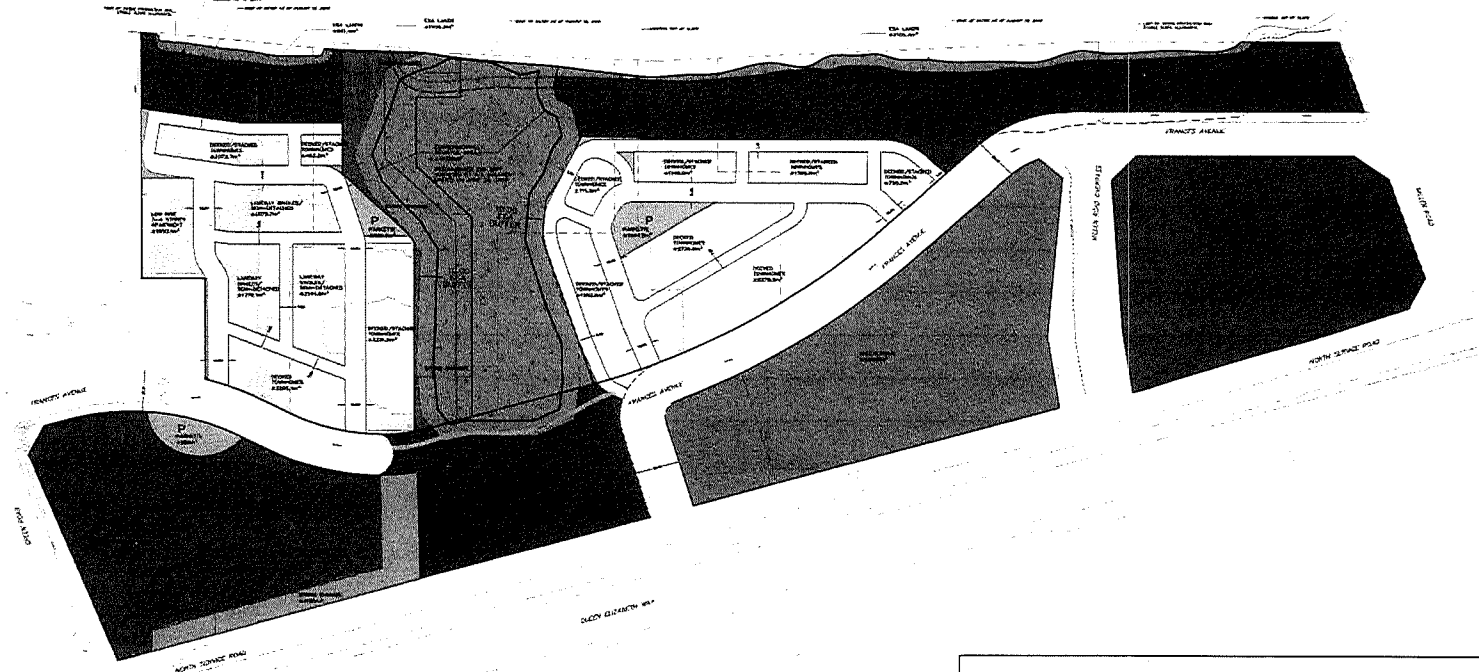
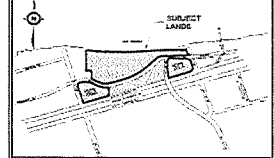
PED10017 – SLIDE 3

Proposed Draft Plan

GREEN MILLEN SHORE ESTATES





STONEY CREEK
NEIGHBOURHOODS
REVISED LAKESHORE
SECONDARY PLAN

KEY MAP - N.T.S.



LEGEND

-  Low and Medium Density
-  High Density
-  School Site
-  Parkland

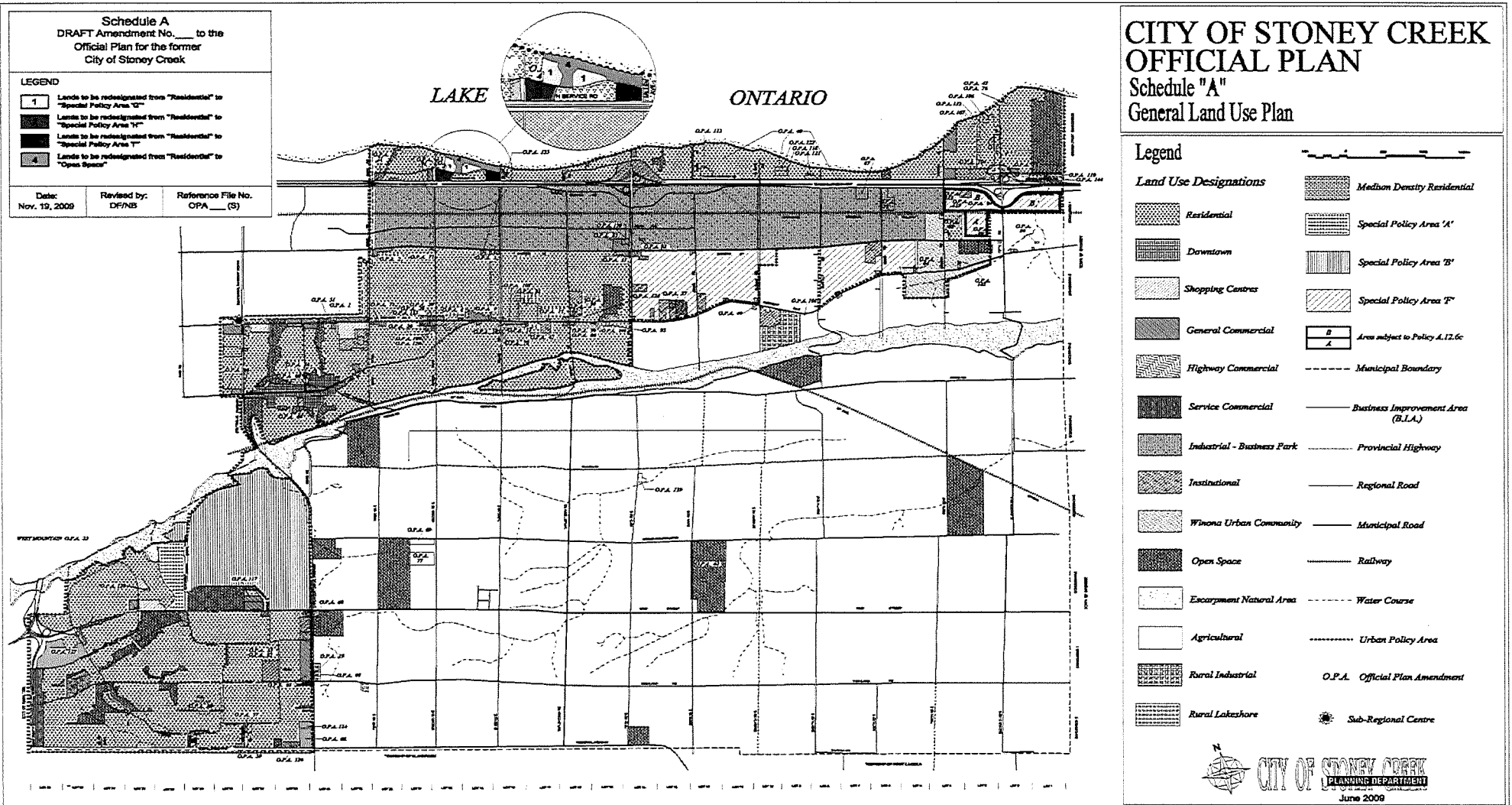
-  Storm Channel
-  Habitat Compensation Area
-  Environmentally Sensitive Area
-  ESA Buffer

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IBI GROUP
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240 James Street North
Hamilton ON L8N 1H5
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Fax: 905-546-1111
www.ibigroup.com

PED10017 – SLIDE 4

Proposed Concept Plan



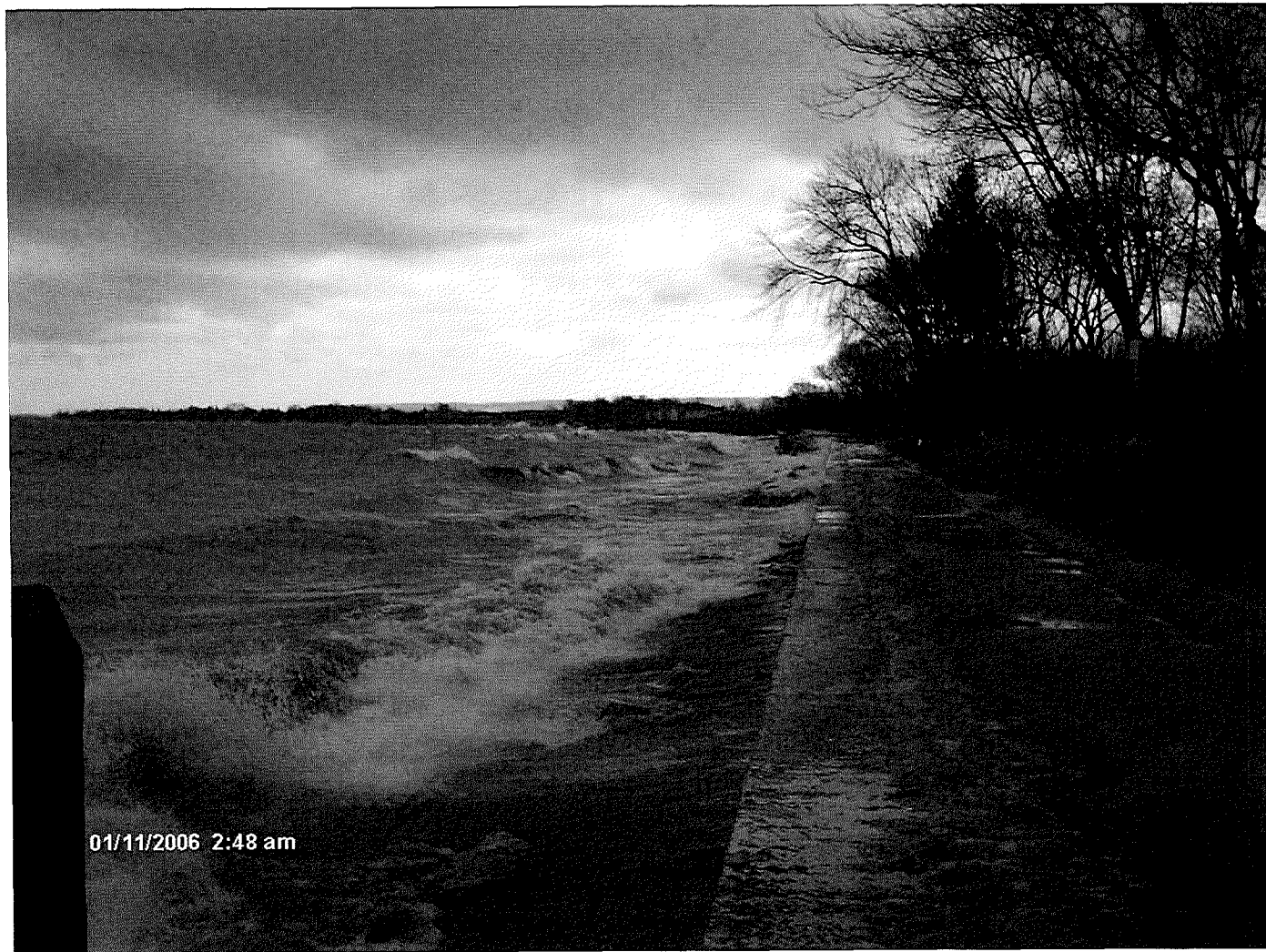
PED10017 – SLIDE 5

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

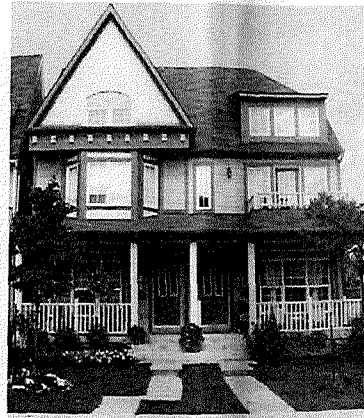
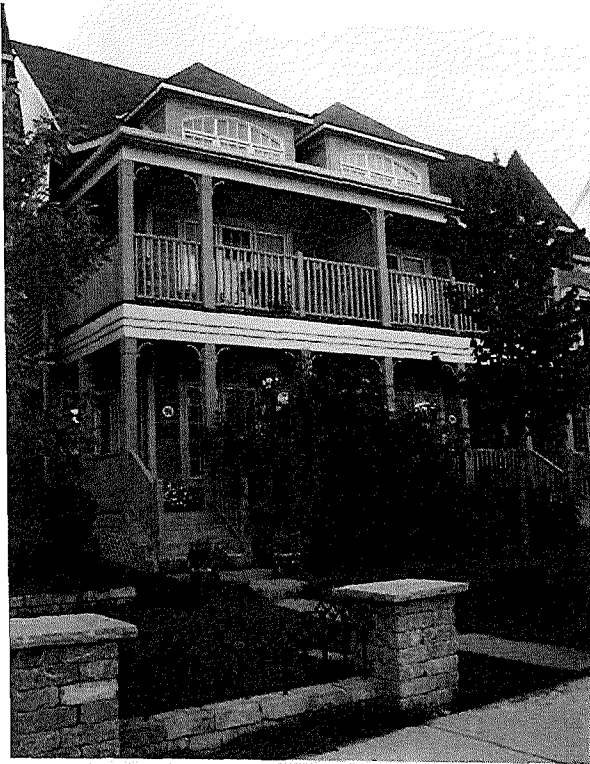
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PED10017 – SLIDE 18

Design of the proposed laneway (garages in rear) singles

LANEWAY - SEMI-DETACHED

18



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DECEMBER 2008

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PED10017 – SLIDE 19

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



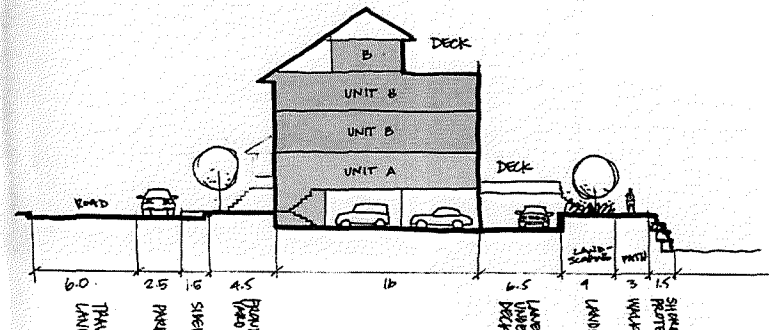
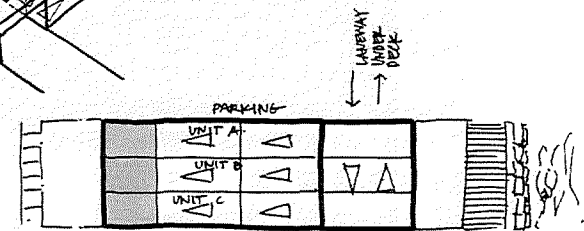
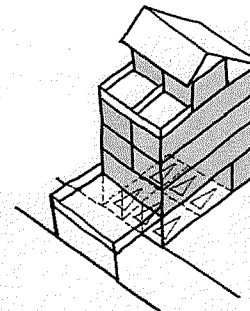
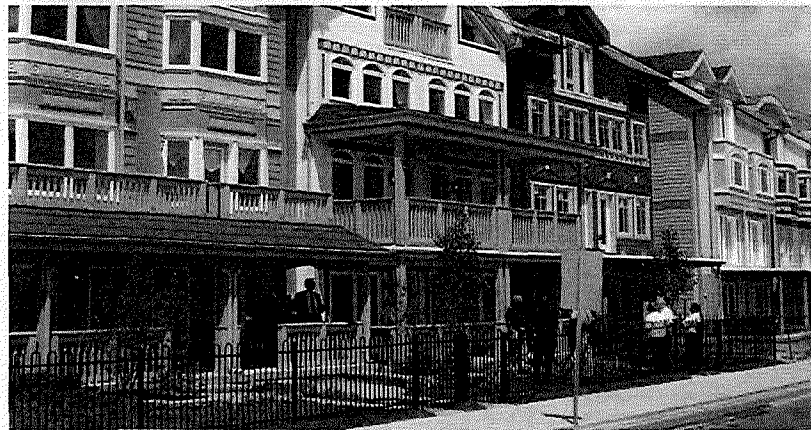
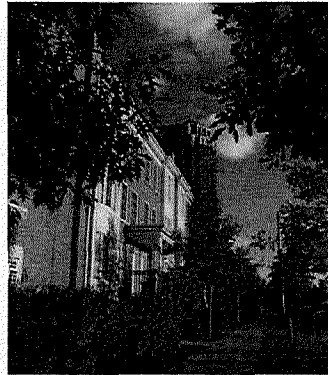
FENGATE // **STONEY CREEK WATERFRONT** mbtw  **watchorn**
DECEMBER 2008

PED10017 – SLIDE 20

Design of the proposed laneway (garages in rear) townhomes

WATER'S EDGE STACKED DECKED TOWNHOMES

20



FENGATE // STONEY CREEK WATERFRONT
DECEMBER 2008

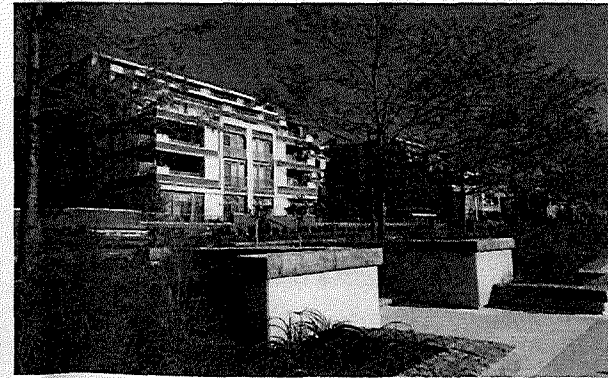
mbtw  watchorn

PED10017 – SLIDE 21

Design of the proposed stacked townhomes

LOW-RISE APARTMENT BUILDINGS

22



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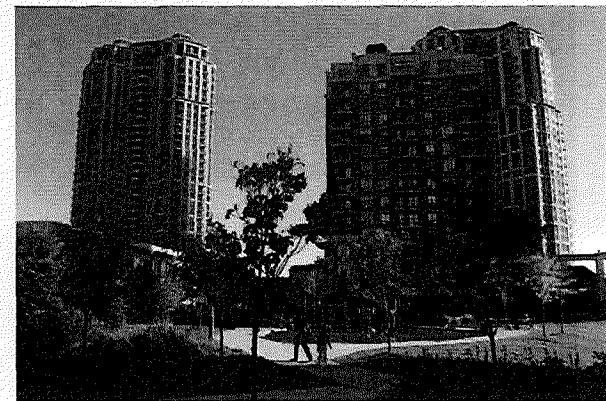
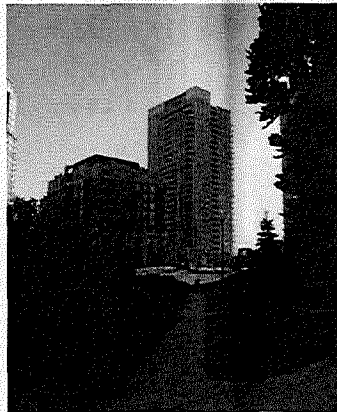
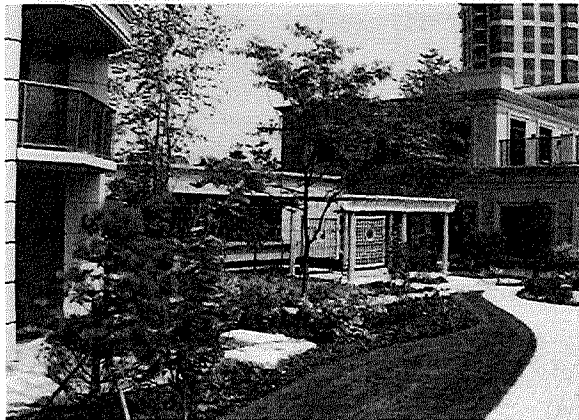
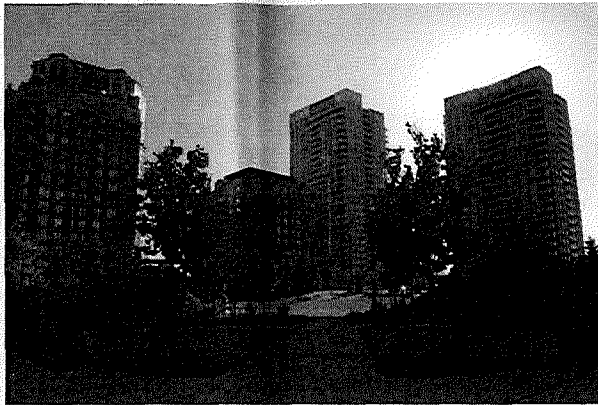
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PED10017 – SLIDE 22

Design of the proposed low rise apartment buildings

HIGH-RISE APARTMENT BUILDINGS ■

23



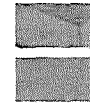
FENGATE // STONEY CREEK WATERFRONT
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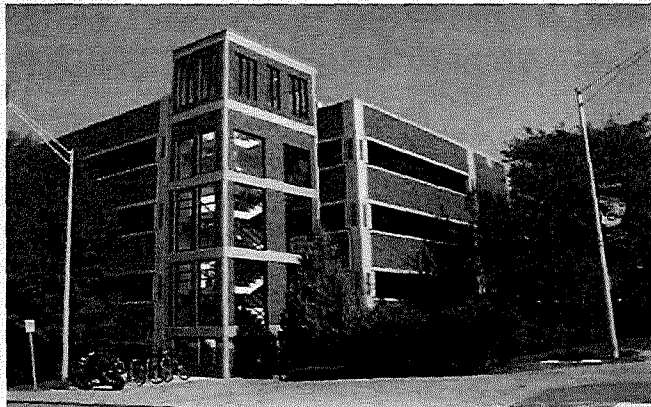
PED10017 – SLIDE 23

Design of the proposed high-rise apartments above commercial

MIXED USE COMMERCIAL & PARKING STRUCTURES



24



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PED10017 – SLIDE 24

Design of the proposed ground floor of mixed use buildings