

406-21

**SITE PHOTO TOUR**

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.  
Prepared For: Design Review Panel submission  
Site Location: 8 Shoreview Place, Stoney Creek  
Owner: Seasons Retirement Communities (Stoney Creek) GP Inc.  
Meeting Date: **August 10, 2023**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained as the authorized planning consultant acting on behalf of Seasons Retirement Communities (Stoney Creek) GP Inc., the owner of 8 Shoreview Place in Stoney Creek, as shown below.



Aerial Perspective of Subject Lands

On December 20<sup>th</sup>, 2022, an initial Site Plan Control application was submitted to the City for review, proposing a 933-unit multiple dwelling with a 43-storey tower and 36-storey tower. During the subsequent Development Review Team meeting on February 8, 2023, the potential impacts of the proposed scale of the development were discussed in detail. The following assessment seeks to provide a documentation of existing site conditions to provide context for the detailed architectural drawings associated with the proposal.

### **Site Location & Physical Context**

The proposed development is contained within a 2.65-acre parcel at the northern terminus of Millen Road in Stoney Creek, bounded to the east by a retirement residence with the same ownership of the subject lands, to the west by Millen Road, to the north by Shoreview Place, and to the south by the North Service Road. Just north of Shoreview Place is Lake Ontario and a public multimodal waterfront trail with various crosswalks providing access to the subject lands. Access to the QEW is facilitated by the North Service Road to the east at Fruitland Road and Centennial Parkway North to the west.

A Photo Tour of the existing conditions of the subject lands has been provided for review during the upcoming Design Review Panel meeting. Ground-level perspectives of the subject lands have been taken from seven (7) different points along the perimeter of the site to provide an up-to-date context of existing site conditions. Please refer to the following Key Map of perspective locations 1 through 7:



Key Map of Location Perspectives

**Location 1:**



**Figure 1.0:** View of subject lands from Shoreview Pl.



**Figure 1.2:** View from the subject lands towards Lake Ontario (North).



**Figure 1.3:** View of abutting existing development (part of Seasons Retirement Community).

**Location 2:**



**Figure 2.0:** View of subject lands from intersection of Shoreview Pl. & Millen Road.



**Figure 2.1:** View of neighbouring high-density community from intersection of Shoreview Pl. & Millen Road.



**Figure 2.2:** View of Shoreview Pl. crosswalk from subject lands to the lakefront trail network.



**Figure 2.3:** View of subject lands' frontage along Shoreview Pl.

**Location 3:**



**Figure 3.0:** View from Millen Rd. towards Lake Ontario (North).



**Figure 3.1:** View of subject lands from Millen Rd.



**Figure 3.2:** View of Millen Rd. bridge over the QEW.

**Location 4:**



**Figure 4.0:** View atop Millen Rd. bridge of subject lands.



**Figure 4.1:** View atop Millen Rd. bridge of the QEW.



**Figure 4.2:** View atop Millen Rd. bridge looking westbound onto the QEW.



**Figure 4.3:** View atop Millen Rd. bridge of the neighbouring community to the west of the subject land.

**Location 5:**



**Figure 5.0:** View of subject land atop North Service Rd. berm.



**Figure 5.1:** View of Seasons Retirement Community atop North Service Rd. berm.



**Figure 5.2:** View of QEW eastbound atop North Service Rd. berm.



**Figure 5.3:** View of QEW westbound atop North Service Rd. berm.

## Location 6:



**Figure 6.0:** Southwestern view of subject lands from Seasons Retirement Community.



**Figure 6.1:** Northwestern view of subject lands from Seasons Retirement Community.



**Figure 6.2:** View of existing Seasons Retirement Community parking lot.



**Figure 6.3:** View of Seasons Retirement Community from existing parking lot.



**Location 7:**



**Figure 7.0:** Eastern view of sidewalk along Shoreview Pl. adjacent to subject lands.



**Figure 7.1:** View of subject lands across Shoreview Pl.



**Figure 7.2:** Western view of sidewalk along Shoreview Pl. adjacent to subject lands.

We trust the above site photo tour is sufficient for the purposes of the Design Review Panel meeting; however, please feel free to contact the undersigned with any questions.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Stefano Rosatone, BES  
*Planner*