



Lakeside Living

Your Realtor in Lake Pointe and Winona Park

April 2008

■ Future Retail Development



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You've moved to Lake Pointe / Winona Park and quickly realize the need to find, amongst other things; a new local bank, food store and post office. Infrastructure may sometimes not keep pace with housing development in new communities and such is the case for Lake Pointe and Winona Park residents.

We at Lakeside Living are aware of the need for more retail stores in our neighbourhood and to that end contacted David Mitchell, Councillor for Ward 11, Hamilton. In the March 28th meeting with Councillor Mitchell, we were informed of some exciting news regarding future retail development here in Stoney Creek. Through Councillor Mitchell, we were given the contact information of Harold Kersey, Vice-President, Planning & Development at Mady Development Corporation [Mady].

Kersey, in responding to Lakeside Living states that Mady is " ... proposing to develop 15.5 hectares [38 acres] of land at the southwest corner of the intersection of the QEW and Fifty Road ... for commercial retail stores to address the demand for commercial services in lower Stoney Creek."

The project is being undertaken by Penady [Stoney Creek] Ltd., a joint venture between Mady Development Corporation and PenEquity Management Corporation. The proposal is to develop approximately 40,000 square metres of commercial space including a department store with food sales. An application for municipal approvals was submitted to the City of Hamilton on October 31, 2005 and is currently being processed.

A report that [was] submitted to the City dated October 9, 2007 prepared by AltusClayton [Division of Altus Group Limited] states that the proposed retail stores will provide significant economic benefits for local residents and the City of Hamilton as follows:

- *The new retail stores will help meet the shopping needs of more than 6,000 local resident who are 7 to 10 kilometres from the closest supermarkets and department stores in Hamilton.*

- *Construction of the retail centre will generate 586 person-years of employment in the construction industry and the firms which provide materials and services to the construction industry.*

■ Future Retail ... cont'd

- Approximately 900 to 1,000 persons will be employed in the new retail centre when complete.

- The City will collect approximately \$7.0 million in development charges from the development.

- The new retail centre will pay approximately \$2.0 million in property taxes per year, of which the City of Hamilton will receive approximately \$1.1 million.

“ We are pleased to bring this very exciting new project to the City of Hamilton, and continue to work with the City to bring much needed retail stores to the residents of lower Stoney Creek.”

In addition to the Mady development of Stoney Creek Crossing, Councillor Mitchell also informed Lakeside Living that Flying J Inc. may be coming to Stoney Creek. Submitted to the City of Hamilton are plans for the building of a new location on the east side of Fifty Road along the South Service Road.

Flying J's sophisticated network of 220 state-of-the-art travel plazas and fuel stops is located along national highways in 41 states and six Canadian Provinces. Another 30 facilities are presently under construction or in various stages of the permitting process with openings scheduled throughout the next two years.



- REALTORS® Association of Hamilton-Burlington (RAHB)
- The Oakville, Milton and District Real Estate Board (OMDREB)
- Mississauga Real Estate Board (MREB)
- Toronto Real Estate Board (TREB)
- Real Estate Council of Ontario (RECO)
- Ontario Real Estate Association (OREA)
- The Canadian Real Estate Association (CREA)

Depending on City of Hamilton approval, the Stoney Creek Flying J location will be a travel plaza / service centre / fuel stop with amenities that may include a restaurant, convenience store, truck parking, drivers' lounge and diesel/gasoline services. City planners have been working on the Flying J site design to create more of a City gateway appeal and to minimize the view of trucks to visitors and local commuters along the QEW.

For your copy of the Stoney Creek Crossing development map and information, please contact Lakeside Living c/o one of the following:

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We would be glad to email you a PDF file of the Mady Development Corporation site plans for Stoney Creek Crossing.

■ Winona Park Map

Winona Park's boundary lines are Lake Ontario (N), QEW (S), Fifty Point Conservation Area (E) and approx. Lewis Road (W). Lake Pointe is located in Winona Park, east of Fifty Road adjacent to the Fifty Point Conservation Area. Connect to the web site noted below for an escarpment area map.
www.escarpment.org/publications/Plan_Maps_June_05/plan_map2_june05.pdf

■ Traffic Cam

Check up-to-date traffic on the QEW, 401 and other routes in the Niagara region through the home page link of:
www.stoneycreeknews.com

Pauline is a Winona Park resident and a member of the following:

Smile CORNER

Carpetuaction: the act, when vacuuming, of running over a piece of lint at least ten times, reaching over and picking it up, examining it, then putting it back down to give the vacuum one more chance

Intaxication: euphoria at getting a tax refund, which lasts until you realize it was your money to start with

Current Mortgage Rates

Mortgage Term	Rate %
Intro Variable	2.24
6 Month Closed	4.60
1 Year Closed	5.00
2 Year Closed	5.50
3 Year Closed	5.25
4 Year Closed	5.69
5 Year Closed	5.39
7 Year Closed	5.90
10 Year Closed	6.05

CanEquity / Apr.25.08

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