

December 23, 2021

364-20

Via Email

Matt Bruder
Director of Planning & Development

Melissa Shih
Manager of Special Projects

Town of Lincoln
4800 South Service Road
Beamsville, ON L0R 1B1

Dear Mr. Bruder & Ms. Shih:

**RE: Part of Lot 16, Concession 1, Part 2, and Part 3
Ontario Street and Greenlane, Beamsville ON
PLZBA20210059 - Zoning By-law Amendment Application Third Submission**

As you are aware, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants acting on behalf of Greenlane Joint Venture Inc., who are the registered owner of the lands located at the North East corner of Ontario Street and Greenlane in the Town of Lincoln. Following the Committee of the Whole meeting that took place on November 29, 2021, feedback from Councilors, the Mayor, Staff, and members of the public were taken under advisement.

In response to these comments, a number of improvements have been made to the proposal and these changes are summarized below:

- The building height for the majority of the development has been reduced from 10 storeys to 8, with a 9 storey portion remaining at the western portion of the site;
- The number of units have been reduced from 370 to 346 which reduces the density from 296 units per hectare to 277 units per hectare;
- Commercial space has increased from 302m² to 569m² on the ground floor; and,
- The Angular Plane has been improved due to the reduction in height.

In support of the submission, please find the enclosed:

- One (1) copy of the revised Concept Plan prepared by UrbanSolutions;
- One (1) copy of the revised 45 degree angular plane analysis prepared by UrbanSolutions;
- One (1) copy of the revised Architectural Package including Floor Plans and Underground Plan prepared by KNYMH; and,
- One (1) copy the revised Elevations and 3D Modeling prepared by KNYMH.

We trust the enclosed is in order to proceed to the February 9th agenda; however, please feel free to contact the undersigned with any questions.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP

Principal



Brandon Petter, MPlan

Planner

cc: Ms. Diane Campbell, Town of Lincoln
Greenlane Joint Venture Inc.
Mr. Sergio Manchia, MCIP, RPP, UrbanSolutions