



June 7, 2021

364-20

Via Email & Delivered

Josh Warkentin
Senior Planner

Melissa Shih
Manager of Special Projects

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

Dear Mr. Warkentin & Ms. Shih:

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

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants acting on behalf of Greenlane Joint Venture Inc., c/o Peter DeSantis Sr., who are the registered owner of the lands located at the North East corner of Ontario Street and Greenlane, Town of Lincoln Roll Number: 262201002205000. On behalf of the owners, UrbanSolutions has prepared the enclosed Zoning By-law Amendment application to the Town of Lincoln.

The subject lands are designated as General Commercial in the Town of Lincoln Official Plan, Mixed Use in the GO Transit Secondary Plan and are located in the General Commercial Zone (GC (H)) in the Town of Lincoln's Zoning By-law No.93-14-Z1. The subject lands are approximately 1.6 hectares in size with approximately 360 metres of frontage along Greenlane.

The proposed development will consist of 370 residential units and three (3) commercial units with a total of 104 surface parking spaces, and 300 underground parking spaces.

A previous version of the proposed development was considered by the Town of Lincoln and external stakeholders via Pre-Consultation which was held on January 14, 2021. It was confirmed that a Zoning By-law Amendment application as well as a Site Plan Control application, and Draft Plan of Condominium would be necessary to facilitate the proposed development. A Site Plan Control and Draft Plan of Condominium application will be submitted following approval of the Zoning By-law Amendment application.


The Zoning By-law Amendment is required to accommodate the proposed development. The Zoning By-law Amendment will place the subject lands into a site specific General Commercial (GC) Zone within the Town of Lincoln Zoning By-law No. 93-14-Z1, which will establish appropriate standards for this development.

In support of the Zoning By-law Amendment application, please find the enclosed:


- One (1) copy of the Zoning By-law Amendment application;
- One (1) copy of the Property Deed;
- One (1) Copy of the Topographic Survey prepared by A.T. McLaren;
- One (1) copy of the Concept Plan prepared by KNYMH;
- One (1) copy of the Floor Plans prepared by KNYMH;
- One (1) copy of the Underground Plan prepared by KNYMH;
- One (1) copy of the Coloured Elevations prepared by KNYMH;
- One (1) copy of the Sun Shadow Projections prepared by KNYMH;
- One (1) copy of the Shadow Impact Analysis prepared by KNYMH;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Land Use Compatibility Assessment prepared by UrbanSolutions;
- One (1) copy of the Draft By-law prepared by UrbanSolutions;
- One (1) copy of the Functional Servicing Report prepared by S. Llewellyn & Associates Limited;
- One (1) copy of the Urban Design Brief prepared by Whitehouse Urban Design Group;
- One (1) copy of the Preliminary Landscape Plan prepared by Whitehouse Design Group;
- One (1) copy of the Pedestrian Level Wind Assessment prepared by RWDI;
- One (1) copy of the Transportation Impact Study prepared by NexTrans;
- One (1) copy of the Crash Wall Report prepared by Jablonsky Ast & Partners;
- One (1) copy of the Noise and Vibration Study prepared by Thornton Tomasetti;
- One (1) cheque in the amount of \$9,300.00, payable to the Town of Lincoln;
- One (1) cheque in the amount of \$1,940.00 payable to the Region of Niagara; and,
- One (1) cheque in the amount of \$570.00 payable to the NPCA.

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

Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Spencer McKay, CPT
Project Manager

cc: Mayor Sandra Easton, Town of Lincoln
Councillor Dianne Rintjema, Ward 1, Town of Lincoln
Councillor Adam Russel, Ward 1, Town of Lincoln
Ms. Diane Campbell, Town of Lincoln
Mr. Matt Bruder, Town of Lincoln
Greenlane Joint Venture Inc.
Ms. Serina Carbone, Homes by DeSantis
Mr. Fernando Puga, Homes by DeSantis
Mr. Matt Johnston, MCIP, RPP, UrbanSolutions