



4800 SOUTH SERVICE RD
BEAMSVILLE, ON L0R 1B1
905-563-8205

June 18, 2021

CN: 3-5-02-03
Application: PLZBA20210059
EMAIL: smanchia@urbansolutions.info

UrbanSolutions Planning & Land Development Consultants
c/o Sergio Manchia
3 Studebaker Place, Unit 1
Hamilton Ontario L7L 0C8

Dear Mr. Manchia:

**Re: Your Application to Amend the Town's Zoning By-law
Northeast Corner of Ontario Street & Greenlane, Town of Lincoln**

The Town acknowledges receipt of the above noted complete application and fee on June 7, 2021. Your receipt is attached.

Staff note that the submitted application proposes a building placement and form that departs significantly from the proposal brought forward at pre-consultation. Staff concerns include:

- The proposed building massing located along the Greenlane frontage at a 10-storey height without stepbacks as specified in the Secondary Plan. Transitioning to existing low density stable residential uses to the south should be considered.
- The proposed architectural treatment no longer emphasizes the focal nature of the building corner and nearby Ontario St & Greenlane intersection
- Apartment residential uses are now proposed to primarily front Greenlane instead of townhouses with front doors along Greenlane, resulting in active street frontage concerns.
- Staff previously commented on the lack of commercial space proposed along Greenlane, which has not been sufficiently addressed.

Your application is now under review by relevant government agencies and Town Departments for their comments and information. Staff would appreciate the opportunity to discuss the above concerns with you and the potential to make revisions accordingly prior to public notice being issued for this application. As such, an open house and statutory public meeting have not yet been scheduled.

Once this is complete, please be advised that it is necessary to post a sign along the frontage of the lands. When the required sign, which is available from the Planning and Development Department, has been erected, please notify us. You may wish to contact the undersigned to make an appointment to pick up the sign.

In accordance with the Town's Schedule of Fees By-law, where any application requires the Town to hire a Consultant to review supporting technical studies on behalf of the Town, the applicant shall be responsible for all costs, and those costs shall be payable upon submission of an invoice from the Town.

In accordance with the Town's Schedule of Fees By-law No.2019-111, where a decision on a development application is appealed to the Local Planning Appeal Tribunal and the Town and the applicant jointly support the decision, the applicant shall be responsible for all costs to the municipality associated therewith. Such costs shall include all legal, expert testimony and administrative and overhead costs.

If you have any questions concerning your application, please do not hesitate to contact this office. For your convenience, when making an inquiry, please quote the application number placed at the top of this letter.

Yours sincerely,



Melissa Shih
Manager of Special Projects

cc: Spencer McKay smckay@urbansolutions.info
Brandon Petter bpetter@urbansolutions.info
Matt Bruder mbruder@lincoln.ca

R E C E I P T R E C O R D

TOWN OF LINCOLN
4800 SOUTH SERVICE RD
BEAMSVILLE, ON LOR 1B1
Phone No. : (905)563-8205
Fax No. : (905)563-6566

--- Item ID #0001 ---
PAF : PLANNING APPLICATION F
Ref: GREENLANE
GL : 1-3-8110000-067600

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Payment Subtotal 9300.00
PST 0.00
GST/HST108127820RT 0.00

Payment Total 9300.00

CHEQUE 9300.00

NAME: DESANTIS
REF #: PLZBA20210059
Change 0.00

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THANK YOU!