

November 4, 2021

CN: 3-5-02-03  
Application: PLZBA20210059

**NOTICE OF ELECTRONIC PUBLIC MEETING  
PROPOSED AMENDMENT TO THE ZONING BY-LAW**

During the COVID-19 pandemic, Committee of the Whole meetings will be held using electronic video conference and in-person delegations will not be permitted. The Town has implemented electronic public meetings for Zoning By-law Amendment applications. Anyone in the community can apply to address the Committee on any application.

Electronic delegations will be done by video conference via the internet or telephone only and written submissions will form part of the public record.

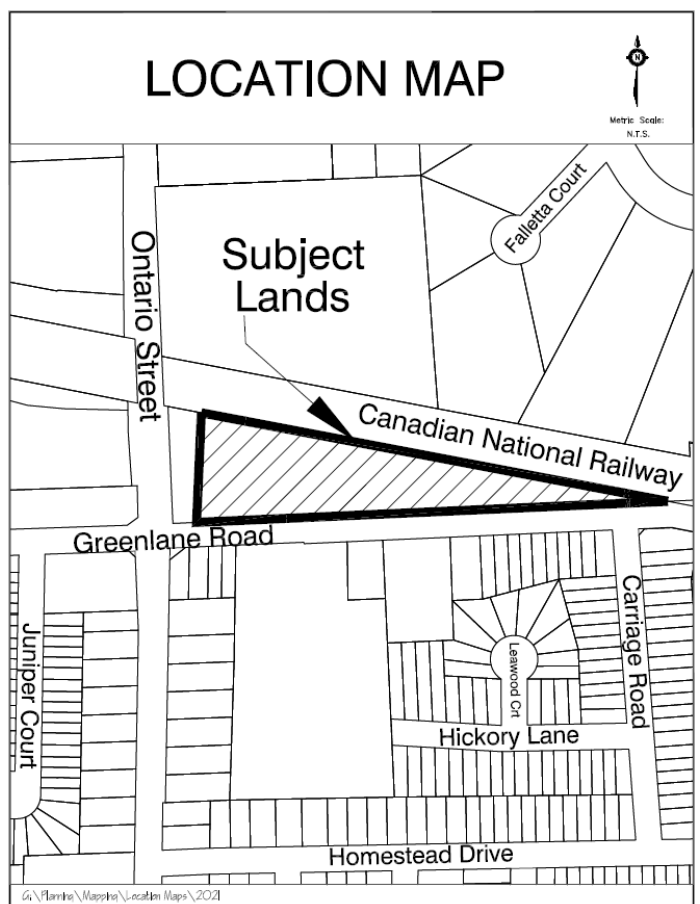
**PUBLIC MEETING**

**Date:** Monday, November 29, 2021  
**Time:** 6 p.m.

**PROPOSED CHANGE**

An application has been submitted by UrbanSolutions Planning & Land Development Consultants on behalf of the owner of a vacant 1.53 hectare (3.8 ac) property located northeast of Greenlane and Ontario Street.

The application has been revised to propose the construction of a 10 storey mixed-use building, with an 8 storey portion along Greenlane Road. A 1.5 metre building stepback is proposed along Greenlane Road, above the third storey. The proposal consists of 370 residential units and 3 commercial units comprised of 303 square metres of space. A total of 450 parking spaces (comprised of 401 residential, 38 visitors, and 11 commercial parking spaces) and 37 long-term bicycle parking spaces are proposed. An open space area is proposed at the east end of the site.



The proposed increase in height and density of development beyond those otherwise permitted is requested in return for the proposed provision of community benefits to the municipality pursuant to Section 37 the Planning Act, as it read the day before Section 1 of Schedule 17 to the *COVID-19 Economic Recovery Act, 2020* came into force and effect.

A copy of the preliminary site plan is included with this notice and can also be found at the Town's website: [SpeakUpLincoln.ca](https://speakuplincoln.ca)

**HAVE YOUR SAY**

Input on the proposed amendment is welcome and encouraged. There will be no public forum during the public meeting. To speak at the public meeting you must fill out the online delegation request at <https://lincoln.ca/council/council-standing-committees/appear-delegation> by 12 p.m. on the Friday prior to the meeting. Instructions on how to participate electronically in the public meeting for the application will be provided by email or telephone.

You can provide input by speaking at the public meeting or by making a written submission to the Town. Please note that unless you do one of the above now, you may not be able to appeal the decision later. For more information about preserving your appeal rights contact Melissa Shih, Manager of Special Projects, [mshih@lincoln.ca](mailto:mshih@lincoln.ca) or (905) 563-2799 ext 250.

Handouts and other presentation material prepared by delegations cannot be displayed during the meeting. However, handouts, presentations and written correspondence can still be provided as detailed below.

### **WRITTEN SUBMISSION**

As an alternative to addressing the Committee by video conference via the internet or by telephone, written correspondence can be submitted to the Planning and Development Department by Friday prior to the meeting by email at [mshih@lincoln.ca](mailto:mshih@lincoln.ca). Any written correspondence will be shared with Committee members and staff. Please note, written correspondence will also be included on the agenda which will be published on the Town's website and will form part of the public record.

You will be able to watch the meeting on the Town of Lincoln's [YouTube channel](#).

### **MORE INFORMATION**

For further information, please contact Melissa Shih, Manager of Special Projects, [mshih@lincoln.ca](mailto:mshih@lincoln.ca) or (905) 563-2799 ext 250 during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m.

A copy of the staff report will be available to the public on the website <https://lincoln.ca/council-agendas-minutes> (View Council and Committee Calendar, Committee of the Whole, Agenda) prior to the meeting date or from the Planning & Development Department.

### **SECTION 34 & 37 OF THE PLANNING ACT LEGAL NOTICE REQUIREMENTS**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of the Town to the Ontario Land Tribunal.

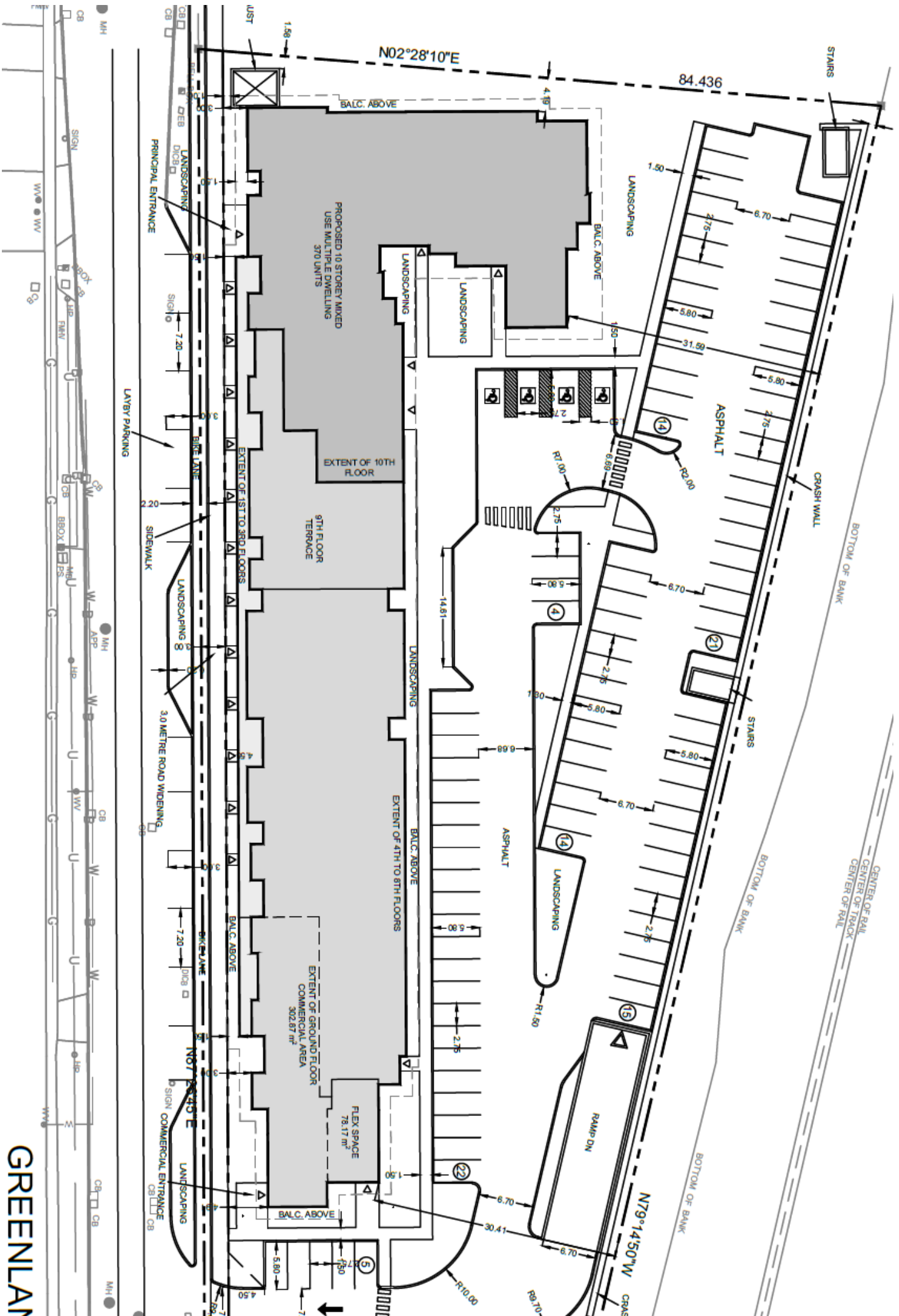
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, you must make a written request to the Town Clerk and such request must include the name and address to which such notice should be sent.

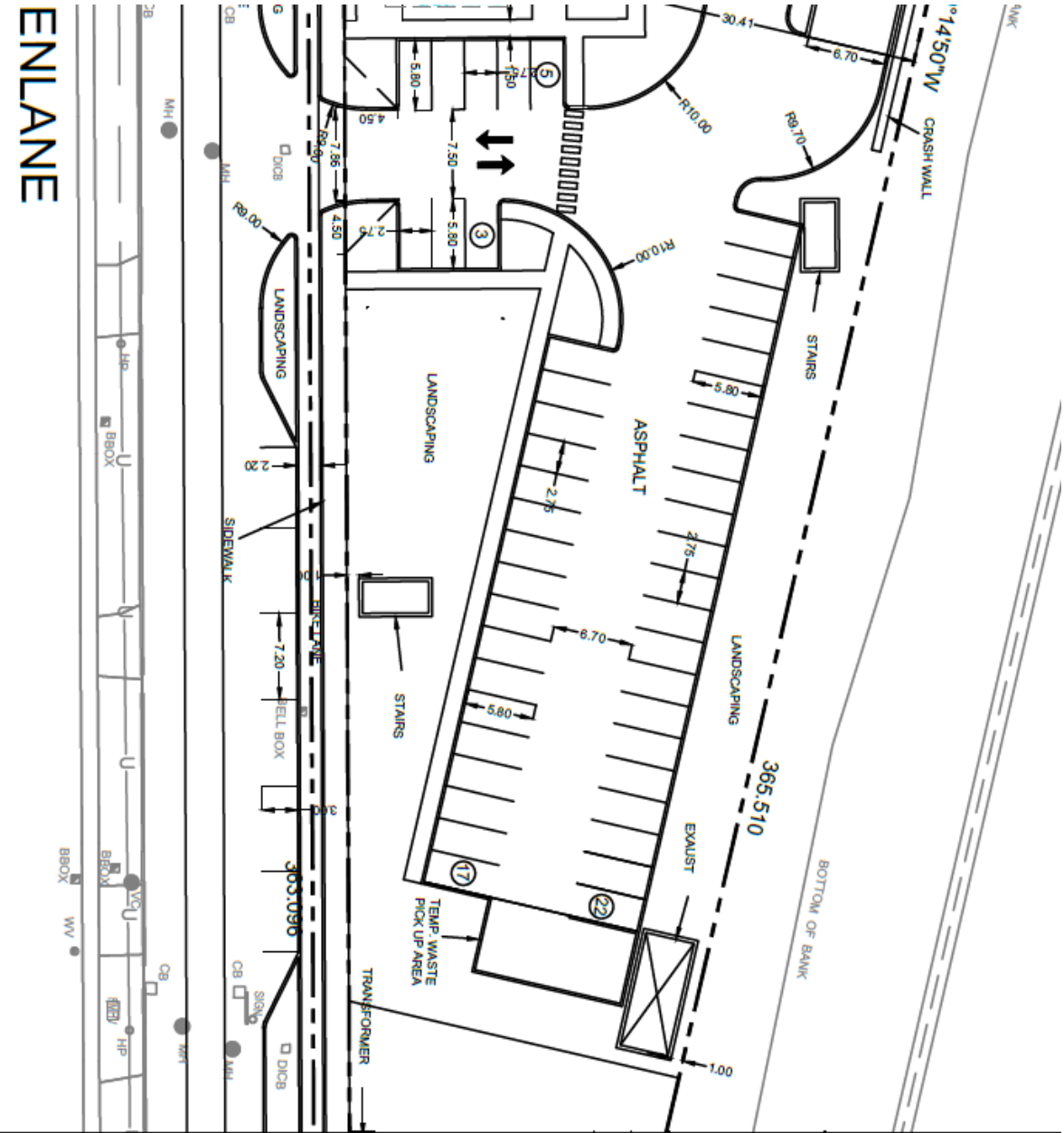
Matt Bruder  
Director of Planning & Development  
[mbruder@lincoln.ca](mailto:mbruder@lincoln.ca)

Julie Kirkelos  
Town Clerk  
[clerks@lincoln.ca](mailto:clerks@lincoln.ca)

**PRELIMINARY SITE PLAN**



**GREENLAN**



**NOT FOR CONSTRUCTION**  
 ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:  
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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|----------------------|--------------------------|
| DESIGN BY: S. MCKAY  | CHECKED BY: M. JOHNSTON  |
| DRAWN BY: L. DRENNAN | DATE: SEPTEMBER 29, 2021 |



3 STUDEBAKER PLACE, UNIT 1  
 HAMILTON, ON L8L 0C8  
 905-546-1087 - urbansolutions.info

PROJECT:  
**GREENLANE & ONTARIO STREET**  
 TOWN OF LINCOLN

CLIENT:  
 GREENLANE JOINT VENTURE INC.  
 C/O PETER DESANTIS SR.

TITLE:  
**CONCEPT PLAN**

|                            |                    |
|----------------------------|--------------------|
| U/S FILE NUMBER:<br>364-20 | SHEET NUMBER:<br>1 |
|----------------------------|--------------------|

**ENLANE**