

Fw: 4933 Victoria ave.

Terri Johns [REDACTED]

Wed 11/22/2023 9:35 AM

To: Katelyn Gillis [REDACTED] Chloe Simpson [REDACTED]

Terri Johns, MCIP, RPP
Founder and President

PLEASE NOTE: While it suits me to email you now, I do not expect a response or action outside of your own working hours.



310 Limeridge Road West
Suite 6
Hamilton ON L9C 2V2
P: 905.574.1993 ext. 201
[REDACTED]

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From: Han Vandenenden [REDACTED] >

Sent: Wednesday, November 22, 2023 8:05 AM

To: Terri Johns <tjohns@tjohnsconsulting.com>

Subject: 4933 Victoria ave.

Good day,

I attended your townhall presentation and I am everything except impressed.

You tell us you are at the townhall to listen , I think it's fair to say that if you would have hold a vote this evening that there was no one in favor.

If you are there to listen and the entire Victoria shore community and surrounding area's are against your plan of Hotels etc. how will that effect your plans?

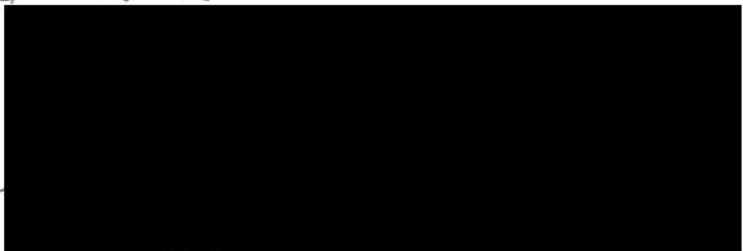
For one reason or the other I have the feeling that no matter how against it we all are this plan will move forward, if that is the case what was the sense of tonight's meeting??

I am looking forward hearing back.

Kind regards,

Han Vandenenden.

Agree with the consensus;
With major dev. on E. side
this is overkill; much
will be unused.



Katelyn Gillis

From: Jennifer Badley
Sent: November 20, 2023 8:12 AM
To: Katelyn Gillis
Subject: Fw: 4933 Victoria Ave N. Vineland Proposal Summary meeting Tuesday November 21, 2023

From: Martin Barber [REDACTED] >
Sent: November 18, 2023 5:56 PM
To: T. Johns Info [REDACTED]
Cc: Martin Barber <[REDACTED]>; Debbie Barber [REDACTED] >
Subject: 4933 Victoria Ave N. Vineland Proposal Summary meeting Tuesday November 21, 2023

Dear Katelyn Gillis

We are writing this letter because unfortunately we are out of town on the 21st and will not be able to personally attend the meeting to voice our concerns.

Our first comment regarding this proposal summary is that we have spoken to a number of neighbours from the surrounding area who were not even aware because they had not received a copy of the notification. The delivery could and should have been more complete and even repeated to ensure that all concerned were able to have input. That being said, ourselves being a neighbour of this property (located directly on Victoria Ave 5 houses away) we have a strong objection to the proposed development. It would go from a quiet single family home neighbourhood to an area that would consist of a possible 120 suite hotel, 375 homes, spa, retail and multiple other amenities. This is not what residents in this area chose to live here for and quite frankly I don't believe the property is big enough for all that is being proposed.

The entire property is approximately only 5 or 6 times larger than our single family home property which would make it very densely populated in stark contrast to the area presently. We purposely moved into this area because it was quiet. The amount of additional vehicles (minimum 500-1500 residents and various staff) and people that this would bring would be a real traffic and safety concern. In the case of the hotel and public space non residents would not care about the area as much as residents would resulting in more vehicle break-ins, theft, more garbage etc. We were originally informed that there was consideration of building a small block of townhomes in the lot, and now it's being turned into a huge development but still on a relatively small parcel of land. This looks to be more of a greed play than doing what is suitable and appropriate for the area. The parking allotted is never sufficient for all instances such as weddings and banquets which would result in excess street parking for overflow. There is a reason that the area is zoned as residential and that is because the area is only 1 or 2 story single family dwellings. Adding any building higher than 2 stories will change the feel of the area and block the view of the lake for the established homes in the area. There is also a creek along the property with a floodplain which wasn't able to be built on for other residents. We weren't even allowed to encroach on that to put in a simple backyard pool so I don't know how this much major building could be done on similar lands and floodplains.

The current development of Prudhommes is ongoing and will already bring excessive traffic and unfortunately probably crime to the area and we certainly don't need any additional.

Small residential is appropriate for the area whereas this isn't. There isn't sufficient infrastructure in place to accomodate all of the proposals. Why would a hotel and spa or anything other than residential even be considered for this quiet area as it's not a tourist destination. There are many more appropriate locations for a project such as this that could be utilized so as to not affect an already established quiet residential community.

Last but not least the environmental impact of having large buildings and the noise that goes with 1,000's of people in a small space would have on the wildlife would be catastrophic. It would run off the beautiful wildlife we have in the area, not to mention the hundreds to thousands of birds that will fly into the buildings and lose their lives each year.

These issues may not be something that affects you but will most definitely affect all residents in this area. We hope you take our concerns seriously and are open to making changes in your plans that fit within our community.

We would be interested in getting the minutes of the meeting that we are unable to attend but have interest and concerns and wish to be sent any minutes or documents that come out of this or future meetings either sent to our emails attached or mailed directly to our house at [REDACTED] not just bulk delivery to porch or driveway.

Regards,
Mr & Mrs M.Barber
[REDACTED]

4933 Victoria Avenue North Community Information Meeting

November 21, 2023

COMMENTS

We would appreciate your comments and/or questions. Please feel free to leave this sheet with us this evening or return by mail by December 15th, 2023, to:

T. Johns Consulting Group LTD.
Attention: Katelyn Gillis
310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2

You can also send comments by email to info@tjohnsconsulting.com
Or by phone to 905.574.1993 ext. 207

AREAS OF CONCERN:

- 1) STUDIES & REPORTS WILL BE COMPLETED BEFORE THE STATUTORY PUBLIC MEETING AND AVAILABLE TO PUBLIC ?
- 2) A TRAFFIC LIGHT @ VICTORIA AVE & NORTH SERVICE ROAD WILL IMPACT HEAVILY IN TRAFFIC VOLUME.
- 3) CURIOSITY (DRIVERS) WILL ALSO INCREASE TRAFFIC ON DUSTAN STREET AND LAURIE AVE.
- 4) IT IS NOT MENTIONED BUT IN THE END WILL BE REQUIRED TO HANDLE VICTORIA AVE DUE TO VOLUME INCREASE OF TRAFFIC.
- 5) SEWER WILL HANDLE VOLUME INCREASE OF WATER WASTE ?
- 6) TOO HIGH BUILDINGS FOR THE AREA.

Name: ALBERTO & YOLANDA MARTELLO

Address: [REDACTED]

Chloe Simpson

From: Dieter Jablonka <[REDACTED]>
Sent: November 22, 2023 11:25 AM
To: T. Johns Info
Cc: seaston@lincoln.ca; council@lincoln.ca; [REDACTED]
Subject: Comments to 4933 Victoria Avenue North Community Information Meeting

- **The design is excellent!!!**
- It is a masterpiece to accommodate so many and different buildings on such a small site, but
- The heights of a building with 17 stories is approx. 73 meter. (1 story = 14 feet x 17 stories = 238 feet = 73 m)
- This concept would better fit in a suburb from Toronto or Mississauga
- Even a concept with 10 stories (with about 43 meter) would destroy the rural character of this beautiful area
- The traffic on the QEW is a catastrophe - 600+ parking lots would cause lots of traffic problems on Victoria Avenue, +thousands of homes at Prudhommes Landing. **Question to the Town of Lincoln: What is planned to solve traffic problems**
- Best solution - as suggested by Professor Dr. Mohammed Dore - would be to add this spot to the Millennium Park.
- It is always helpful for an architect to look at the site and the area where the site is, what fits in this area and on the site. Just looking on a drawing/plan is not enough ... not even for a student.
- My Question: What was the target? To earn as much money as possible with this tiny spot of land, or to create a concept, which fits in this small village and gives the people who live here a good feeling?
- My suggestion, if you stay with 17 or even 10 Stories, call this spot: **LITTLE TORONTO**

Kind regards

Dieter Jablonka

[REDACTED]
Vineland LOR 2E0

4933 Victoria Avenue North Community Information Meeting

November 21, 2023

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We would appreciate your comments and/or questions. Please feel free to leave this sheet with us this evening or return by mail by December 15th, 2023, to:

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You are talking about a
bicycle path on Victoria Ave
that will mean broadening/
widening the road
then the old trees
that are there will be
cut down creating
an ugly corridor which
will be dangerous
for bike riding.

Name:

Joselyn Dwyer

Address:

[Redacted Address]

Chloe Simpson

From: Sharon Martin <[REDACTED]>
Sent: November 29, 2023 1:27 PM
To: T. Johns Info
Cc: council@lincoln.ca
Subject: 4933 Victoria Ave N. Vineland Stn.

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing this as one of the numerous community members who helped build and nurture this small, close-knit neighborhood of Prudhomme's farm. This is historically an agricultural society and my family have deep roots in this area, having moved to Vineland Station in the late 1940's. [REDACTED]

[REDACTED] We lived and farmed the surrounding orchards. [REDACTED]
 [REDACTED]

I understand that things change. Our community had grown and welcomed new residential neighbours, whose houses now have roots in the orchards that once dominated the area. But changes does not have to be so drastic. The massive proposal by the developers does not fit the community dynamic. A development of this disproportionate size is more suited to an intensive, high density, urban environment, such as Toronto. There is nothing in this project that reflects the neighborhood or improves our small community. Multi-story structures as proposed would destroy our sitelines. The property's small footprint would be overcrowded by the highly concentrated towers.

If the developers truly want to reflect our community, they should consider enhancing the lifestyles of their neighbours. Our area is a retirement community. We would welcome the development of facilities that would benefit our aging population. Include proposals for senior housing. Include medical offices and services. Build a community, not a commodity.

Sharon (Sano) Martin
 Resident Victoria Ave. N.

Fw: Thank you

Terri Johns [REDACTED]

Wed 11/22/2023 10:32 AM

To: Katelyn Gillis [REDACTED]; Chloe Simpson [REDACTED]

Terri Johns, MCIP, RPP
Founder and President

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From: David Warriner [REDACTED]
Sent: Wednesday, November 22, 2023 10:29 AM
To: Terri Johns [REDACTED]
Subject: Thank you

Good morning Ms. Johns. My name is David Warriner and I was one of the attendees at last night's information meeting in Lincoln. This morning I felt compelled to reach out to you and thank you for your attendance and the information you provided.

If I may, I would like to provide some comments based on what transpired last night.

The concept for the property on Victoria Avenue as detailed in the slide show is, in my view, spectacular. We heard from some attendees about what they considered to be the best use for the property ranging from low rise or single family homes to parkland. In a former life I supervised the work of AACI's (although I am not one) and I am familiar with the concept of "highest and best use". Certainly for that property the highest and best use would be the mixed use (high density housing combined with commercial) that is the essence of the proposal. I am an accountant and I like to approach things logically. My heart would love to see a beautiful park there - but realistically the property is too valuable and special to not be developed.

[REDACTED] At that time the planned development for Pruhomme's Landing was for around 1100 units. It is now up to 3700 units. Do I like this? No. But I do understand that times change and needs change.

When I hear my neighbours talk about the disruption to their way of life, a life that some have enjoyed for over 20 years, I can't help but think of the people who lived in this area before we moved in and how upset they might have been to see our development being built. Change is difficult and as you could see by the abundance of white hair at last night's meeting, change is more difficult as you get older.

One slight criticism of the presentation, a minor one, if I may. It was mentioned a number of times that the approved plan (which incidentally I was aware of and I am sure many of my neighbours would have been as well) would have allowed for even higher density than what is proposed. Telling people who don't like what they are seeing that it could have been worse does not in any way mitigate the fear, anger and distrust of people, some of which was on display last night.

On another issue, for me the point you made that property values might increase was well taken. Only time will tell and that might be more in the long run than the short. [REDACTED]

In conclusion I will tell you with what I left the meeting. I understand that Court Holdings is a for profit entity and of course they want to realise a profit on this development. However I believe that you and Brandon (forgive me if that was not his name - I am bad with names and it is not an age thing as it started when I was very young) are sincere and true to the values you espouse. I trust that you will take into consideration the concerns of the local neighbours. I understand that Court and the town will do what's best for the community, i.e. the Town of Lincoln and those interests might not align with the interests of our small community. But I fervently hope that our views will be considered and disruptions will be mitigated as much as possible.

At the beginning of this long winded email I mentioned that I felt compelled to write to you. Maybe part of it was out of a feeling of empathy for you and the others who came a long way to provide information to what was, at least partially, a hostile crowd. I will choose to trust the process and the goodwill of the companies and people involved in the development. It really is a stunning concept. Please pass on to Brandon(?) my appreciation as well.

Thanks again.

David Warriner, B.A., CPA, CMA

4933 Victoria Avenue North Community Information Meeting

November 21, 2023

COMMENTS

We would appreciate your comments and/or questions. Please feel free to leave this sheet with us this evening or return by mail by December 15th, 2023, to:

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SEE ATTACHED

Name:

BIRGIT HAYWARD

Address:

[REDACTED]

Subject: Urgent Concerns Regarding Proposed 17-Story Building on Victoria Ave. North

Robert Knight and Birgit Hayward
[REDACTED]

Vineland, ON, L0R2E0
[REDACTED]

November 25, 2023

T. Johns Consulting Group LTD
Attn: Katelyn Gillis
310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2

Dear Sir/Madam,

I am writing to express my deep concerns and dissatisfaction regarding the proposed 17-story building and adjoining complex on the vacant lot at the end of Victoria Ave. North. As a resident in this pristine grape-growing region of Ontario and someone who moved here from Oakville four years ago, I am keenly aware of the potential impact of such a development on our community.

First and foremost, I would like to address the invasion of privacy that would inevitably result from the proximity of the proposed 17-story building which would be overlooking our property. The construction of such a structure would undoubtedly compromise the privacy of nearby residents, altering the character of the neighborhood and diminishing the quality of life for those in the vicinity.

Furthermore, the anticipated increase in traffic in the Victoria Shores area is a matter of serious concern. The potential for illegal parking in our area due to insufficient parking spaces in the new development could exacerbate the already challenging traffic conditions in our community. This not only poses a threat to the safety of residents but also contributes to the overall safety and congestion in the area.

One aspect that particularly worries us is the potential for an increased number of people trespassing on beach areas owned by residents like my wife and I, who's property extends to the waters edge on the north side of South Shore Blvd. The impact of this intrusion on private property could lead to significant disruptions and compromise the tranquility and privacy that the residents of this area are paying for and enjoy.

I implore T. Johns Consulting Group LTD to reconsider the plans for the proposed development, considering the valid concerns raised by the community. It is crucial that any development in our region is done with careful consideration for the well-being and privacy of the residents.

I appreciate your attention to this matter and trust that you will give due consideration to the impact this development may have on our community.

Sincerely, Robert Knight and Birgit Hayward

Chloe Simpson

From: Mohammed Dore [REDACTED]
Sent: November 29, 2023 9:55 AM
To: T. Johns Info; seaston@lincoln.ca
Cc: Markus Jablonka [REDACTED]
Subject: Nov 21st Meeting re 4933 Victoria Ave North

Attention: Mayor Sandra Easton and Katelyn Gillis:

We would like to thank the Mayor of Lincoln for calling a community meeting regarding the proposed development of a small piece of land opposite the Millenium Forest. All developers and landowners wish to make the MAXIMUM amount of profit and so it is not surprising that they want to build houses for hundreds of people on this land. Unfortunately, this profit plan could lead to both traffic congestion and overflow of car parking onto both Victoria Ave and Laurie Ave. This could lead to existing owners, who are mostly retirees, to sell and move away. The consequence could be declining property values, and a loss of tax revenue for the Town of Lincoln. We hope this can be avoided.

No doubt you are aware of the fact that the south shore of Lake Ontario is already severely stressed due to large developments. At best 4933 can support a few houses but the major proposed development would unduly tax the **ecologically sustainable carrying capacity** of the lake.

We are registering our concerns directly with the Mayor's Office but we hope that both the Mayor as well as the town consultants and Lincoln Town Council would be willing to work with our representatives from the Board of Victoria Shores Homeowners Association on modifying the development plans, so that any development at 4933 is demonstrated to be within the carrying capacity mentioned above. We hope that your decision criteria would take into account not only private profits but also ecological and environmental impacts as well as community COSTS and BENEFITS, which will not affect the private developers but will affect the community of Victoria Shores. That in turn could affect the Town through tax revenues.

You may respond to our Board of Directors of VSHA, or to Mr. Marcus Jablonka who is on our Board of Directors. He attended the Nov 21 meeting.

Sincerely,

Margaret & Mohammed Dore

[REDACTED]

Vineland Station, ON L0R 2E0

Mahomed H.I. Dore, D.Phil (Oxon)

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Chloe Simpson

From: Liz Benneian [REDACTED]
Sent: December 11, 2023 10:19 AM
To: T. Johns Info
Subject: Commnets on 4933 Victoria Avenue North

To Katelyn Gillis

I watched with interest the presentation made by your consulting group during the community meeting on this project in the Town of Lincoln.

I am a resident of Vineland and a [REDACTED] across the street from your site.

Like many, I have concerns about the traffic that could be generated by this project but I have two other main concerns.

First is the impact this project will have of the natural area to the east of the site. The project as proposed has a massive footprint and there is no way it can be built without significant disturbance to the natural vegetation along the creek and probably to the treed triangle in the southeast. That ravine area is an important natural feature that should be protected from disturbance. In other words, the area where it currently exists must not be intruded on during your development phase. It has important wildlife functions that must be preserved.

I see from your current renderings, that when the project is complete, you intend to install a walking trail along the ravine. That may be nice for humans but if you intend to put that within what is now natural space you will destroy its ecosystem function. The walking trail should be contained within the development envelope and not intrude into natural areas.

Also, I was concerned by your renderings of the lakeside area. The idea that willow trees would be planted in a mostly paved area intended for pedestrians demonstrates that the designers know nothing about willows. First, while willows have significant wildlife value, they are incredibly messy trees. They are also weak trees and would pose a danger to pedestrians especially along the lake edge subjected to high winds. Also, in the right conditions they grow incredibly fast and how you could accommodate them in a largely paved area is not understandable. willow trees should be planted in natural settings only.

I am not adverse to increased density. I am glad bird-friendly design is being taken into consideration for the buildings. It should be considered for the landscaping as well.

I know we have to grow up, not out. I am not adverse to a hotel, spa or restaurant for the site. The ability to have a little stroll along the lakefront, enjoy an outdoor cafe or get an ice cream sounds lovely but I am tired of watching the few natural areas we have be destroyed by development and also seeing plantings that are entirely unsuited for our area being planted, and often planted badly, in newly developed areas.

Right now I am part of a working group whose goal is to create better urban forest management policies and practices for the Town of Lincoln — policies which protect and enhance our local ecosystems and local biodiversity.

I believe more thought must be given to this project, especially its lakefront design and preservation of the adjacent natural features.

Liz Benneian

[REDACTED]

Jordan Station, ON (the vagaries of a rural postal system Culp Road is in Vineland)

L0R 1S0

[REDACTED]

Chloe Simpson

From: dj [REDACTED]
Sent: November 22, 2023 10:01 AM
To: T. Johns Info
Subject: 4933 Victoria Ave N, Vineland Station development comments

Hi,

We attended the info session last night.

David & Charlene Jennings [REDACTED], Vineland Station.

We've been residents of Victoria Shores for just over 22 years. During that time, we've seen the many proposals for Prudhommes development. Over those years we provided the Town with feedback, wrote letters to the editor and attended many meetings. In the end, we recognize what is proposed, ends up significantly different that what ends up being built.

Behind our 122' property line with Prudhommes, there were proposals for singles then townhomes, and back to singles. The Town and developer ensured an appropriate transition, as you have done. At this point, we just want building to commence so that we will have the piece of mind that something bigger and more dense will not be built overlooking our backyard/pool. We know high density is the direction the Province desires, but it isn't always appropriate out of the city.

Some elements of Prudhommes raised concerns for us, most of which were resolved during the planning process.

We don't want you leaving that session thinking everyone is opposed, mob applause aside. We personally appreciate your local roots, and your keeping density to 40% less than what is permitted. Also considering keeping the elevation under the 45 degree angle for the homes on S shore blvd. which they should be grateful for.

We do have a couple of comments/questions/concerns.

1. Currently we have one access in/out of vic shores, victoria ave. It is a bottle neck, and as a result of Prudhommes, the region? is to put in 4 way lights at the N Service Rd. It took us 5 years writing to the Town/Region just to get them to fix the sign on the overpass to note that the Toronto QEW access sign should also indicate it accesses the N Service Rd. People continually would go to the stop sign (heading N bound) and then turn right towards Tims, not realizing the 'on ramp' at victoria also led to the service rd.

The lights need to be installed before construction. Any push to have this done would be appreciated.

2. During construction of Vic Shores there was future access designed for a connecting road with Prudhommes. During the planning process of Prudhommes, and as a result of resident opposition and lack of awareness of many of the newer residents that there was always to be a connection, the Town agreed to restrict access between Prudhommes and Vic Shores using removable bollards..

In all honesty, during your construction, we will NEED an alternate access into vic shores. It was short sighted thinking on the part of some Vic Shores residents to oppose that connecting road with Prudhommes. Not sure if it will actually be constructed before you move ahead though.

3. As one of the original homeowners, it was our lawyer that discovered ~18 of the 110 homes were NOT part of the homeowners association. That, along with someone dropping the ball during vic shores development, resulted in the waterfront homes being granted PRIVATE, WATERS EDGE titles, resulted in division amongst homeowners. Other residents lost access to the waterfront, between the clubhouse and the town park behind you.

We had our lawyer notify the resident HOA at the time, in 2006, of this 2nd oversight. That led to animosity towards us and some others, rather than directing it to the developer and his lawyer, who were at fault.

I mention this because even some Town councilors and the Mayor, were unaware during subsequent elections/turnover. We and several others in Vic Shores are not part of the HOA, nor are we bound by the 18 page restrictive covenants.

It is important that in your communications, that you be aware that when you communicate with the HOA, it does not reach us. This includes any future info session you might hold at their clubhouse. In 2006, despite us having our lawyer notify the HOA of this error, some viewed us as the problem, to the point of posting notices telling us to sell and move. Fortunately most of those people are now gone, but we have made it clear, despite subsequent approaches by the HOA to have us join, that we will NEVER join or subject ourselves to the authority of members telling us what we can or cannot do with our property. A HOA run by residents results in personal conflicts influencing their 'enforcement' of the covenants.

4. Next time, snacks or coffee might be a good idea, to keep some residents from getting hangry. lol.

You've got your work cut out for you. Good luck.

Looking forward to your future meetings and proposals.

D & C Jennings
My Pronouns are: Human

"Bullies are cowards who stop us from working." Pink Shirt Day - Feb 26 2014



Workplace bullying hurts everyone, not just the victim. Don't be unethical by helping the bully.

ILLEGITIMI NON CARBORUNDUM

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December 7, 2023

Appendix G of PD-28-24

T. Johns Consulting Group LTD.
Attention Katelyn Gillis
310 Limeridge Road West, Suite 6
Hamilton, ON
L9C 2V2

Ms Gillis,

We are writing this to share our opinions with regards to the meeting that took place on November 21, 2023, at the Lincoln Town Council Chambers re the 4933 Victoria Avenue North proposal.

As residents of the Victoria Shores community, we are discouraged with the overall proposal that is being introduced to us and to the Town of Lincoln and basically oppose it for a variety of reasons. Firstly, a little background as to why the opposition for this type of development in the TOWN of Lincoln. Emphasis on the term town. We “escaped” the city life of Mississauga as many others in other cities to live in such a place as Victoria Shores. We wished to avoid the claustrophobia of city life, the traffic, and congestion, and wished to enjoy the peace and community feel as well as the open spaces that the town and in particular Victoria Shores provided and that is what led us to settle here.

It is our opinion and I know others share that what is being proposed would be very appealing in an **urban** environment but **not** here in the Town of Lincoln. One parking space per unit is not going to work. We are not living in a city with access to public transit nor have ability to walk to any retail establishments such as grocery stores, etc. All are at least 7 km away and one would definitely require a vehicle. In fact, most homeowners/renters would require at least two vehicles to have access to and from their destination.

Traffic obviously is a concern as well as many of the pedestrians (many seniors) are concerned. Condo towers in general just don’t fit into the picture of our tiny community nor will enhance the surroundings. What we are seeing is disturbing and makes no sense to build high-rises, retail, hotel, spa, etc. This is not what this area nor the Town of Lincoln needs; certainly not when it conflicts with the openness of the lake and green surroundings.

We have already witnessed what is often called the “*Mistake by the Lake*” in Grimsby and certainly do not wish the same to occur here. They do not have sufficient parking and the mixed-use parking does not work on weekends when most residents are home and there is no place for retail customers. In addition, we’re already in midst of being engulfed with the ongoing development of Prudhomme’s Landing’ and have observed the current destruction and removal of trees and shrubs in the Prudhomme’s area which has affected the wildlife that frequented the area. (i.e owls, Canada Geese, eagles and in general all birds including small mammals and even coyotes).

Surely there are other vacant lands that would be far more suitable for such a development that is being proposed. We are not against progress by any means and welcome the need for *affordable* housing (*which was not even addressed nor part of the proposal here*).

We hope you share this with your consulting firm and take time to think twice of the negative impact this proposal is having if it goes through.

Thank you,

Lea & Jim Henderson


Vineland, ON L0R 2E0

Chloe Simpson

From: Henry Szwarc [REDACTED]
Sent: November 23, 2023 4:14 PM
To: T. Johns Info
Cc: mmikolic@lincoln.ca
Subject: Comments from Community Meeting November 21, 2023 re 4933 Victoria Avenue North

I'm sure we all agree that judging by the turnout that evening there is a consensus from both sides that what was proposed is not acceptable. Having said that, we can also agree, from both sides, that something needs to be done with the site.

Understanding this site has been approved for mixed use, I believe that any proposal needs to be reasonable. What was proposed was not reasonable, at least not from our perspective.

Obviously this is a desired area of town, most of whose residents have been here for several years, in most cases more than 15. We all pay a fairly high property tax, in excess of \$7,000 annually and those on the waterfront probably in the neighborhood of double that. You need to take this into consideration with your proposal. It is a fair and reasonable request and I believe, your responsibility to listen carefully to our concerns.

As far as the development, your proposal of a 17 floor, 16 floor, 12, 13, etc. is not fair to the residents of this neighborhood. I think you know that. You should know that these residents do not want these skyscrapers in their backyard regardless of your claims of angular planes and so forth. Your presentation didn't talk about the existing neighborhood and how their lives would be impacted. You mentioned these skyscrapers would be approximately 240 feet from the nearest residential unit, and would be "buffered" by trees. What about buffering from a height perspective? Do you not think that after so many years living in this neighborhood you should at least try to respect and retain their privacy. I think they have earned that. I think you at least should and try to retain the culture of the area.

Your presentation talked about all the wonderful green scaping and waterfront ideas including geo-thermal use. We know and we expect that with any proposal.

If you look at other cities such as Burlington and St Catharine's for example, they have something in common. They each have a grandfathered geographic area where residents can enjoy the tranquility and scenic space of their neighborhood. Burlington has the Roseland area and along the lakeshore. Condo development has been restricted to downtown, major arteries and the GO line. St Catharine's has the Old Glenridge area along 12 mile creek where residents can enjoy similar benefits. Condo development again, is restricted to major arteries and specifically downtown. I'm sure local business owners are thrilled with downtown condo development.

As for what kind of development might work here. Well all we ask is that you respect the concerns of the residents of this neighborhood and try to accommodate the best your can.

At one point there was talk of a senior resident complex. What a place to live out your final years....

Looking forward to some new ideas.

Regards

Henry Szwarc
Lisa Philip

[REDACTED]

Vineland