

From: Dieter Jablonka
Sent: November 22, 2023 12:29pm
To: Town Staff
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

- **The design is excellent!!!**
- It is a masterpiece to accommodate so many and different buildings on such a small site, but
- The hights of a building with 17 stories is apr. 73 meter. (1 story = 14 feet x 17 storys = 238 feet = 73 m)
- This concept would better fit in a suburb from Toronto or Mississauga
- Even a concept with 10 storys (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 ist 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 Storys, call this spot: **LITTLE TORONTO**

Kind regards,
Dieter Jablonka



From: Shaun Baylis
Sent: November 22, 2023 3:42pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
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Hi Mike,

Thank you Mike for your authentic engagement and concern for the wellbeing of our Victoria Shore community. I would like to meet with you when you have time and please don't feel you need to respond to my questions below in an email... we can have a fireside chat when we get together.

There is an understanding among many resident's regarding the Victoria Shore pump station, will not be able to provide the full capacity to look after Victoria Shore residence and Prudhomme building site sewage. Apparently, Prudhommes developers will be required to build a pumping station on the Prudhomme building site. If this is the case, what prevented the Niagara Region to ask the developers to commence and complete their pumping station on the Prudhomme sight to avoid the intrusive and invasive construction and emotional upheaval for Victoria Shores residence? Was this just a quick fix for the developers to be in compliant with the Region so they start their build out and have access to a pumping station? Was it a means for the developers to defer costs of building a pumping station for the interim?

Last night, if the presenters were more authentic rather giving a sales pitch of how great they were as architectural firm, saying the words of how concerned they are for wellbeing of our community of neighbors.... with out any meaningful feeling, that they have a great history of working with community about their projects, that there landmark building would so impressive and how we (residence) should all be so proud of having such a modern 17 story condo with all the hotel amenities. Tracey (the speaker) took the reframing technique to all new level, to convince all of us this was a perfect fit for condo and hotel in our community. When in reality they are transporting Burlington, Mississauga, Toronto architectural look that can be seen all around the lake.

I wasn't going to say anything at last nights meeting, however the oozing of patronizing language and dismissive attitude from the speaker compelled me to address some of my concerns, from a perspective of the detrimental impact this could have on our community ambience....the Victoria Shore developers designed it as to how you so eloquently stated in your email.

[REDACTED]

[REDACTED]. What I can say, our neighbours have been extraordinary neighbourly. We received the warmest welcome one could imagine from gifts to welcome us... to having a gathering of all the neighbors in honor of our arrival .. It was so touching and kind. Many of our neighbours are our good friends.

The most devastating issue for most of the people I talk to is they feel that there has been a breach of trust, after all the focus groups, planning sessions what they were able to only influence is to have the condos located on the far easterly side of the Prudhommes property and the road that connects Prudomme and Victoria Shore will be emergency road access only. From a low density to high density that will impact human flow, traffic flow, poop flow, wild life flow, and perhaps environmental flow.

There disappointment stems from the initial understanding of 800 hundred homes to 3700 and having a influx of 8,000 plus people next to them. These new owners , families and people visiting this destination, will have access near the club house and the beach. It is the understanding the Waterfront Trail is going to be extended from Prudhommes site and a bridge is being considered to be built across the St Lawrence creek bed into our community. This Waterfront trail will allow the Prudhomme residence and others to be undeterred access to our backyards. Obviously, this is very disconcerting , as these strangers will not be familiar to our residence.

The question that is raised how is it possible that Town of Lincoln (planning department, politicians), Niagara Region, Conservation Authority would allow the Prudhomme site incongruent sites be approved at the expense of the upheaval of Victoria Shore. I do admit it tough to see my elderly neighbors who live on my culdesac all between the ages of 75-94 years old, going thorough such a distressing times that is affecting them emotionally, physically, and in particular their mental health. Particularly, having this adverse experience at the last stages of their life.

I do understand building lots on the Lake are premium properties and highly desired. I understand owners and developers need to have a ROI. With that being said, hopefully there will be a compromise that can satisfy all parties.

By the way, on your walk through our community did you notice 3 realestate for sale signs that have been up for the past month. I would think a potential buyer would not view the ongoing construction in our streets in a favorable manner, nor if they knew the Prudhomme development is a 10 year project with 8,000 people , and knowing the next proposed development will be on going project for the next 4-5 years. I would be surprised if the aforementioned observations will have an impact on selling their homes.

Respectfully yours,

Shaun

From: Linda Holmes
Sent: November 25, 2023 9:10pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
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Greetings Mike and Anna:

As the two Councillors for our Ward, I would like to present my thoughts on this proposed new development at Victoria Ave.

Doug and I have grown up and lived in Vineland Station our entire lives. We both are aware that change has taken place in this community and we welcomed that change. In our senior and retirement years we happily moved to Victoria Shores. We have been involved in the Community by being active on the Board and immersing ourselves in the neighbourhood by making new friends and being good citizens.

Presently I am a Director of the Victoria Shores Board. Prior to that Doug served 7 years as a Board member. Yes, we remember the glory days of Prudhomme's and what it brought to Vineland Station and to the Town of Lincoln.

We knew moving here that someday the Prudhomme's property would be developed and that time is here. Admittedly the density you have allowed is far beyond the capacity that was originally stated. As a community we have had to adjust to this large number. And we have done that, all the while realizing that our community, which has been regarded as a quiet neighbourhood and mostly seniors who have our little Shangrila to enjoy. We have been envied by others.

Now this idea of developing the old "Culverhouse" canning property into a destination hotel with spa seems ludicrous. We, as a community could live with condos of 10, 8, 4 in height. A hotel just doesn't fit this neighbourhood.

Here are my reasons.....

- Hotels are usually built with highway exposure. Our little area certainly is a hidden gem. As an example, folks are already lost when after getting a Timmy's coffee and in trying to find their way back to the highway, they somehow end up heading to the area down here. Our road Victoria Ave. says No Exit. This would mean that big signs would appear around the roadways directing traffic down here. It's already crowded, need I say more on this? The 4 way stop will not work any

longer with the large numbers coming through. Daily I witness those who have no regard for a 4way stop and what it means!

- Court industries own the property along the South Service Road (where the old tennis club, candy apple business was located) does it not make better sense to use this property for a hotel. It would be visible to traffic and accessible. Furthermore, Court industries already own it.

- As a community we have given up a lot already to our beautiful area here and now you want us to support a hotel.

This is our NIMBY appeal.

Although the Town's intent is to make us more of a tourist destination, we are still an agricultural area, and that's what offers our appeal. Why not make the most of that? We need the Town to think carefully here. You were determined to not "mess" up in designing the Prudhomme's Property, as it was one of the last lakefront areas along the highway.

Those were your words! Now please don't mess this up !”.

Regards,

Linda Holmes



From: Bradley Chalmers
Sent: December 12, 1:26pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
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Dear Mr. Kirkopoulos I'm writing today to share my concerns with the Victoria Avenue development proposed for the south shore of Lake Ontario on the Cord Industries property. The plans are a dramatic departure from what is clearly the quiet single family housing development created to reinforce community and quality of life. That aside, I believe there are some quandaries that I hope you will have a thoughtful response for:

- 1) It is evident a lot of sewer upgrading is currently upending the lives of residence in the community now. Will the current water/sewer standards accommodate the newly proposed development? If not, what plans are in place to meet and exceed the expansion? What impact will residence experience?
- 2) At the proposed building heights, have any residential shadow intrusion studies been performed? If so, could you elaborate on the process and the source of the standard?
- 3) Currently traffic in the surrounding area is not an issue; however with the approved Prudhommes development, coupled with the Victoria Avenue development, compounded with the complete absence of any public transit, will demand the need for residences to have multiple vehicles. Have any traffic flow and parking studies been performed to ensure safe vehicle flow and adequate parking will be achieved while noting the current standard should be scrutinized with respect to above complications?
- 4) Has any considerations been made with respect to the vulnerability of emergency services accessing the site in the event a vehicle accident or similar at Laurie Avenue and Victoria Avenue chokes off the only access at the site?
- 5) Has the town recently rejected any requests from developers for developments of similar density? If so, which ones?
- 6) The provincial government has been quite aggressive with respect to the urgency for affordable housing. Could you help me understand how the approval of this plan achieves that goal?

In closing, I invite you to take time out to walk through our pleasant neighborhood, then through park trails along the Prudhommes Creek and finally over to the path at the Millennium Forest. I trust you find the experience as wonderful as the rest of our community. If you take me up on the invitation, try to imagine how this development will affect our lives. I hope your related decisions will truly have a positive impact on all the residences of this fabulous community.

Sincerely yours,
Bradley CHALMERS

From: Barbara Eade
Sent: December 15, 2023 1:27pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
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Dear Mr. Kirkopoulos,

I hope this letter finds you well. Thanks to a hand delivered invitation to attend an information meeting on Nov. 21, 2023 regarding the proposed mixed-use community at 4933 Victoria Avenue, I was able to hear and see first hand what the owner and developer have in mind for the development of this property. Given the presented plan would require amendments to the Town of Lincoln Official Plan and Zoning By-law, **it is my intent with this letter to leave you no doubt of my opposition to this plan as presented.**

As a resident and stakeholder in this community for 20 years, I believe it is crucial to voice our collective concerns regarding this development, which poses significant threats to our quality of life and to the integrity of our neighbourhood.

First and foremost the **proposed building heights in excess of 10 stories, are completely out of sync with the character and scale of our lakeside community.** Multiple towering structures would not only disrupt the natural beauty of our surroundings but also cast long shadows, result in loss of privacy, increased vehicular and pedestrian traffic, parking issues and a diminished sense of tranquility that we have come to cherish in our small community.

The **Town of Lincoln Official Plan** aspires to "Protect Town Character". In **section 1.3.2** Objectives (b), (f) and (g) the Town aspires to "respect the character of existing development and **ensure that all applications for development are physically compatible with the character of the surrounding neighbourhood**" to "enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that **development and redevelopment is consistent with and/or provides appropriate transition to existing development**" and to "**protect stable residential neighbourhoods** by directing higher density development to the Central Business Districts and intensification areas within the Built-up Area"

Within the **section 3.1.15.2** Prudhommes Secondary Plan **3.1.15.2.2.1 Vision Statement**, the Town articulates a number of specific statements that purportedly shape the development including direction to **create "a height strategy that includes low-rise buildings to the east and west of the site adjacent to**

Victoria Shores and other existing residential uses, with a distinct transition in height, getting taller toward the middle of the Secondary plan area."

The **high density nature of this development raises serious concerns about the strain it would place on our already limited infrastructure**. The influx of new residents and itinerant visitors would undoubtedly exacerbate the already limited parking, leading to increased congestion and frustration for both new and existing residents. Our community roads were not designed to accommodate such a significant influx of vehicles.

Furthermore, our lakeside community has always been **cherished for its peaceful ambience** - people move here specifically for that reason. Instead residents will experience the constant traffic, the glare of artificial lighting, the noise of commercial activities, increased pedestrian traffic and more than likely increased crime.

In light of these concerns, the intent to "respect existing neighbourhoods", "provide appropriate transitions", and to develop physically compatible characters" according to the vision and objectives of the Town's Official Plan, I implore you, as Chief Administrative Officer to carefully consider the long term implications of this proposed mixed-use development.

It is essential to develop a plan that preserves our community's character, the well being of its residents, and the protection of our natural environment. **Towering high rises, a hotel and spa, are not in line with our neighbourhood nor the beautiful memorial forest and buildings within the agricultural research centre**. I kindly request that you advocate for a more balanced plan that takes into account the concerns I have raised in this letter.

Lastly, I would also like to express my willingness to actively participate in any public consultations or community meetings regarding this proposed development including remote participation. It is imperative that the voices of the affected residents, both of Victoria shores and Victoria Avenue North, are heard and taken into account during the decision-making process.

Thank you for your attention to this matter. I trust that you will carefully consider our concerns and act in the best interest of Prudhommes as a whole. I look forward to a favourable resolution.

Yours sincerely,
Barbara Eade



From: Michael and Maria Tortorelli
Sent: December 17, 2023 3:19pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Mr. Kirikopoulos,

I am writing to express my concerns related to the development proposed for the property at 4933 Victoria Ave.

I cannot stress strongly enough that the proposed **Building Height** of the buildings are unacceptable next to a community of low-rise, single-family dwellings. Not only is this the case from the perspective of Victoria Shores residents, I also do not believe it is in the best interest of the Town to allow this development to proceed as currently presented. There appears to be no consideration given to;

“Consideration should be given to mitigate impacts (i.e., step-back design) when transitioning to the adjacent residential areas.” (OP 3.1.15.5.4.8)

The height of the buildings contravenes the Town’s Official Plan.

“A height strategy that includes low-rise buildings at the east and west ends of the site, adjacent to Victoria Shores and other existing residential uses, with a distinct transition in height, getting taller toward the middle of the Secondary Plan Area.” (OP 3.1.15.2.2.1.iv)

Density

The Town’s Official Plan includes the objective;

“To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.” (OP 1.3.2.2.f)

Clearly the proposed plan is contrary to this objective.

Even the watered-down version being proposed in the new Official Plan does not support a development that includes heights such as those proposed.

“To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment

is consistent with and/or provides appropriate transition to existing development.” (Proposed OP 1.3.2.2.f)

Multiple stories of residential units filling the skyline and looking into private backyards is not an appropriate transition.

The Official Plan currently specifies that;

“High Density Residential uses shall have a minimum net density of 50 units per hectare and a maximum density of net 120 units per hectare, (160 in the proposed Official Plan) unless a higher density is permitted in an approved Secondary Plan.” (OP 3.1.5.3. b)

There is nothing in the Secondary Plan that permits a higher density, and yet the density of the proposed plan is 208 units per hectare. That the property is designated Mixed Use should not exempt it from the 160 units per hectare limit of density.

The Town’s objective of protecting neighbourhoods is being disregarded in this proposal.

“To protect stable residential neighborhoods by directing higher density development to the Central Business Districts and intensification areas within the Built-up Area. (OP 1.3.2.2.g)

This is already being threatened somewhat by a development of 10, 8 and 4 stories. Exceeding those building heights is a clear contradiction of this objective.

Although the Town may permit increases in height and/or density that exceed the maximum height and/or density definitions of this Plan, without further amendment to this Plan where the Town is satisfied that the proposed by-law would otherwise be in conformity with all other aspects of this Plan, and The Town is satisfied that the proposal represents good planning including good urban design principles outlined in 3.1.15.2.5, **the current proposal for this property does not meet this criteria.**

Character

Given the outcry of the community and the privacy-destroying height and placement of the buildings, it is clear that the proposed design is not in line with OP 3.1.13.d or SP 3.1.15.2.5.1.2 d.

“...that such proposals will be respectful of, compatible with and designed to be integrated with the existing character of the community or neighbourhood where they are proposed.” (OP 3.1.13 d)

“New development will be compatible with adjacent and neighbouring development, as well as existing residences in Victoria Shores, through a combination of siting, massing, and landscape features.” (SP 3.1.15.2.5.1.2 d)

Buildings as high as 17 stories that take over the skyline and have balconies looking directly down on residences in Victoria Shores are not compatible with the adjacent and neighbouring community.

The current proposal does not comply with;

“Primary building entrances shall be clearly visible, located to front onto a street, be direct, and should be accessible to people of all ages and abilities.” (SP 3.1.15.2.5.1.3 a)

It also does not comply with;

“Buildings and their primary entrance shall be oriented towards and face the abutting street. (SP 3.1.15.2.5.2.6 a and 3.1.15.2.5.2.7 c)

Traffic

Although I recognize that the Town will engage in studies related to traffic, I can't help but wonder how much of a traffic nuisance the Town would find acceptable to impose on the residents of Victoria Shores and on the newcomers in this new development. Clearly a new development will bring in additional traffic. Some low level of additional traffic would barely be noticed. Other levels of additional traffic will cause a delay in us getting in and out of our community. Although this may have challenges in predicting, it seems obvious that restricting the development to ten stories rather than seventeen will minimize the risk of the town creating constant traffic challenges for all residents in this area.

Parking

We are not Toronto and acceptable levels of parking per living space and commercial space do not apply in the Town of Lincoln. How many cars are in your household? How many are in your neighbours'? What's the average? How does it compare to the 1.1 cars per residential unit described in the current proposal. Keep in mind that at the proposed density, if only half the residential units are occupied by two people having two cars, that would result in over 150 cars having nowhere to park. If three quarters of the units have two cars, that number jumps to 250! The developer has said that they don't have a demographic profile of who might be moving in so how can they make any useful assumption on the number of spaces needed?

An 8,000 sf restaurant could easily have the capacity for 300 guests. If even half the guests on any particular night drove to the restaurant, that would require 75 parking

spaces (assuming two people per car), half the number of spaces allocated for use other than residential units and hotel guests. It's difficult to anticipate the parking demands of a 12,600 sf event space, but if a restaurant of a smaller size can consume half the parking, it's not a stretch to foresee the event space taking up the other half. Where are the day visitors going to park? Where are the employees of the hotel, restaurant, spa and stores going to park? On a weekend night, when there's an event going on and the restaurant is bustling, where are the people visiting the residents going to park?

With that in mind, how could the Town accept a proposal with the potential of causing such parking havoc? One of the reasons the new development in Grimsby has been nicknamed the mistake-by-the-lake is a lack of parking, demonstrated by the fact that a church has rented out some of its parking spaces to condo owners. The Town needs to ensure that nothing it permits to be built causes similar problems in Lincoln.

Regardless of the scope of the development, the number of parking spaces required must be based on local evidence more than a formula that is driven from Toronto. And regardless of the formula used, the potential negative impact resulting from using a formula that under-anticipates demand can be reduced by restricting the building height to the ten stories specified in the secondary plan.

Privacy

The Secondary Plan calls for;

"The appropriate massing of these buildings will provide for comfortable pedestrian-scaled environments and help to transition densities both internally and outside the Secondary Plan Area, mitigating and/or eliminating negative impacts such as shadowing and overview." (SP 3.1.15.2.5.1.4 b)

Buildings as high as 17 stories looking directly into the otherwise private backyards of residents in Victoria Shores cannot be allowed given **they create, not eliminate, negative impacts of overview.**

Noise

We live in a quiet community currently and want it to remain this way. The accumulated noise from multiple floors of residential units facing our community and the outdoor social environment described by the consultant at the developer's meeting have a significant potential of destroying the quiet nature of our community. One way to minimize the effect of the noise is to reduce the number of units facing the Victoria Shores neighbourhood by reducing the number of stories in the buildings closest to the Victoria Shores neighbourhood.

Sun Shade

The secondary plan calls for an applicant looking to develop the property to demonstrate that adverse impacts have been mitigated on adjacent low density residential lands as demonstrated through the submission of a sun/shadow study. The diagram shown at the developer's meeting seemed to indicate the position of the sun during the winter months. Those who live in the neighbourhood know that in the summer months a building of the proposed height, placed as planned on the proposed plan, will certainly have adverse impacts on the residential lands to the east of Victoria Avenue.

"The appropriate massing of these buildings will provide for comfortable pedestrian-scaled environments and help to transition densities both internally and outside the Secondary Plan Area, mitigating and/or eliminating negative impacts such as shadowing and overview." (SP 3.1.15.2.5.1.4 b)

Where is the transition between the proposed development and the homes in Victoria Shores?

Hotel

Who is the origin of the desire to have a hotel on this property? The consultant at the developer's meeting said that there was more money developing condos than a hotel. If this is the case, couldn't the developer earn a similar return on investment by lowering the height of the buildings and building condos only? I understand there are plans for a hotel on the Prudhommes land and given the number of amenities there, that location makes more sense for a hotel presence for multiple reasons. IF a hotel is to be built on the Victoria Avenue property, does a boutique hotel similar to the Inn on the Twenty (with 26 rooms) not fit the character of the area better than a 100+ room hotel?

Conclusion

As a citizen of the Town of Lincoln, I ask, and expect, that the town will work with the developers and **people from the greater Victoria Shores community** to come up with a responsible development solution that includes **reasonable building heights** and additionally, balances the priorities of all parties. Together we can achieve something great for everyone and avoid this becoming the next mistake-by-the-lake.

Best Regards,

Michael & Maria Tortorelli
Victoria Shores Residents

From: Frank Pizzuto
Sent: December 17, 2023 3:27pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
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Dear Mr. Kirkopoulos,

My wife and I are residents of Victoria Shores. We wanted to express our concerns with the scope and scale of the proposed Victoria Ave Development adjacent to Victoria Shores. [REDACTED]

[REDACTED] e are enjoying Victoria Shores and hope to live in the area for the foreseeable future.

[REDACTED] I understand that the Town must consider all new applications for development. Having said that I consider the proposal submitted irresponsible by the developers. I expect that they also consider their proposal irresponsible with the hope that they will get approval for a scaled down version of their proposal.

The proposal submitted is counter to the Town's Official Plan and all the good planning policies in place at the Town including height restrictions, parking requirements, density and so on. The developers are at this point wasting Town resources and infuriating nearby residents with this absurd proposal.

I believe you have the authority to sit down with the developers and ask them to bring back a reasonable proposal for the Town to consider. A reasonable proposal would be a starting point to getting residents on board and would allow for the Town resources to be effectively used. The Town has the ability to ask the developer to bring forward a proposal that is within the scope of the Town's Official Plan and the Town should not waste any resources in evaluating this current proposal.

As a resident of Lincoln my wife and I object to this proposal as it currently stands.

Thank you for reading this letter.

From: Ray Waraich
Sent: December 18, 2023 7:07am
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Mr. Kirikopoulos,

I hope this email finds you doing well.

I am writing as a concerned resident of our beautiful town to express ***my strong opposition to the proposed 17-story high-rise building in our community at the top of Victoria Avenue.*** As someone who values the unique character of our town, which is characterized by single-story detached homes surrounded by rural and pastoral scenic areas, I believe that the approval of such a high-rise structure would have detrimental effects on the essence of our town.

Our community is cherished for its tranquility, small-town charm, and the picturesque landscapes that define it. The proposed high-rise building stands in stark contrast to the existing fabric of our town, and its approval would undoubtedly alter the very essence that draws residents to this area. The imposition of a structure of this magnitude would compromise the visual harmony, disrupt the scale of our neighborhood, and diminish the quality of life for those of us who have chosen to call this place home.

Additionally, the rural and pastoral scenic areas that surround our town contribute significantly to our collective well-being. They serve as a retreat from the hustle and bustle of urban life, providing a sanctuary for residents to connect with nature and enjoy a peaceful environment. The construction of a 17-story high-rise building would encroach upon these precious spaces, jeopardizing the very reasons why many of us have chosen to live here.

Furthermore, the proposed high-rise building seems incongruent with the needs and desires of our community. Our town thrives on its close-knit atmosphere and the sense of community fostered by its

current layout. Introducing a high-rise structure not only disrupts this balance but also raises concerns about increased traffic, strain on local infrastructure, and potential strain on our already limited resources.

I respectfully urge you to consider the sentiments of the community before making a decision on this matter. I implore you to champion the preservation of our town's character, ensuring that any developments align with the values and aspirations of its residents. I kindly request your support in rejecting the proposed 17-story high-rise building and instead explore alternative, more fitting developments that harmonize with the unique identity of our community.

Thank you for your attention to this matter, and I trust that you will carefully weigh the potential consequences of this decision on our beloved town as well as give some thought to the legacy you want your name to be associated with in future times.

Sincerely,

Ray Waraich

A black rectangular redaction box covering the signature area.

From: Margaret Dore
Sent: December 18, 2023 4:50pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Mr Kirkopoulos,

As a resident of Victoria Shores, I wish to express serious concerns about the proposed development at the north end of Victoria Avenue. I recognize that some residential development is inevitable on this site, but feel strongly that the proposal as laid out to us at the recent meeting in the Town Hall is completely inappropriate for this area. In particular, the proposed tower height of seventeen storeys is far out of character for our neighbourhood, and is in fact contrary to the Town's own Official Plan, which states that the objective is "To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development."

Both the tower height and the proposed density of this development seem to contradict the letter, as well as the spirit, of the Town's Official Plan. I believe the proposal envisages a density of 208 units per hectare, considerably beyond the Plan's stated 160 units. If the tower height were reduced to a maximum of ten storeys, this would perhaps bring the density to a more acceptable level.

Even as this level, however, it is clear that both traffic and parking would present serious problems which the Town would have to deal with. The parking provision contemplated in the proposal seems to be geared to a Toronto neighbourhood where conditions are very different from this semi-rural area. Car ownership is essential here; and the large, lakefront condominiums which the developer described would surely attract couples or families with more than one car. The parking provision proposed is therefore already highly inadequate, even before taking into account visitors, both to the condos themselves and to the restaurant and spa, as well as people staying at the proposed hotel.

The impact of all this on our quiet, secluded neighbourhood will be extreme. Its character will be drastically changed – something the Official Plan promises will not happen. The Plan states more than once that "proposals will be respectful of, compatible with and designed to be integrated with the existing character of the existing neighbourhood where they are proposed."

Another concern for many of us is the impact on our environment, particularly the effect of this development on the water of our lake and the wildlife which depend on it. All along this southern shore of Lake Ontario new developments, including, I admit, our own Victoria Shores,

have destroyed habitat for wildlife and polluted the water on which we all depend. Will the Town mandate thorough assessments of the effect this proposal will have on this piece of the waterfront?

I urgently request that the Town work with all residents at the north end of Victoria Avenue, as well as the developers, to modify this plan – especially in regard to its height and density - so that the result may be of benefit to the town as a whole.

Margaret Dore



From: Denis and Karen Seguin
Sent: December 18, 2023 5:43pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Mr. Kirikopoulos,

I am writing to express my concerns related to the development proposed for the property at 4933 Victoria Ave that is right next door to our community at Victoria Shores.

Given the most recent presentation that took place at the Lincoln Town center I cannot stress strongly enough that the proposed heights of the buildings are unacceptable next to a community of low-rise, single-family dwellings. (Note my concerns also apply to the Prudhomme's landing development that keeps changing)

There are so many reasons that allowing the developer to increase the height and density of their proposal would cause.

I can name a number of challenges ie increase traffic flow, major parking issues, privacy for the current home owners, increase noise levels, increase risk of vandalism in this subdivision, environmental impacts, property tax increases to support this infrastructure etc..

As a citizen of the Town of Lincoln and a resident in Victoria Shores I ask, and expect, that the town to come up with a responsible development solution that includes **reasonable building heights and density**. I have to think that the town wants to have a development that has a positive impact for this area and that the town wants to avoid the mistakes that Grimsby approved which is top of mind with everyone. **YOU DO NOT WANT TO HAVE ANOTHER MISTAKE BY THE LAKE.**

I recognize that there are a lot of moving pieces but addressing the concerns and reasonable solutions needs to be started before the process gets to far down the road.

Respectfully

Denis & Karen Seguin

From: Harry and Betty Keus
Sent: December 18, 2023 7:45pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Mr. Kirikopoulos,

I am writing to express my concerns related to the development proposed for the property at 4933 Victoria Ave.

Since this property is directly in our back yard it will have a negative impact in so many ways. Privacy, noise, appearance, sunsets etc. As we look out of our living room this is the vista that awaits us. Now we see a creek, wildlife, beautiful sunsets, a quiet walking trail, Lake Ontario. If you go ahead with this development we will be looking at a concrete wall. Do you have any empathy for those of us affected by this development?

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

I cannot stress strongly enough that these buildings are unacceptable next to a community of low-rise, single-family dwellings. Not only is this the case from the perspective of Victoria Shores residents, I also do not believe it is in the best interest of the Town to allow this development to proceed. There appears to be no consideration given to present residents.

Density

The Town's Official Plan includes the objective;

"To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development." (OP 1.3.2.2.f)

Clearly the proposed plan is contrary to this objective.

Even the watered-down version being proposed in the new Official Plan does not support this development

“To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is consistent with and/or provides appropriate transition to existing development.” (Proposed OP 1.3.2.2.f)

Multiple stories of residential units filling the skyline and looking into private backyards is not an appropriate transition.

The Official Plan currently specifies that;

“High Density Residential uses shall have a minimum net density of 50 units per hectare and a maximum density of net 120 units per hectare, (160 in the proposed Official Plan) unless a higher density is permitted in an approved Secondary Plan.” (OP 3.1.5.3. b)

There is nothing in the Secondary Plan that permits a higher density, and yet the density of the proposed plan is 208 units per hectare. That the property is designated Mixed Use should not exempt it from the 160 units per hectare limit of density.

The Town’s objective of protecting neighbourhoods is being disregarding in this proposal.

“To protect stable residential neighborhoods by directing higher density development to the Central Business Districts and intensification areas within the Built-up Area. (OP 1.3.2.2.g)

This is already being threatened somewhat by a development of 10, 8 and 4 stories. Exceeding those building heights is a clear contradiction of this objective.

Although the Town may permit increases in height and/or density that exceed the maximum height and/or density definitions of this Plan, without further amendment to this Plan where the Town is satisfied that the proposed by-law would otherwise be in conformity with all other aspects of this Plan, and The Town is satisfied that the proposal represents good planning including good urban design principles outlined in 3.1.15.2.5, the current proposal for this property does not meet this criteria.

Character

Given the outcry of the community and the privacy-destroying height and placement of the buildings, it is clear that the proposed design is not in line with OP 3.1.13.d or SP 3.1.15.2.5.1.2 d.

“...that such proposals will be respectful of, compatible with and designed to be integrated with the existing character of the community or neighbourhood where they are proposed.” (OP 3.1.13 d)

“New development will be compatible with adjacent and neighbouring development, as well as existing residences in Victoria Shores, through a combination of siting, massing, and landscape features.” (SP 3.1.15.2.5.1.2 d)

Buildings as high as 17 stories that take over the skyline and have balconies looking directly down on residences in Victoria Shores is not compatible with the adjacent and neighbouring community.

The current proposal does not comply with;

“Primary building entrances shall be clearly visible, located to front onto a street, be direct, and should be accessible to people of all ages and abilities.” (SP 3.1.15.2.5.1.3 a)

It also does not comply with.

“Buildings and their primary entrance shall be oriented towards and face the abutting street. (SP 3.1.15.2.5.2.6 a and 3.1.15.2.5.2.7 c)

Traffic

Although I recognize that the Town will engage in studies related to traffic, I can't help but wonder how much of a traffic nuisance the Town would find acceptable to impose on the residents of Victoria Shores and on the newcomers in this new development. Clearly a new development will bring in additional traffic. Some low level of additional traffic would barely be noticed. Other levels of additional traffic will cause a delay in us getting in and out of our community. Although this may have challenges in predicting, it seems obvious that restricting the development to ten stories rather seventeen will minimize the risk of the town creating constant traffic challenges for all residents in this area.

Parking

We are not Toronto and acceptable levels of parking per living space and commercial space do not apply in the Town of Lincoln. How many cars are in your household? How many are in your neighbours'? What's the average? How does it compare to the 1.1 cars per residential unit described in the current proposal. Keep in mind that at the proposed density, if only half the residential units are occupied by two people having two cars, that would result in over 150 cars having nowhere to park. If three quarters of the units have two cars, that number jumps to 250! The developer has said that they don't have a demographic profile of who might be moving in so how can they make any useful assumption on the number of spaces needed?

An 8000 sq ft. restaurant could easily have the capacity for 300 guests. If even half the guests on any particular night drove to the restaurant, that would require 75 parking spaces (assuming two people per car), half the number of spaces allocated for use other than residential units and hotel guests. It's difficult to anticipate the parking demands of a 12,600 sq. ft. event space, but if a restaurant of a smaller size can consume half the parking, it's not a stretch to foresee the event space taking up the other half. Where are the day visitors going to park? Where are the employees of the hotel, restaurant, spa and stores going to park? On a weekend night, when there's an event going on and the restaurant is bustling, where are the people visiting the residents going to park?

With that in mind, how could the Town accept a proposal with the potential of causing such parking havoc? One of the reasons the new development in Grimsby has been nicknamed the mistake-by-the-lake is a lack of parking, demonstrated by the fact that a church has rented out some of its parking spaces to condo owners. The Town needs to ensure that nothing it permits to be built causes similar problems in Lincoln.

Regardless of the scope of the development, the number of parking spaces required must be based on local evidence more than a formula that is driven from Toronto. And regardless of the formula used, the potential negative impact resulting from using a formula that under-anticipates demand can be reduced by restricting the building height to the ten stories specified in the secondary plan.

Privacy

The Secondary Plan calls for;

“The appropriate massing of these buildings will provide for comfortable pedestrian-scaled environments and help to transition densities both internally and outside the Secondary Plan Area, mitigating and/or eliminating negative impacts such as shadowing and overview.” (SP 3.1.15.2.5.1.4 b)

Buildings as high as 17 stories looking directly into the otherwise private backyards of residents in Victoria Shores cannot be allowed given they create, not eliminate, negative impacts of overview.

Noise

We live in a quiet community currently and want it to remain this way. The accumulated noise from multiple floors of residential units facing our community and the outdoor social environment described by the consultant at the developer’s meeting have a significant potential of destroying the quiet nature of our community. One way to minimize the effect of the noise is to reduce the number of units facing the Victoria Shores neighbourhood by reducing the number of stories in the buildings closest to the Victoria Shores neighbourhood.

Sun Shade

The secondary plan calls for an applicant looking to develop the property to demonstrate that adverse impacts have been mitigated on adjacent low density residential lands as demonstrated through the submission of a sun/shadow study. The diagram shown at the developer’s meeting seemed to indicate the position of the sun during the winter months. Those who live in the neighbourhood know that in the summer months a building of the proposed height, placed as planned on the proposed plan, will certainly have adverse impacts on the residential lands to the east of Victoria Avenue.

Hotel

Who is the origin of the desire to have a hotel on this property? I understand there are plans for a hotel on the Prudhomme's land and given the number of amenities there, that location makes more sense for a hotel presence for multiple reasons.

Conclusion

As a citizen of the Town of Lincoln, I ask, and expect, that the town will work with the developers and people from the Victoria Shores Community to come up with a responsible development solution that eliminates the need for multi-story development and additionally, balances the priorities of all parties. Together we can achieve something great for everyone and avoid this becoming the next mistake-by-the-lake.



Which would you prefer in your back yard. The bird is sitting on my balcony railing!

Betty & Harry Keus



From: Herb and Brenda Sharpe
Sent: December 23, 2023 8:46am
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Mr. Kirkopoulos:

We are writing to express our concerns related to the development proposed for the property at 4933 Victoria Ave, and more specifically to the unacceptable height of the building(s) at 17 stories. As is currently proposed, this development has the potential of becoming another infamous “mistake-on-the-lake” that will rest on the shoulders of the Lincoln Planning Department (LPD).

While we have long realized that this beautiful little parcel of land on the lake abutting Victoria Shores would one day be developed, we always felt confident of the LPD’s oversight that whatever is allowed on that property would be what is needed for the area and what is in the best interests of the community. However, this perception was shattered recently when it became apparent that the LPD has had significant input into formulating the current plan of development. It was very surprising to the community that the size, design and appearance is so out of touch with the views of the very people who are paying their salaries and that they represent. The proposed development would be better situated on a city block in downtown Toronto than on the waterfront in a rural farming countryside. It does not integrate or compliment local architecture nor does it fit with the topography of the area (across from the Vineland Innovation & Research Centre and the Millennial Forest).

Additionally, I cannot stress strongly enough that the proposed heights of the buildings are unacceptable next to a community of low-rise, single-family dwellings. Not only is this the case from the perspective of Victoria Shores residents, I also do not believe it is in the best interest of the Town to allow this development to proceed as currently presented. There appears to be no consideration given to;

“Consideration should be given to mitigate impacts (i.e., step-back design) when transitioning to the adjacent residential areas.” (OP 3.1.15.5.4.8)

The height of the buildings contravenes the Town’s Official Plan.

“A height strategy that includes low-rise buildings at the east and west ends of the site, adjacent to Victoria Shores and other existing residential uses,

with a distinct transition in height, getting taller toward the middle of the Secondary Plan Area.”(OP 3.1.15.2.2.1.iv)

The Town’s Official Plan includes the objective;

“To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.” (OP 1.3.2.2.f)

Clearly the proposed plan is contrary to this objective.

Even the watered-down version being proposed in the new Official Plan does not support a development that includes heights such as those proposed.

“To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is consistent with and/or provides appropriate transition to existing development.” (Proposed OP 1.3.2.2.f)

Multiple stories of residential units filling the skyline and looking into private backyards is not an appropriate transition.

The Official Plan currently specifies that;

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There is nothing in the Secondary Plan that permits a higher density, and yet the density of the proposed plan is 208 units per hectare. That the property is designated Mixed Use should not exempt it from the 160 units per hectare limit of density.

The Town’s objective of protecting neighbourhoods is being disregarding in this proposal.

“To protect stable residential neighborhoods by directing higher density development to the Central Business Districts and intensification areas within the Built-up Area. (OP 1.3.2.2.g)

This is already being threatened somewhat by a development of 10, 8 and 4 stories. Exceeding those building heights is a clear contradiction of this objective.

Although the Town may permit increases in height and/or density that exceed the maximum height and/or density definitions of this Plan, without further amendment to this Plan where the Town is satisfied that the proposed by-law would otherwise be in conformity with all other aspects of this Plan, and The Town is satisfied that the proposal represents good planning including good urban design principles outlined in 3.1.15.2.5, **the current proposal for this property does not meet this criteria.**

Given the outcry of the community and the privacy-destroying height and placement of the buildings, it is clear that the proposed design is not in line with OP 3.1.13.d or SP SP 3.1.15.2.5.1.2 d.

“...that such proposals will be respectful of, compatible with and designed to be integrated with the existing character of the community or neighbourhood where they are proposed.” (OP 3.1.13 d)

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the risk of the town creating constant traffic challenges for all residents in this area.

We are not Toronto and acceptable levels of parking per living space and commercial space do not apply in the Town of Lincoln. How many cars are in your household? How many are in your neighbours'? What's the average? How does it compare to the 1.1 cars per residential unit described in the current proposal. Keep in mind that at the proposed density, if only half the residential units are occupied by two people having two cars, that would result in over 150 cars having nowhere to park. If three quarters of the units have two cars, that number jumps to 250! The developer has said that they don't have a demographic profile of who might be moving in so how can they make any useful assumption on the number of spaces needed?

An 8,000 sf restaurant could easily have the capacity for 300 guests. If even half the guests on any particular night drove to the restaurant, that would require 75 parking spaces (assuming two people per car), half the number of spaces allocated for use other than residential units and hotel guests. It's difficult to anticipate the parking demands of a 12,600 sf event space, but if a restaurant of a smaller size can consume half the parking, it's not a stretch to foresee the event space taking up the other half. Where are the day visitors going to park? Where are the employees of the hotel, restaurant, spa and stores going to park? On a weekend night, when there's an event going on and the restaurant is bustling, where are the people visiting the residents going to park?

With that in mind, how could the Town accept a proposal with the potential of causing such parking havoc? One of the reasons the new development in Grimsby has been nicknamed the mistake-by-the-lake is a lack of parking, demonstrated by the fact that a church has rented out some of its parking spaces to condo owners. The Town needs to ensure that nothing it permits to be built causes similar problems in Lincoln.

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The Secondary Plan calls for;

“The appropriate massing of these buildings will provide for comfortable pedestrian-scaled environments and help to transition densities both

internally and outside the Secondary Plan Area, mitigating and/or eliminating negative impacts such as shadowing and overview.” (SP 3.1.15.2.5.1.4 b)

Buildings as high as 17 stories looking directly into the otherwise private backyards of residents in Victoria Shores cannot be allowed given **they create, not eliminate, negative impacts of overview.**

We live in a quiet community currently and want it to remain this way. The accumulated noise from multiple floors of residential units facing our community and the outdoor social environment described by the consultant at the developer’s meeting have a significant potential of destroying the quiet nature of our community. One way to minimize the effect of the noise is to reduce the number of units facing the Victoria Shores neighbourhood by reducing the number of stories in the buildings closest to the Victoria Shores neighbourhood.

The secondary plan calls for an applicant looking to develop the property to demonstrate that adverse impacts have been mitigated on adjacent low density residential lands as demonstrated through the submission of a sun/shadow study. The diagram shown at the developer’s meeting seemed to indicate the position of the sun during the winter months. Those who live in the neighbourhood know that in the summer months a building of the proposed height, placed as planned on the proposed plan, will certainly have adverse impacts on the residential lands to the east of Victoria Avenue.

“The appropriate massing of these buildings will provide for comfortable pedestrian-scaled environments and help to transition densities both internally and outside the Secondary Plan Area, mitigating and/or eliminating negative impacts such as shadowing and overview.” (SP 3.1.15.2.5.1.4 b)

Where is the transition between the proposed development and the homes in Victoria Shores?

Who is the origin of the desire to have a hotel on this property? The consultant at the developer’s meeting said that there was more money developing condos than a hotel. If this is the case, couldn’t the developer earn a similar return on investment by lowering the height of the buildings and building condos only? I understand there are plans for a hotel on the Prudhommes land and given the number of amenities there, that location makes more sense for a hotel presence for multiple reasons. IF a hotel is to be built on the Victoria Avenue property, does a boutique hotel similar to the Inn on the Twenty (with 26 rooms) not fit the character of the area better than a 100+ room hotel?

As a citizen of the Town of Lincoln, we ask, and expect, that the town will work with the developers and **people from the greater Victoria Shores community** to come up with a responsible development solution that includes **reasonable building heights** and additionally, balances the priorities of all parties. Together we can achieve something great for everyone and avoid this becoming the next mistake-by-the-lake.

Sincerely,

Herb and Brenda
Sharpe,

A solid black rectangular box used to redact the signature of Herb and Brenda Sharpe.

From: Mahomed H. I Dore
Sent: January 3, 2024 5:02pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Mr. Michael Kirkopoulos:

As a resident of Victoria Shores, I wish to express serious concerns about the proposed development at the north end of Victoria Avenue, right on the Lakefront.

1. The owners and developers have proposed a massive, dense commercial-industrial and residential complex. The proposal outlined to us at the recent meeting in the Town Hall is completely inappropriate for this area. In particular, the proposed tower height of 17 storeys is far out of character for our neighbourhood, and is in fact contrary to the Town's own Official Plan, which states that the objective is *"To enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development."*
2. Both the building heights and the proposed density of this development seem to contradict the letter, as well as the spirit, of the Town's Official Plan. The proposal envisages a density of 208 units per hectare, considerably beyond the Plan's stated 160 units. If the tower height were reduced to a maximum of ten storeys, this would perhaps bring the density to a more acceptable level.
3. Even as this level, however, it is clear that both traffic and parking would present serious problems which the Town would have to deal with. The parking provision contemplated in the proposal seems to be geared to a Toronto neighbourhood where conditions are very different from this semi-rural area. Car ownership is essential here; and the large, lakefront condominiums which the developer described would surely attract couples or families with more than one car. The parking provision proposed is

therefore already highly inadequate, even before taking into account visitors, both to the condos themselves and to the restaurant and spa, as well as people staying at the proposed hotel.

4. The impact of all this on our quiet, secluded **rural** neighbourhood will be extreme. Its character will be **drastically changed** – something the Official Plan promises **will not happen**. The Plan states more than once that

“proposals will be respectful of, compatible with and designed to be integrated with the existing character of the existing neighbourhood where they are proposed.”

5. As the shores of Lake Ontario have already undergone substantial shoreline development, can it be demonstrated that this proposed development does **not exceed the ecological carrying capacity** of Lake Ontario? We would like to see a thorough report on the **environmental footprint** of this or any other modified development at 4933 Victoria Ave N.
6. Has a study been performed as recommended by the “**Lakeshore Capacity Assessment Handbook: Protecting Water Quality in Inland Lakes**” by the Ontario Government to assess the environmental impact of the proposed Victoria Ave lakeshore development on Lake Ontario? This planning tool is strongly recommended by the Ontario government as an effective means of being consistent with the **Planning Act**, the **Provincial Policy Statement (2005)**, the **Ontario Water Resources Act** and the federal **Fisheries Act**
6. All along this southern shore of Lake Ontario new developments, including, our own Victoria Shores, have destroyed habitat for wildlife and polluted the water on which we all depend. Will the Town mandate thorough assessments of the effect this proposal will have on this piece of the waterfront?

I urgently request that the Town work with **all residents** at the north end of Victoria Avenue, as well as the developers, to modify this plan – especially in regard to its height and density - so that the result may be of benefit to the town as a whole. **The height and density plan is simply not acceptable to almost all residents of Victoria Shores. PLEASE HEED OUR CONCERNS!**

I look forward to your reply.

Sincerely,

Mahomed H. I, Dore



From: Tracey Drynan
Sent: January 4, 2024 5:20pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Hi Mike,

Thank you Mike for your authentic engagement and concern for the wellbeing of our Victoria Shore community. I would like to meet with you when you have time and please don't feel you need to respond to my questions below in an email... we can have a fireside chat when we get together.

There is an understanding among many residents regarding the Victoria Shore pump station, will not be able to provide the full capacity to look after Victoria Shore residence and Prudhomme building site sewage. Apparently, Prudhommes developers will be required to build a pumping station on the Prudhomme building site. If this is the case, what prevented the Niagara Region to ask the developers to commence and complete their pumping station on the Prudhomme site to avoid the intrusive and invasive construction and emotional upheaval for Victoria Shore's residence? Was this just a quick fix for the developers to be in compliance with the Region so they start their build out and have access to a pumping station? Was it a means for the developers to defer costs of building a pumping station for the interim?

Last night, if the presenters were more authentic rather giving a sales pitch of how great they were as architectural firm, saying the words of how concerned they are for wellbeing of our community of neighbors.... without any meaningful feeling, that they have a great history of working with community about their projects, that their landmark building would so impressive and how we (residence) should all be so proud of having such a modern 17 story condo with all the hotel amenities. Tracey (the speaker) took the reframing technique to all new level, to convince all of us this was a perfect fit for condo and hotel in our community. When in reality they are transporting Burlington, Mississauga, Toronto architectural look that can be seen all around the lake.

I wasn't going to say anything at last night's meeting, however the oozing of patronizing language and dismissive attitude from the speaker compelled me to address some of my concerns, from a perspective of the detrimental impact this could have on our community ambience....the Victoria Shore developers designed it as to how you so eloquently stated in your email.

I left Toronto 40 years ago to move away from all the trappings of a city life and have been very content with living in Niagara ever since. Tracy and I moved in last March 2023 to Victoria Shore, so we are now new rookies of the community. What I can say, our neighbours have been extraordinary neighbourly. We received the warmest welcome one could imagine from gifts to welcome us... to having a gathering of all the neighbors in honor of our arrival.. It was so touching and kind. Many of our neighbours are our good friends.

The most devastating issue for most of the people I talk to is they feel that there has been a breach of trust, after all the focus groups, planning sessions what they were able to only influence is to have the condos located on the far easterly side of the Prudhommes property and the road that connects Prudomme and Victoria Shore will be emergency road access only. From a low density to high density that will impact human flow, traffic flow, poop flow, wild life flow, and perhaps environmental flow.

There disappointment stems from the initial understanding of 800 hundred homes to 3700 and having a influx of 8,000 plus people next to them. These new owners , families and people visiting this destination, will have access near the club house and the beach. It is the understanding the Waterfront Trail is going to be extended from Prudhommes site and a bridge is being considered to be built across the St Lawrence creek bed into our community. This Waterfront trail will allow the Prudhomme residence and others to be undeterred access to our backyards. Obviously, this is very disconcerting , as these strangers will not be familiar to our residence.

The question that is raised how is it possible that Town of Lincoln (planning department, politicians), Niagara Region, Conservation Authority would allow the Prudhomme site incongruent sites be approved at the expense of the upheaval of Victoria Shore. I do admit it tough to see my elderly neighbors who live on my culdesac all between the ages of 75-94 years old, going thorough such a distressing times that is affecting them emotionally, physically, and in particular their mental health. Particularly, having this adverse experience at the last stages of their life.

I do understand building lots on the Lake are premium properties and highly desired. I understand owners and developers need to have a ROI. With that being said, hopefully there will be a compromise that can satisfy all parties.

By the way, on your walk through our community did you notice 3 realestate for sale signs that have been up for the past month. I would think a potential buyer would not view the ongoing construction in our streets in a favorable manner, nor if they knew the Prudhomme development is a 10 year project with 8,000 people , and knowing the next proposed development will be on going project for the next 4-5 years. I would be surprised if the aforementioned observations will have an impact on selling their homes.

Respectfully yours,

Shaun

From: Shaun Baylis
Sent: January 4, 2024 5:28pm
To: Michael Kirkopoulos
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

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Respectfully yours,

Shaun

From: Henry Szwarcz
Sent: January 10th, 2024 12:15pm
To: Town of Lincoln
Subject: Re: Proposed Development at 4933 Victoria Ave, Prudhommes

Follow Up Flag: Follow Up
Flag Status: Flagged

Good day folks. I would like to add a comment with respect to the proposed development at 4933 Victoria Ave. North.

I have attached a link regarding a recent proposal and vote regarding a development in Burlington. I was a resident there since 1959 before moving to the beauty of Lincoln. I include this because it demonstrates that when the community works with their local council and city planners a mutual decision can be reached that respects the interests of both parties. By the way I used to live just a few blocks from this proposed development. Please take the time to read it.

I think that if there is a will there will be way to arrive at a similar mutual agreement.

Lastly I would like to remind all that not long ago a development was completed at 3998 Victoria Ave. This condo development was only 4 stories.

We have a chance to do something unique here - and only one chance.

Thanks for your time
Henry Szwarcz

From: [REDACTED]
To: [Melissa Shih](#)
Subject: 4933 Victoria Ave N , Proposed Amendment
Date: June 19, 2024 11:17:35 AM

The development proposal is untenable. The density of such a development is preposterous. The community is semi rural, semi residential. There is no need for both a hotel and a residential component. I can appreciate the appeal of the site as a hotel and that makes some sense but not cramming in an additional 396 residential units.

The infrastructure does not support that sort of development. Victoria is a barely paved 2 lane street with a 4 way stop at the intersection with South Service Rd. There's no way it can deal with potentially several hundred cars a day. Not to mention the water and sewer situation. Laurie Ave has been dug up since last November in an effort to upgrade the sewer system to accommodate the intended development to the east of Victoria Shores. I fail to believe that the needed water and sewer connections are in place for 4933 Victoria.

The height of the proposed tower means that occupants will be looking down on most of the residents of Victoria Shores. Also those who own homes on South Shore Blvd will have their million dollar views blocked.

The proposed number of parking spots is unrealistic. With 396 residential units and 130 suites proposed for the hotel there could easily be over 1000 vehicles in that area any given day. That is assuming most units would have 1-3 vehicles, hotel guests 1 vehicle each plus the hotel employees cars.

To my mind the developer is asking for as much as conceivably possible in the hopes that they will get approval for 1/2 or 1/3 of what they are proposing. I hope this is the town's attitude as well. Maybe a hotel complex would be suitable here maybe a smaller condo building, maybe a townhouse project but not all 3 crammed into a neighbourhood that neither needs or wants such high density development.

I am sure you will be receiving similar comments from other local residents.

Suzanne Pizzuto

Sent from my iPhone

June 24,2024

TOWN OF LINCOLN
C/O Melissa Shih
Manager of Special Projects


Dear Ms. Shih,

RE: 4933 VICTORIA AVENUE NORTH
LAND OWNER AND GREEDY DEVELOPERS VS OUR NIEGHBOURHOOD

We write this letter to advise that we vehemently oppose the proposed development at the North End of Victoria Avenue.

We ask Mayor Easton, Town Councilors, Matt Bruder, Director of Planning and Staff of the town of Lincoln to put themselves in the shoes of some 200 families that live on Victoria Street North and in Victoria Shores who will be negatively affected by the proposed development.

If you had the time to meet the neighbours you would find some families with heritage in Lincoln going back 50 plus years, many families that have been here 20 plus years and others all of whom remained in or moved to Lincoln because of the heathy family living environment the Town of Lincoln offers.

It is wrong when our 150 homes were built on about thirty acres of land and the proposed development will be on only one tenth of the land with 396 condos and 260 hotel units.

The neighbourhood under attack with the proposed development includes the Vineland Research and Innovation Centre with beautiful grounds adjacent to the Millenium Forest on 218 acres of land that Mosses F Rittenhouse donated

in 1906 to the people. These grounds are used regularly by the residents of Lincoln.

The Millenium Forest directly across from the proposed development was a project of the Lincoln Horticultural Society, the Rotary Club of Lincoln, the University of Guelph, and the Town of Lincoln. Coincidentally the Garden Clubs of Lincoln and Pelham are meeting In the Forest today.

The Town of Lincoln would be turning their back on itself, this project, and the people of Lincoln by approving this project because these grounds will never be the same.

The proposed development is wrong. Vehicle and pedestrian traffic, parking, and security will be a problem. The neighbourhood will never be the same if the proposals are accepted.

Building a hotel in a quiet neighbourhood will bring in 24/7 traffic of strangers, employees and suppliers.

Building high rise buildings in a small neighbourhood in Lincoln is wrong.

It is disappointing that the local family landlord is causing damage to our neighbourhood. If they wanted to leave a legacy the development would not include a hotel and would not include any buildings taller than four floors.

Please help us fight against the local landowner and the greedy out-of-town developers.

Thank you,
Rick and Ellen Forbes



Vineland Station.