



Subject:	Official Plan and Zoning By-law Amendment Applications for 4933 Victoria Ave. N by Landwise
To:	Committee of the Whole – Planning & Economic Development
From:	Planning and Development Department

Report Number:	PD-28-24
Wards Affected:	Ward 3
Date to Committee:	July 8, 2024
Date to Council:	August 6, 2024

Recommendation:

That Committee receive and file Report PD-28-24 regarding Official Plan Amendment (PLOPA20240045) and Zoning By-law Amendment (PLZBA20240046) by Landwise on behalf of 4933 Vic Court Globizen LP for 4933 Victoria Avenue North; and

Direct staff to prepare a recommendation report once all comments have been received and any identified issues have been addressed.

Purpose:

The purpose of this report is to provide background information to the Committee of the Whole and the general public for a Statutory Public Meeting for lands known as 4933 Victoria Avenue North for a proposed mixed-use development.

This report provides background information on the subject applications, planning policy context, an update on the technical review that is underway, and a summary of input received to date. No decisions or recommendations are being made regarding the development proposal at this time. The purpose is to provide an opportunity for Committee and the general public to provide input on the Zoning By-law and Official Plan Amendment Applications prior to staff bringing forward a recommendation report.

Background:

Location:

The subject lands are located on the east side of Victoria Avenue North, north of Laurie Avenue in the Prudhommes urban area. The lands are municipally known as 4933 Victoria Avenue North and possess a lot area of 1.94 hectares with 226 metres of frontage

along Victoria Avenue N. The lands are currently vacant and were previously occupied by an industrial building until 2023.

A map illustrating the location and extent of the subject lands is provided below.



Land uses surrounding the subject lands consist of:

- To the north: Lake Ontario;
- To the south: Single-detached residential properties within the Victoria Shores Subdivision;
- To the east: Prudhommes Creek watercourse and woodland area, owned by the Town of Lincoln; and
- To the west: Victoria Avenue North; further to the west is Millenium Forest and Vineland Research and Innovation Centre (VRIC).

Summary of Development Application:

The proposed mixed-use development consists of 396 residential apartments, commercial space (restaurant, café, bar and retail space), and a 130-suite hotel with associated spa and banquet space. A publicly accessible waterfront plaza fronting Lake Ontario and a multi-use path for internal circulation around the property, including along the water's edge, is also proposed to provide public amenity space. Lands on the east side of the property, comprised of 3,050 sm of natural heritage space, are proposed to be conveyed to the Town as passive open space which would then amalgamate with the existing park space already owned by the Town to the east. These areas are illustrated in Appendix E ('Roof Site Plan', A103) to this report.

The purpose of the Official Plan Amendment is to request an increase in building height on the subject lands from a permitted 4, 8, and 10 storeys (from south to north) to 6, 10, 13, 15, 10 and 6 storeys (from south to north). Figure 1 and 2 below illustrate the current and proposed maximum building heights. The OPA also seeks to remove the minimum building height requirement of 2 storeys to allow for a one-storey portion of the building at the waterfront, and to increase the maximum floor area for commercial type uses from 1,000 sm of gross leasable floor area per individual use to 1,500 sm of gross leasable floor area.

Figure 1. Current Official Plan - Permitted Maximum Building Heights
(Secondary Plan Schedule 'B2')

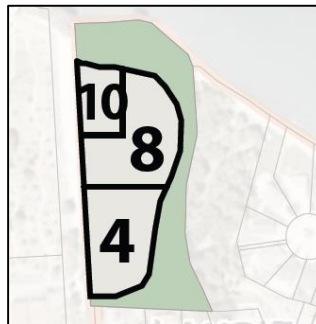
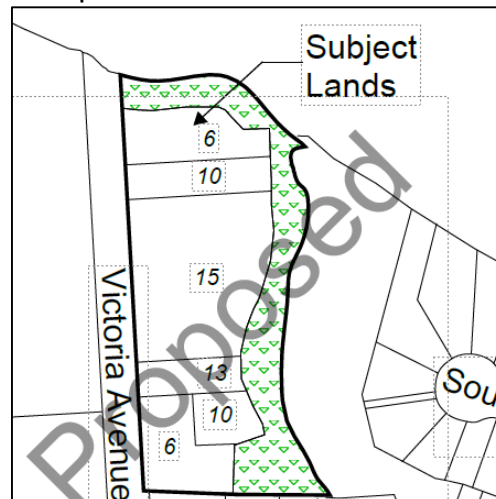


Figure 2. Proposed OPA – Maximum Building Heights



The purpose of the Zoning By-law Amendment (ZBA) is to request the property to be rezoned from the current Future Development (FD-1) Zone to a General Commercial (GC) Zone, with site-specific provisions to permit the development as proposed. The ZBA also seeks to refine the delineation of the Environmental Conservation Zone based on the submitted Environmental Impact Study.

A summary of the proposed GC Zone site-specific provisions is summarized briefly below (see Table 1 of this report for detailed summary):

- A maximum building height of 15 storeys (54 metres);
- Site specific yard setbacks;
- No maximum lot coverage;
- Minimum landscaped open space of 15%;
- Minimum amenity area requirement of 4.0 sm per dwelling unit;
- Dwelling units on the ground floor permitted to abut the front wall of the building (i.e. along a portion of Victoria Avenue N);
- Reduced parking requirements for Hotel use from 1 space per hotel suite to .75 spaces per hotel suite;
- Reduced parking requirements for Restaurant and Place of Entertainment (i.e. banquet) uses;
- Reduced parking stall size requirements from 2.75mx5.8 m x to 2.6mx5.6m;
- Reduced parking aisle width from 6.7 metres to 6.0 metres.

The application is further summarized as follows:

Application Details	
Agent:	Landwise
Applicant/Owner:	4933 Vic Court Globizen LP
Type of Application:	Official Plan Amendment and Zoning By-law Amendment
Policy Context	
Official Plan Existing:	• Mixed Use designation - Max. heights of 4, 8, and 10 storeys (from south to north) - Min. height of 2 storeys - Max. 1,000 sm of gross floor area per individual use • Natural Environment designation
Official Plan Proposed:	• Mixed Use designation - Max. heights of 6, 10, 13, 15, 10 and 6 storeys (from south to north) - No minimum height

	- Max. 1,500 sm of gross floor area per individual use • Natural Environment designation
Zoning By-law Existing:	• Future Development (FD-1) Zone • Environmental Conservation (EC) Zone
Zoning By-law Proposed:	• General Commercial (GC) Zone - Implementation of the Prudhommes Secondary Plan with site specific zoning provisions (see Table 1 of this report) • Environmental Conservation Zone - Refined delineation based on the submitted Environmental Impact Study.
Processing Details	
Date of Pre-Consultation Meeting with Town:	July 27, 2023
Date of Pre-Application Community Information Meeting:	November 21, 2023
Date of Application Submission:	March 22, 2024
Date of Receipt of Complete Application:	May 31, 2024
Notice of Public Meeting Circulated On:	June 12, 2024
Statutory Deadline for Decision:	September 27, 2024
Note: Section 34(11) of the Planning Act permits an applicant to file an appeal to the Ontario Land Tribunal if Council refuses or neglects to make a decision on a Zoning By-law Amendment/Official Plan Amendment Application within 120 days of the submission of a complete application.	

Summary of Development Proposal:

The proposed 396-residential unit mixed-use development consists of one building connected by a four-storey podium, with three distinct sections hereinafter referred to as:

- Building A (northeast) - Residential apartments and retail space;
- Building B (northwest) - Hotel with associated spa and banquet space, restaurant, café, bar, and retail; and
- Building C (south) - Residential apartments and four levels of above-grade parking

See Figure 3 below for an illustration of the building sections and associated building heights. The building is proposed to transition in height from 1 storey to a maximum of fifteen storeys.

The proposed development incorporates various indoor and outdoor amenity spaces, balconies, terraces, and a green roof. A privately owned, publicly accessible space (POPS), consisting of a waterfront plaza fronting Lake Ontario and a courtyard between

Building A and B is proposed to provide approximately 1,800 sm of privately-owned public amenity space. The waterfront plaza is proposed to contain a variety of publicly accessible amenities including a reflecting pool that may be programmed as an outdoor skating rink in the winter, outdoor seating, and a covered pavilion. Commercial uses are proposed to be accessible from the plaza to activate the space. These areas are illustrated in Appendix E ('Ground Floor Site Plan' and 'Roof Site Plan') to this report.

Figure 3. Proposed Building Sections A, B, and C and Proposed Building Heights.
Illustration from Urban Design Study, Landwise and gh3* (March 2024).

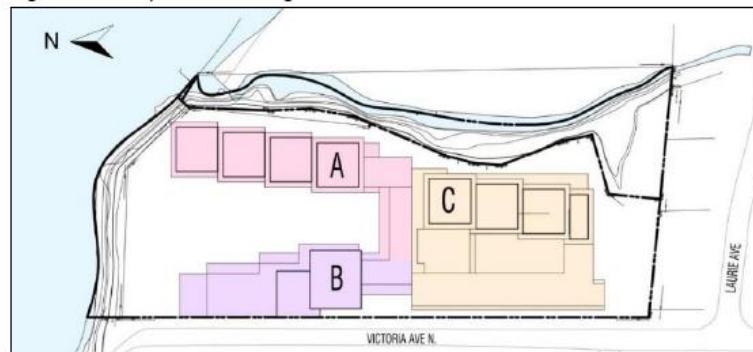
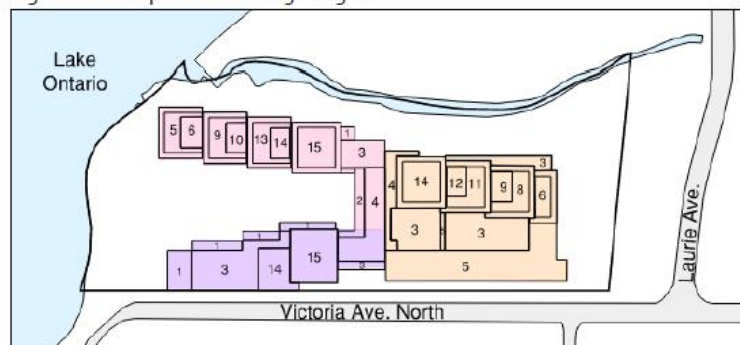


Figure 19: Proposed Building Heights



Lands on the east side of the property, comprising of 3,050 sm of natural heritage space, are proposed to be conveyed to the Town as passive open space. This natural heritage space forms part of the Prudhommes Creek are and is immediately adjacent to the existing open space owned by the Town to the east. It is not intended for active recreational purposes, but as a conservation use to retain the ecological functions of the area.

The building frontage along Victoria Avenue North is proposed to be comprised of the following uses at grade: hotel lobby, common residential lobby, restaurant, retail use, and grade-related townhouse style residential units that are located at the south end of the building and is accessible from the street and from within the building.

One driveway off Victoria Ave N is proposed at the southern end of the subject lands, across from Viceroy Ave, to provide vehicular access to the parking area. A common entrance, car and bus drop-off, and vehicle turn-around area is proposed midway down the property off Victoria Ave N. A sidewalk is proposed on the east side of Victoria Ave

N along the length of the subject lands and will connect to an existing sidewalk just south of Viceroy Ave. A multi-use path loop is proposed from the southwest corner of the subject lands towards Prudhommes Creek, continuing north parallel to Prudhommes Creek (west of the natural heritage space), then west along the Lake Ontario waterfront to finish at the northwest corner of the subject lands. No connections to the east of Prudhommes Creek are being proposed.

July 2024 Revisions to Development Proposal:

The development proposal has been revised from the applicant's initial proposal (November 2023, Community Information Meeting) by reducing the building height on the easterly side of the proposed development by two storeys. The overall maximum building height has been reduced from 17 storeys to 15 storeys (Building A) and from 16 storeys to 14 storeys (Building C). This revision was made in response to public concerns raised at the November 21st Community Information Meeting and through subsequent correspondence from residents regarding the imposition of buildings on the skyline, potential shadowing onto Victoria Shores properties, and potential overlook onto rear yards in Victoria Shores.

The number of proposed residential units and hotel suites have increased from 375 residential units to 396 residential units and 120 hotel suites to 130 hotel suites.

Of note, further refinements and changes may be made to the proposed development after receiving feedback from the Committee of the Whole and the public at the Statutory Public Meeting.

The proposed development is summarized as follows:

Development Proposal	
Proposed Use:	• 396 residential units; • 130 hotel suites and 1000 sm of banquet use; • Retail, restaurant, café, bar and spa use (approx. 2,300 sm)
Site Size:	• 1.94 ha (4.79 acres) - .305 ha (.75 acres) of natural heritage space is proposed to be conveyed to Town as open space lands - .18 ha (.44 acres) proposed as privately owned publicly accessible (POPS) public amenity space - 1.37 ha (3.39 acres) proposed developable area (GC zone)
Residential Density:	• 289 residential units per net hectare (i.e. developable area) • 204 residential units per gross hectare (i.e. total site area)
Building Height:	One building connected by a podium and three building sections: • Building A (northeast): stepped 15-storey residential building (5, 10, 14, 15 storeys) • Building B (northwest): stepped 15-storey hotel building

	(1, 3, 14 and 15 storeys) • Building C: - Southeast portion - stepped 14-storey residential building (6, 9, 12 and 14) - Southwest portion - 5-storey residential building
Residential Mix:	1 Bedroom: 223 units (56%) 2 Bedroom: 153 units (39%) 3 Bedroom: 20 units (5%)
Parking Provided:	• 637 structured parking spaces (1 underground level and 4 above-grade levels in Building C): - 396 residential spaces (1 parking space per dwelling unit); and - 241 commercial/residential visitor spaces (0.1 residential visitor space per dwelling unit, plus commercial parking) • 34 on-street parking spaces along Victoria Ave N. • 144 indoor bicycle parking spaces

The proposed conceptual site plan, rendering, elevations, landscape concept plan are provided in Appendix E and F to this report.

Supporting Materials:

The applicant has submitted the following materials in support of the subject application(s):

- Planning Justification Report
- Draft Zoning By-law Amendment and Draft Official Plan Amendment
- Preliminary Site Plan, Floor Plans
- Elevations, Building Rendering
- Urban Design Study with Angular Plane Analysis
- Sun Shadow Study
- Pedestrian Level Wind Study
- Noise Impact Study
- Transportation Impact Study
- Parking Justification Study
- Landscape Plan
- Arborist Report and Tree Protection Plan
- Environmental Impact Study
- Functional Servicing Report
- Preliminary Grading, Servicing and Erosion Control Plan
- Geotechnical Investigation
- Slope Stability Assessment
- Shoreline Natural Hazard Assessment Report and Shoreline Protection System
- Stage 1 & 2 Archaeological Assessment
- Phase 1 & 2 Environmental Site Assessment

Below is a summary of key findings, recommendations and conclusions of several of the technical reports and studies submitted by the applicant.

**Of note, Town Staff and Agencies' technical review of these reports and studies is currently ongoing. As such, any staff comments or concerns regarding the findings, recommendations and/or conclusions of these submissions are still being formulated and will be made available in staff's subsequent recommendation that will come at a later date.

1. Urban Design Study with Angular Plane Analysis:

An Urban Design Study and Angular Plane Analysis, dated March 2024, was prepared by Landwise in collaboration with gh3* Inc. to describe the urban design rationale for the site and building design, and landscaping elements.

According to the Urban Design Study, the proposed development is based on the following design and land use principles:

- Compact, well-connected, mixed-use communities;
- Linked public open space and active transportation system;
- Transition of building heights and land uses for neighbourhood compatibility;
- High quality design of buildings and public spaces to encourage a strong sense of place and vibrant public realm; and
- Protection of the natural environment while benefitting from the views of Lake Ontario.

The Urban Design Study notes that following items are considered and addressed within the proposed site layout and built form:

- Victoria Shores as an existing residential neighbourhood to the south and east of the subject lands. The non-residential uses are proposed on the west side of the subject lands along Victoria Avenue North and is sited furthest from the east and south property lines to enhance the separation from neighbouring low density residential use, alleviating potential concerns of conflicting uses.

Angular planes provide a visual illustration of how a proposed building relates to the existing surrounding context. It is a widely accepted tool that assists in establishing appropriate height and scale transitions for taller buildings to existing and established low rise residential communities to preserve key views, ensure access to sun, and balance privacy conditions between properties.

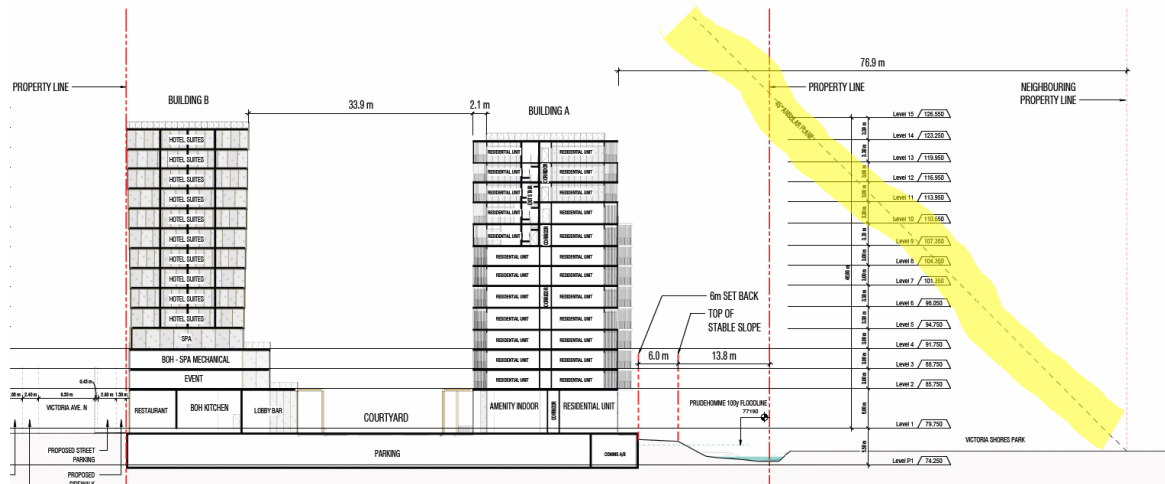
The 45-degree angular plane analysis from Victoria Shores residential property lines to the east and south of the subject lands are shown in Figure 4 below.

The residential towers are proposed on the east side of the property, adjacent to Prudhommes Creek, and is well within the 45-degree angular plane from the Victoria Shores residential property lines (see Figure 4, top image) to balance daylight access between the development and neighbouring lands, ensure an appropriate height transition, and mitigate overlook and shadowing onto low-rise homes and parklands. The proposed mitigative design provides landscaping to buffer from low-density residential uses. Additionally, Prudhommes Creek is

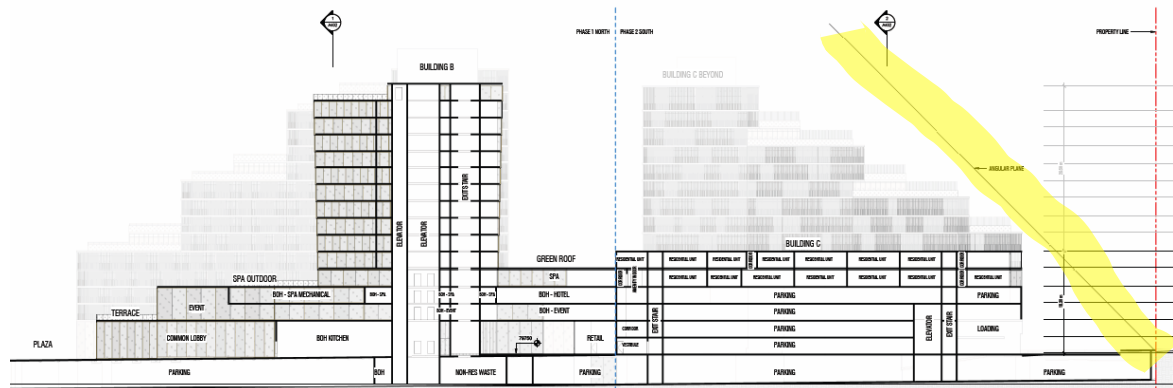
located between the subject lands and the Victoria Shores neighbourhood, serving as a buffer between potential land use conflicts. The massing is approximately 70m from the nearest residential home to the east.

The proposed building is setback a minimum of 18.2m from the southern property line and the massing terraces incrementally from a six-storey podium height, away from the residential homes to the south (see Figure 4, bottom image).

Figure 4. Angular Plane Analysis (45 Degree).
Illustration from Urban Design Study, Landwise and gh3* (March 2024).



Angular Plane Analysis from rear property lines at South Shore Boulevard to Building A.



Angular Plane Analysis from southern property line to Building C.

- The unique location of the subject lands will be leveraged to enhance the existing character and vibrancy of the community by securing public waterfront access and providing excellent views to Lake Ontario. A multi-use trail is proposed around the building, however, in no case will there be direct access east of the creek due to the topography of the site and ownership.

Natural heritage features on the subject lands (i.e. Prudhomme Creek, associated valleyland, and woodland) restrict the footprint of the proposed development. A

portion of these lands are intended to be conveyed to the Town for long-term conservation and a portion will remain under private ownership but used for a publicly accessible multi-use trail.

- Convenient access to the North Service Road (an arterial road) and the QEW creates an opportunity for the proposed development to become a tourist destination and is the reason for the proposal of specific uses such as a hotel, spa, restaurant, retail opportunities and outdoor space with features such a public piazza, terraces and a water feature that may become a skating rink in the winter.

The Urban Design Study further notes that the proposed building's overall siting and massing has multiple transitions in height through its step-back design. The building towers peak in height at the center of the site to promote compatibility within the existing neighbourhood context, provide relief in the massing and allow for views. The proposed buildings are parallel to Victoria Ave N to animate and delineate the streetscape. The redevelopment will contribute to a complete community by providing a mix of uses and unit styles appropriate for varying lifestyles and abilities including seniors, persons with disabilities, and families. Building materials will be carefully chosen to be aesthetically pleasing yet subtle to minimize impacts on the existing skyline.

With respect to building heights, the Urban Design Study notes that while portions of the buildings are 15 storeys, the tallest sections are also the smallest floor plate, maximizing viewsheds from all angles to increase direct views to the horizon and sky. It is noted that a small proportion of the building (i.e. 16.2% of the building footprint) is proposed to be 10 or more storeys. By limiting the size of the floor plate for taller sections, this also inherently reduces potential shadow effects and overall massing of the buildings.

The Urban Design Study concludes the following: That the terraced massing mitigates adverse impacts of the proposed 15-storey maximum building height. Variation in building features such as height, material, fenestration, and setbacks will create a diverse but cohesive design. The design will contribute to a high-quality public realm and attractive streetscape through the transition of height and pedestrian-scaled features for visual interest at the sidewalk and in publicly accessible spaces. The proposed premium waterfront experience for the public and a contemporary design celebrating the agro-industrial vernacular of Vineland incorporating industry leading sustainable features, the proposed development is described in the submission to be an iconic addition to Vineland, joining the emerging skylines along the lakeshores of the Golden Horseshoe.

2. Sun Shadow Study:

A Sun Shadow Study was completed by gh3* Inc., dated February 2024, for the proposed development to ensure proper mitigation of shadow impacts on the subject lands and neighbouring properties.

The Sun Shadow Study determined that all private outdoor amenity spaces of surrounding properties to the east, south and west will receive a minimum of 6 hours of daylight between 10:00 AM and 6:00 PM all year round. This is a standard criteria to

ensure adequate access to sunlight to enhance the livability and sustainability of public and private spaces. The study also determined that there are no additional shadows resulting from this development until after 4:00 PM in September and December, or after 5:00 PM for April and June, study periods when the sun is approaching sunset. As such, the surrounding properties, including existing residential yards will receive a full day of daylight during the shorter winter days.

The Sun Shadow Study determined that public outdoor spaces along the shoreline will receive continuous daylight between 10:00 AM and 6:00 PM in the spring, summer, and fall seasons. Victoria Shores Park and the Millenium Forest Park across the street will not be adversely impacted.

The Sun Shadow Study confirms that the shadows cast by the proposed massing meet the Town's standards. The study further concludes that the proposed massing has been strategically designed with daylighting in mind. The hotel building is set back further from the north to maximize afternoon daylight onto the waterfront lookout and the plaza. The residential towers have their maximum height at the center of the site, reducing shadow impact on the adjacent Victoria Shores Park and the residential properties to the east.

3. Pedestrian Level Wind Study:

A Pedestrian Level Wind Study ("PLWS"), dated March 13, 2024, was prepared by Gradient Wind Engineering Inc. to assess the wind conditions and pedestrian comfort at key areas within and surrounding the subject lands.

The study determined that wind conditions in all grade-level pedestrian wind-sensitive areas within the subject lands will be acceptable for the proposed uses on a seasonal basis. Upper-level outdoor terrace amenity areas will generally be suitable for sedentary activities during the summer, with some mitigation measures such as 2.0 metre high terrace perimeter guards, overhead pergolas, and coniferous planters recommended in order to reduce wind levels to more comfortable levels for the outdoor terraces on floors 3, 4, and 5.

The study determined that wind conditions surrounding the subject lands, i.e. Victoria Shores Park, Millennium Forest Park, and the agricultural field west of Millennium Forest Park, will improve as a result of the proposed development. The study concludes that all areas within the study area will be considered safe within the context of typical weather patterns.

4. Transportation Impact Study:

A Transportation Impact Study ("TIS") and addendum, dated March and May 2024, was prepared by C.F. Crozier & Associates Inc. to evaluate the potential impacts of the proposed development on the surrounding transportation network and recommend mitigation measures. The following roadways and respective intersections were included in the study area:

- North Service Road

- Victoria Avenue North
- Viceroy Avenue
- Laurie Avenue
- Dustan Street
- South Service Road
- Queen Elizabeth Way (“QEW”) Niagara Bound Ramps
- QEW Toronto Bound Ramps.

The study predicts that the proposed development is anticipated to generate 151 in and 162 out trips during the weekday a.m. peak hour (total 313 two-way trips), 216 in and 157 out trips during the weekday p.m. hour (total 373 two-way trips), and 229 in and 180 out trips during the Saturday peak hour (total 407 two-way trips).

The study analysis found that the proposed development is not predicted to cause service level concerns for any of the intersections within the Victoria Shores neighbourhood (i.e. Victoria Avenue N and Viceroy Avenue/Laurie Avenue/Dustan Avenue). Traffic delays at these intersections are predicted to increase from approximately 9 seconds to 11 to 17 seconds, depending on the intersection and time of day, as a result of the proposed development. Traffic generated by the proposed development is not expected to result in traffic circulation within the internal Victoria Shores neighbourhood streets, rather it is expected to be largely confined to Victoria Ave N. and the service roads.

The study analysis found that the impact of the proposed development plus background growth in the area will warrant signalization of Victoria Avenue N. and North Service Road. The study also determined that a 15.0 metre eastbound left turn lane on Victoria Avenue N. in the southbound direction is expected to be warranted in 2036, i.e. ten years after the proposed development is predicted to be built out.

The TIS study concludes that the proposed development can be supported from a transportation operations perspective, with the above recommended traffic mitigation measures.

5. Parking Justification Study:

A Parking Justification Study (“PJS”), updated May 2024, was prepared by C.F. Crozier & Associates Inc. to evaluate the proposed parking supply and parking stall sizes for the proposed development which require a site-specific zoning by-law amendment.

The Town’s Zoning By-Law No. 2022-50 permits shared parking for mixed-use developments. When considering this shared parking allowance and the Town’s standard parking rates for residential and non-residential uses, the proposed development would require 895 parking spaces. The development proposes a supply of 637 parking spaces; resulting in a difference of 258 parking spaces.

The PJS considered peak parking rates of two other development sites to assess potential peak parking demand for the proposed development. One site is located on Queen Street E. & Gore Road in Brampton and has similar land uses comprising of a

hotel, event space, restaurant and other commercial uses. The other site is located at 16 Concord Place in Grimsby and has an apartment use and is zoned Residential Mixed Use. The PJS found that, based on the parking utilization rates of the two other sites, a peak parking demand of 509 spaces is estimated for the proposed site. This results in a potential surplus of 128 parking spaces from the proposed supply of 637 parking spaces.

The PJS further assessed the proposed parking supply using the Institute of Transportation Engineers (ITE) Parking Generation Manual peak parking rates for each of the proposed uses in the development. The ITE is an international association of transportation professionals. Using the industry standard ITE peak parking rates, the development is forecasted to have a peak parking demand of 647 parking spaces. This results in a potential deficit of 10 parking spaces from the proposed supply of 637 parking spaces. The PJS notes that the hotel guests are anticipated to also be users of supporting uses, such as the restaurant and banquet space. The PJS further notes that no internal synergy reductions have been applied to the ITE peak parking demand calculation. As such, it justifies the deficit since internal trip/parking synergies are expected to occur.

The study concludes that the proposed parking supply is reduced from the Town's zoning requirements, however, it is considered adequate for the proposed mixed-use development, based on the consideration of a) the peak parking rates used from the two other development sites assessed and b) the ITE parking forecast. The study further concludes that the proposed development can be supported from a parking justification perspective and the peak parking demand can be supported by the proposed supply of 637 parking spaces.

With respect to the proposed reduction in parking stall size from the Zoning By-law requirement of 2.75 m x 5.8 m to 2.6 m x 5.6 m, the PJR references that the reduced parking stall size aligns with the City of Toronto parking space requirement and fits the standard Transportation Association of Canada (TAC) vehicle dimensions for a passenger car. Town staff note that the City of Toronto further requires an increase in parking stall width of 0.3 metres, beyond the minimum 2.6 metres, for each side of the parking space that is obstructed by a wall or column.

6. Environmental Impact Study:

A Scoped Environmental Impact Study ("EIS"), dated March 13, 2024, was prepared by GEI Consultants Ltd. to establish the extent of the natural heritage features on the subject lands and provide an analysis of their significance and sensitivity in context with applicable municipal and provincial policies and legislation.

The EIS identifies a variety of natural heritage features on the subject lands including "other woodlands" (as defined by Niagara Region's Official Plan), a watercourse (Prudhommes Creek) and its associated valleyland. Lake Ontario and Prudhomme Creek are NPCA regulated features.

The EIS has determined that the woodland community is dominated by invasive species and has been subject to continued alteration and disturbance. The following Category 1 invasive species were found within the Prudhomme Creek corridor:

- Garlic Mustard
- Maack's Honeysuckle
- Purple Loosestrife
- White Mulberry
- Multiflora Rose
- Manitoba Maple

The EIS recommends various setbacks to mitigate negative impacts on the various natural features, including:

- A 15 metre buffer from Prudhommes Creek which is identified as a Type 1 Critical fish habitat; and
- A 6 metre setback from the stable top of slope of the valleyland associated with Prudhommes Creek.

The EIS finds that the majority of the woodland is proposed to be retained in place; however, an encroachment is proposed which will result in the removal of 66 trees towards the south end of the site. Compensation for these trees is proposed in accordance with the Town's Tree Preservation and Enhancement Policy. The EIS further recommends that interventions occur to realign the natural area on a natural trajectory due to the overall woodland area being dominated by invasive species. Examples include removals, invasive management and revegetation with native plantings.

The EIS identifies a proposed minor encroachment easterly into the Prudhommes Creek Natural Heritage System (NHS) due primarily to the multi-use trail alignment, grading activities, balconies, building envelope and underground parking garage footprint into the setbacks noted above. The EIS determines that these encroachments into portions of the NHS are acceptable given the degraded nature of the existing natural heritage communities; i.e. previous industrial use in these encroachment areas, and subject to implementation of the recommended restoration strategies in order to protect and enhance, where feasible, the existing NHS on site.

The EIS recommends several mitigation and restoration measures which will protect and enhance the existing NHS on site. These are detailed further below:

- Installing and monitoring tree protection fencing and Erosion and Sediment Control (ESC) measures along the proposed development limit prior to ground disturbance;
- Following Best Management Practices (BMPs) for undertaking construction activities within the vicinity of natural areas (e.g., regularly clean construction equipment to limit spread of invasive species, prepare a spill action and response plan, fell trees away from retained features);
- Complete construction activities outside of sensitive wildlife windows (e.g., cool to

warmwater fisheries windows, migratory bird windows), when working within or immediately adjacent to sensitive habitats;

- Invasive species management to increase the health of the existing system (e.g., vegetate buffers with native plant materials);
- Incorporate wildlife enhancement structures within the NHS to provide additional habitat availability or enhance existing habitats;
- Direct new lighting away from the NHS to avoid impacts to wildlife activities. Lighting should follow the City of Toronto's Best Practices for Effective Lighting strategy (2017) to incorporate bird friendly solutions;
- Consider usage of educational signage or brochures to educate residents about the importance of maintaining a strong and resilient NHS;
- Where encroachments are proposed, determine whether compensation for the loss of area is appropriate; and
- Conduct construction and post-construction monitoring to ensure mitigation and restoration measures are functioning as designed.
- To slow the spread of invasive species (such as Emerald Ash Borer), all trees (not just Ash) should be disposed of locally to reduce transportation to other local municipalities;
- Install a Tree Protection Zone (TPZ) for tree preservation;
- Monitoring of the TPZ should be conducted or supervised by a Certified Arborist prior to and during construction to ensure compliance with tree protection guidelines.

The EIS concludes that a no negative impact threshold can be met with the various mitigation and restoration commitments that have been recommended.

7. Arborist Report and Tree Protection Plan:

An Arborist Report and Tree Protection Plan ("TPP") dated March 13, 2024, was prepared by GEI Consultants Ltd. The tree inventory documented 146 live and 12 dead trees on the property. Of these trees, 92 are recommended for protection and preservation. 66 trees are recommended for removal since they are likely to be significantly impacted by the proposed development. Approximately half of these trees are either less than 20 cm, are dead or in poor condition, and/or are invasive species. The Town's tree replacement policy requires that trees larger than 20cm in diameter be replaced. The Arborist Report finds that this results in a planting requirement of 68 trees to be provided in compensation for the removal of 32 trees that are greater than 20cm in diameter.

8. Shoreline Natural Hazard Assessment Report and Proposed Shoreline Protection:

A Shoreline Natural Hazard Assessment Report ("SNHA"), dated March 14, 2024, was prepared by Shoreplan Engineering Limited to assess the natural hazards associated with the Lake Ontario shoreline and its impacts on the proposed development.

The SNHA describes the property's current shoreline protection as a 2- to 5-tonne armour stone revetment. Although the structure is functional, it would be overtopped by current

Lake Ontario 100-year design water levels. The 100-m length structure was also estimated by Shoreplan to have a remaining lifespan of approximately 10 years. Shoreplan's analysis concluded that armour stone improvements to the shoreline protection structure would be required to facilitate the proposed development.

GEI Consultants' EIS Addendum dated June 2024 found that no negative impacts on fish and fish habitat are expected to occur due to the long-term presence of the proposed erosion protection structure. The footprint of the improved armour stone structure is not expected to exceed the footprint of the existing structure and similar materials will be used in the structure, resulting in no measurable change in fish habitat conditions.

9. Functional Servicing and Stormwater Management Report:

A Functional Servicing and Stormwater Management Report ("FSR & SWM"), dated April 2024, was prepared by Lithos Group Inc. The study presents details regarding sanitary discharge, water supply, and storm drainage, concluding the following:

Storm Drainage: Stormwater discharge is proposed to be controlled to 5-year pre-development peak flow rates. The subject lands will connect to an existing 600mm diameter storm sewer on Victoria Ave N. Some on-site storage, proposed via two underground stormwater tanks, will be required to attain target flows. Mitigation measures for low-impact design, such as permeable pavers and bioretention area, will be explored through site plan control.

Water Supply: A hydrant flow test indicates that the existing municipal water infrastructure is expected to sufficiently meet the demands of the proposed development.

Sanitary Sewers: The proposed development is proposed to be connected to the existing 200mm diameter sanitary sewer along Victoria Ave N.

Site Grading: The grades are proposed to match current drainage pattern and will improve the existing drainage conditions to meet the Town's/Regional requirements.

Report:

Planning Policy Framework:

It is required that municipal decisions affecting planning matters shall be consistent with the Provincial Policy Statement, Growth Plan, Greenbelt Plan, and other provincial legislation. The following policies are particularly relevant to this project:

Provincial Policy Statement (2020):

It is required that municipal decisions are consistent with the policies of the Provincial Policy Statement ("PPS"). The PPS provides broad policy direction on matters of provincial interest related to land use planning and development.

The lands are located within a settlement area as defined by the PPS.

Policy 1.1.1 promotes healthy, liveable, and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long-term and protect the environment. Key policies implementing this policy goal include:

- Settlement areas shall be the focus of growth and development (1.1.3.1),
- Within settlement areas sufficient land shall be made available through intensification and redevelopment by implementing minimum growth targets (1.1.2; 1.1.3.4; 1.1.3.5; 1.1.3.7),
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1a, e; 1.1.3.2a),
- Encouraging a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (1.6.7.4).

The PPS provides policies to ensure that a community's housing stock can meet the requirements of current and future residents. These policies include:

- Accommodating an appropriate affordable and market-based range and mix of residential types (1.1.1b; 1.1.3.3; 1.4.1)

Policy 1.3.1 promotes economic development and competitiveness by:

- Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;

Policies 1.5 and 1.6 outlines that healthy communities are promoted by ensuring that there are sufficient open spaces, infrastructure and public service facilities. In particular the PPS requires that planning authorities have consideration for the following:

- Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (1.5.1a),
- Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources (1.5.1b)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

It is required that municipal decisions affecting planning matters shall conform to the policies of the Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides a land use planning framework to guide where and how growth will occur in the Greater Golden Horseshoe (“GGH”) to 2051.

The Growth Plan is intended to support the achievement of complete communities with an emphasis on avoiding sprawl through more compact forms of development that are often more affordable. Generally, the most recent updates to the Growth Plan have included increased emphasis on the provision of more housing options in Ontario with a focus on a range of varieties and sizes.

The Growth Plan also envisions a healthy natural environment and agricultural lands, which will contribute to the region’s resilience and our ability to adapt to a changing climate. To accomplish its vision, the Growth Plan establishes policies regarding how land is developed, resources are managed and protected, and public dollars are invested.

The subject lands are designated as “Settlement Area” and “Built-Up Area”. Settlement Areas and Built-up Areas are where the Growth Plan directs the vast majority of forecasted growth to occur on lands with development or redevelopment potential.

Sections 2.2.1 and 2.2.2 of the Growth Plan provides the following direction to municipalities with respect to managing growth and intensification:

- Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities (2.2.1.4);
- Encourage intensification throughout the delineated built-up area through the use of minimum growth targets (1.2.1; 2.2.2.3c),
- Ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities (2.2.2.3d)

Section 3.2 of the Growth Plan identifies key policies for infrastructure to support growth. This includes:

- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure (1.2.1; 2.2.2.3e; 3.2.1.5),
- Ensure there that there is sufficient servicing capacity to accommodate and promote intensification (2.2.6.4)

Greenbelt Plan (2017):

The subject lands are not located within the Greenbelt area and are therefore not subject to the policies of the Greenbelt Plan. The subject lands are located within the Prudhommes urban area which permits the lands to be redeveloped.

It is important to note that approximately 66% of the Town's land area is protected by Greenbelt policy, with additional lands in the Niagara Escarpment Plan Area, thus limiting the availability of land to support projected growth targets. This further emphasizes the importance of directing growth to settlement areas in a manner that maximizes the efficient use of the lands while at the same time achieving a balance in considering compatibility with existing land-uses to help achieve the Growth Plan's density and intensification targets.

Regional Official Plan (2022):

It is required that municipal decisions affecting planning matters conform to the Regional Official Plan (ROP). As per the Regional Official Plan, the subject lands are located within the Urban Area and Built-Up Area.

Section 2.2 of the ROP states most development within Niagara will occur in urban areas through a balanced mix of built forms. Key policies for guiding future growth includes:

- The ROP assigns Lincoln an intensification target of 90%. Accordingly, a minimum of 90% of all residential development occurring annually in the Town will be directed to the Built-up Area. An intensification rate is a measure of how much growth is going to Built Up Areas rather than new Greenfield areas. This high intensification target is in recognition of the limited urban area that is suitable to accommodate incoming growth.
- A compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities (2.2.1.1b).

The provision of an adequate supply of housing is an important determinant of a household and community's health. To create a housing stock that meets the needs of the region's population the ROP provides the following policies:

- Communities will plan for developing a housing stock that has a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, to meet housing needs at all stages of life (2.2.1.1c; 2.3.1.1; 2.3.1.5),
- Provide a mix of residential built forms that are compatible with established residential areas (2.2.1.1i, 2.2.2.8, 2.2.2.10)

Council Policy:

The subject lands are subject to several municipal planning policies, including policies in the Town's Official Plan and land use regulations in Zoning By-law No. 2022-50. The lands are also subject to subsequent site plan approval to address matters such as grading, and servicing, building design, landscaping and buffering, parking layout, and entrances. The following municipal planning policies are particularly relevant to this project:

Town of Lincoln's Official Plan (2016, as amended):

The Town's Official Plan outlines the goals and objectives for the community and identifies land use policies to help guide and direct growth and development over the next 20 years. According to the Town Official Plan, the subject lands are designated as part of the Prudhommes Urban Area – Delineated Built-Up Area. The Town's Official Plan directs more detailed policies through the Prudhommes Secondary Plan, as detailed further in the section below.

Section 1.3 of the Official Plan contains several goals and objectives including:

- Accommodating new and innovative housing types;
- Encouraging local employment so residents can work in close proximity to home;
- Protect and enhancing the character of the existing communities and neighbourhoods while promoting the Town position as a Centre of Excellence for Agriculture;
- Maintaining and enhancing Settlement areas as distinct, diverse, liveable, safe, accessible and attractive communities;
- Encouraging the development of neighbourhoods which support active transportation and provide a range and mix of housing types and densities;
- Fostering a sense of civic identity through a high standard of urban design in public and private development;
- Facilitating the provision of a full range of goods and services to meet the needs of residents and visitors;
- Providing for housing that is affordable to the community and diverse in an effort to accommodate the broadest range of income levels; and
- Directing the majority of new development to the Urban Areas where full municipal water and sewer services are available.

Section 1.6.4 states that intensification is an appropriate means of accommodating growth since it makes better use of existing serviced land and is considered a good approach to maintaining and improving vibrancy in a community.

The Official Plan designates the subject lands as General Commercial and the areas adjacent to Lake Ontario and the Prudhommes Creek are designated as Natural Environment Area. The areas within the Natural Environment Area is also considered Environmental Conservation in accordance with Official Plan Schedule 'E2'.

Section 3.4 of the Official Plan provides objectives for the General Commercial designation as follows:

- To encourage the provision of a sufficient level and variety of retail activity within the Town to satisfy the consumer demands of residents;
- To promote planned development of business and commercial uses consistent with the needs of the Town residents;

- To support commercial uses that contributes to the goal to be a Centre of Excellence for Agriculture;
- To ensure that commercial development does not have adverse impacts on adjacent land uses, particularly residential uses; and
- To foster a vibrant, connected, walkable and bikeable retail and commercial environment.

Section 3.6.4 of the Official Plan pertains to development along the Lake Ontario Shoreline and identifies that:

- Within the urban areas, the Town shall, when possible, acquire land and/or accept parkland dedication along the lakeshore as it becomes available, to improve public access to, and recreational opportunities of, the waterfront;
- The Town in cooperation with the Region shall seek opportunities within the urban area to realign sections of the Waterfront Trail to bring it closer to Lake Ontario to provide better views of the lake and better public access to the shoreline, considering:
 - The broader public interest in the development of a Trail that provides recreational opportunities for local residents and supports tourism development; and
 - The protection and enhancement of sensitive natural heritage areas and local heritage character and features.

With respect to the Environmental Conservation area, Section 4.2.2 of the Official Plan states that the implementing Zoning By-law shall identify and restrict development on all lands within a minimum setback of 15 metres from the stable top of bank of any river or stream characterized as important or marginal fish habitat (i.e. Prudhommes Creek).

Section 9.8 permits the Town to approve increases in density and/or height where the Town is satisfied that the proposed amendment would be in conformity with all other aspects of the Official Plan. Prior to the approval of any Zoning By-law Amendment, the Town shall be satisfied that the proposed development represents good planning, including urban design principles and conforms to the policies of the Official Plan.

Prudhommes Secondary Plan (2018):

The subject lands are located within the Prudhommes Secondary Plan area. The Secondary Plan provides a vision and planning framework to guide the development of a complete community. It includes policies that set out land use designations, permitted uses, and maximum building heights. It also identifies the general location of the transportation network and parks and open space system and provides detailed guidance regarding urban design, active transportation, and sustainability targets.

The subject lands are designated Mixed Use and Natural Environment in the Prudhommes Secondary Plan.

The Secondary Plan Mixed Use policies encourage a robust mix of uses in Section 3.1.15.2.7.1 as follows:

- A mixed-use community that is walkable, with connected public gathering places, where opportunities for social interaction are increased and where commercial and community services can be provided within easy walking and cycling distances is a requirement of this Secondary Plan;
- This Secondary Plan shall require a broad mixture of retail commercial uses, parks and open spaces and community facilities to support the needs of the community

The subject property was previously utilized and zoned for industrial use, which is a significant employment generator. As such, the retention of employment opportunities on the property is an important element of the land use designation. The intent of the Mixed Use designation is to promote a range of business opportunities as well as residential apartments. The following uses are among those permitted in the Mixed Use designation in accordance with Section 3.1.15.2.7.5:

- Retail, service commercial and restaurant type uses (up to a maximum of 1,000 sm of gross leasable floor area per individual use);
- Hotels and banquet facilities;
- Mid-rise residential uses in a mixed use building

The Secondary Plan permits the following building heights on the subject lands in accordance with Secondary Plan Schedule 'B2':

- Maximum heights of 4, 8, and 10 storeys (from south to north) – see further policy requirements regarding maximum building heights as summarized below;
- Minimum height of 2 storeys

The maximum permitted building heights on the subject lands are identified in the Secondary Plan as being feasible only based on the outcome of further considerations. Section 3.1.15.2.7.5 f) notes that, specifically at 4933 Victoria Avenue North, the applicant shall be required to demonstrate the following to achieve the maximum building height:

- That adverse impacts have been mitigated on adjacent low density residential lands as demonstrated through the submission of a sun/shadow study; and
- That an urban design brief is submitted that addresses the compatibility of the development within the surrounding context and any landscaping/aesthetic improvements required.

These additional considerations were included in the Secondary Plan to ensure that potential impacts to the Victoria Shores neighbourhood are evaluated as part of future development proposals on the subject lands.

The following policies are also relevant in the Mixed Use designation:

- Development abutting the Natural Environment Designation shall be oriented and developed in a manner that is compatible, complimentary, and supportive of the natural environment features and their ecological function; and

- The appropriate mix of uses, buildings and lot sizes of new development for a property or site shall be determined at the time of the submission and consideration of development applications in order to ensure compatibility and proper integration with surrounding existing land uses.

Section 3.1.15.2.8.2 outlines the policies for the Natural Environment designation and includes the following permitted uses:

- Forest, fish and wildlife management uses;
- Small-scale passive recreational uses such as active transportation trails, docks, and interpretive areas that will have no impact on natural features or on their ecological functions;
- Municipal infrastructure;
- Shoreline protection works, viewing areas, docks and piers.

The Prudhommes Secondary Plan's Natural Environment Designation policy 3.1.15.2.8.2 h) states that more definitive boundaries of the Natural Environment Designation are to be established through the preparation of an EIS during the consideration of development proposals. These boundaries are to be implemented through the site-specific Zoning By-law Amendment.

With respect to the Lake Ontario shoreline, Section 3.1.15.2.8.2 s) identifies that the Prudhommes Secondary Plan Area is the Town's only urban area with lake frontage. All other lakefront lands within the Town comprise the majority of the waterfront in Lincoln and are protected by Greenbelt policy; as such, only agricultural and rural land uses will occur on these lakefront lands. It is imperative that appropriate public access to and along the water's edge be provided and the establishment of views to the Lake be maximized.

The applicant is proposing the following revisions to the Mixed Use Designation as summarized below:

- **Maximum Building Height:** The applicant is proposing to increase the building height to 6, 10, 13, 15, 10 and 6 storeys (from south to north), whereas Schedule 'B2' of the Secondary Plan presently only permits 4, 8 and 10 storeys (from south to north) on the subject lands;
- **Minimum Building Height:** The applicant is proposing to remove the minimum 2-storey building height requirement in order to permit portions of the building to be 1-storey;
- **Maximum Floor Area for Individual Commercial Uses:** The applicant is proposing to increase the maximum floor area for commercial type uses from 1,000 sm of gross leasable floor area per individual use to 1,500 sm of gross leasable floor area.

Town of Lincoln's Comprehensive Zoning By-law No. 2022-50:

The Zoning By-law Amendment (ZBA) application proposes to revise the existing Zoning By-law from Future Development (FD-1) Zone to a site specific General Commercial (GC) Zone to reflect the proposed development. The FD-1 zone is a placeholder zone which establishes baseline provisions to permit only buildings and uses which currently exist on the property. The Town established a placeholder zone for the property since a site-specific Zoning By-law Amendment has always been envisioned in order to ensure that detailed zoning provisions for the site are considered in the implementation of the Prudhommes Secondary Plan.

The ZBA also seeks to refine the delineation of the Environmental Conservation Zone based on the submitted Environmental Impact Study.

The table below summarizes the site-specific regulations that have been proposed by the applicant, in comparison to the requirements set out in the GC Zone.

Table 1. Proposed Site-Specific GC Zoning By-law Amendments

Zone Provision	Requirement	Proposal
GC Zone (Section 7)		
Permitted Uses	- Ancillary Residential Uses; - Hotel and banquet use; - Commercial and Retail Uses; - Eating establishment	To be compliant
Max. Building Height	Up to 4, 8 and 10 storeys permitted in the Secondary Plan.	Up to 15 storeys (54 metres)
Min. Interior Side Yard	4.5 metres abutting a Residential Zone	To be compliant 6.0 metres and where the building height exceeds 15.0 m abutting an R1 or R2 Zone, a min. distance of the height of the building is proposed
Min. Front Yard	3 metres	0 metres and a minimum of 3.0 metres where residential dwellings are located on the ground floor
Max. Front Yard	7.5 metres	12.0 metres
Min. Rear Yard	7.5 metres	- min. 5.0 metres to property boundary after conveyance of easterly natural heritage lands;

		- min. of 6.0 metres to the Stable Top of Bank of Prudhommes Creek; - min. of 7.5 metres to the Stable Top of Bank of Lank Ontario
Max. Lot Coverage	40%	No max. lot coverage
Min. Landscaped Open Space	20%	15% (EC Zone lands excluded)
Amenity Area	- 10 sm per dwelling unit, up to 15% of the lot area (2,445 sm amenity area)	- 4 sm per dwelling unit (1,997 sm amenity area is proposed plus 1,797 sm of POPS space)
Landscape Strip	3.0 metres abutting a Residential Zone	To be compliant
Glazing Requirement	Min. 25% of building façade to be windows and doors facing any streetline	To be compliant
Location of Dwelling Units	Dwelling Units may be permitted on the ground floor provided they do not occupy more than 50% of the ground floor of the building and provided no portion of the dwelling unit abuts the front wall of the building.	Permit dwelling units on the ground floor to abut the front wall of the building.
Parking Provisions (Section 4.1)		
Residential Parking in a Mixed Use Building	- 1.0 space per dwelling unit; and - 0.10 visitor spaces per dwelling unit = 396 parking spaces plus 40 visitor spaces	To be compliant = 396 parking spaces plus 40 visitor spaces
Other Parking	- 1.0 space per Hotel guest room - 1 space per 4.5 sm public floor area (Eating Establ.) - 1 space per 10 sm of gross floor area (Banquet Use)	- 0.75 space per Hotel guest room - 1 space per 10 sm public floor area (Restaurant) - 1 space per 30 sm public floor area (Bar and Café Use) - 1 space per 20 sm of gross floor area (Banquet Use)

	1 space per 30 sm of gfa (Personal Service and Retail Uses) = 542 parking spaces	1 space per 30 sm of gfa (Personal Service and Retail Uses) = 278 parking spaces
<u>TOTAL PARKING REQUIREMENTS:</u> (based on Shared Parking Reductions for Mixed Use Developments as per Section 4.1.5 of Zoning By-law)	Total Parking Required based on shared parking reductions in Mixed Use Developments = 895 total parking spaces required	Total Parking Required based on shared parking reductions in Mixed Use Developments = 637 total parking spaces proposed (based on proposed reduced parking requirements shown above) *see Parking Justification Study section of this report for more information on the proposed parking supply
Accessible Parking Spaces	2 spaces plus 2% of total number of parking spaces	To be compliant
Bicycle Spaces	156 bicycle spaces required	To be compliant (160 bicycle spaces proposed)
General Parking Provisions: • Parking Stall Size • Minimum Aisle Width	2.75 m x 5.8 m stall size 6.7 m parking aisle width	2.6 m x 5.6 m stall size 6.0 m parking aisle width
Location of Parking	n/a	All parking spaces, parking areas, ramps or driveways shall be located to the side and/or rear of all buildings.

Financial, Legal, Staff Considerations:

Financial:

N/A

Staffing:

N/A

Legal:

N/A

Public Engagement Matters:

Notice of the Community Information Meeting (November 21st), Public Information Centre (June 27th), and Statutory Public Meeting (July 8th) were circulated to all property owners within 120 metres of the subject lands as well as to all property owners within the Victoria Shores neighbourhood. NewsPa

Public notice signs were also posted on the property. Supporting materials were posted on the Town's Speak Up Lincoln website.

Written public comments that were provided directly to the applicant are included in Appendix G to this report; these comments were received prior to and after the Community Information Meeting.

Written public comments that were provided to the Town are included in Appendix H to this report and include all comments received up to June 21st, 2024.

On January 10th, 2024, following the Community Information Meeting, Town staff received a compiled list of 50 questions from the Victoria Shores Homeowners Association. These questions and Town staff responses are provided in Appendix I to this report.

Community Information Meeting:

The developer hosted an in-person Community Information Meeting to gather public feedback prior to submitting a formal planning application. The meeting was held on November 21, 2023 at Town Hall and was attended by approximately 90 participants.

Comments received at the meeting are generally summarized as follows:

- **Building Height**
 - Proposed building is too high and will impose on the skyline;
 - Privacy concerns relating to potential overlook of building occupants onto Victoria Shores rear yards;
 - Concerns that the proposed building will produce shadows onto nearby Victoria Shores properties
- **Compatibility**
 - Concerns regarding the proposed hotel and commercial uses not being compatible with existing character of Victoria Shores neighbourhood;
 - Concerns that the proposal is too dense
- **Traffic, Parking and Servicing**
 - Concerns related to an increase in traffic congestion which already exists and will also be exasperated by other developments in the Prudhommes area;
 - Concerns that the proposed parking is insufficient;
 - Concern about the ability of the Town's infrastructure to handle the additional sanitary sewer and water flows from the new development considering the density being proposed
- **Environment**

- Concerns regarding destruction of wildlife habitat;
 - Concerns regarding migratory birds and bird safety;
 - Suggestions to develop the property as a forested area/open space instead of the proposed development
- **Other**
 - Concerns regarding housing affordability;
 - Safety concerns related to increased activity in the area and potential trespassing onto properties; potential for increase in crime

Public Information Centre:

The Town hosted a Public Information Centre (PIC) with display boards on June 27, 2024 at Fleming Centre. The PIC was attended by Town planning staff as well as the applicant team and was organized to provide an additional opportunity for residents to learn about the latest development proposal, ask questions, and share feedback in an informal setting. A summary of comments received at the PIC will be included in staff's subsequent recommendation report.

Agency and Staff Development Coordinating Committee Comments

The Zoning By-law Amendment and Official Plan Amendment applications were circulated to relevant government agencies and Town departments. No comments have been received as of the preparation of this report; however it is anticipated that these comments will be received subsequently and these will be included in staff's subsequent recommendation report.

Conclusion:

This report provides a description and update on the technical review of the planning applications ahead of staff finalizing any position/recommendation on this application. Staff will work with the applicant on issues raised during the Public Information Centre and Statutory Public Meeting. A subsequent report will provide a summary of public comments, analysis of the proposal in terms of the applicable planning policies and will provide a recommendation on the proposed applications.

Respectfully submitted,

Melissa Shih
 Manager of Special Projects
 905-563-2799 Ext. 250

Appendices:

- Appendix A Existing Prudhommes Secondary Plan Land Use and Max Building Heights (Schedule 'B1' and 'B2')
- Appendix B Existing Lincoln Zoning By-law Schedule 'A4'
- Appendix C Proposed Draft Official Plan Amendment on Subject Lands

Appendix D Proposed Draft Zoning By-law Amendment on Subject Lands
Appendix E Conceptual Site Plan, Rendering, Elevations
Appendix F Landscape Concept Plan
Appendix G Written Public Feedback Received by Applicant
Appendix H Written Public Feedback Received by Town Staff (up to June 26, 2024)
Appendix I January 10, 2024 Summary of Questions Provided by Victoria Shores
Homeowner's Association & Town Staff Responses

Report Approval:

Report has been reviewed and/or approved by Director of Planning and Development. Final approval is by the Chief Administrative Officer.