

From: [Josh Warkentin](#)
To: [Josh Warkentin](#)
Subject: RE: Proposed Official Plan/Zoning By-Law Amendment & Draft Plan of Subdivision/Draft Plan of Vacant Land Condominium Applications.
Date: November 23, 2023 10:00:07 AM

Josh Warkentin
Senior Planner
Planning & Development
ext. 503 | cell:
jwarkentin@lincoln.ca

From: Pat-Malcolm Atherton <[REDACTED]>
Sent: Monday, November 20, 2023 3:17 PM
To: JD Pachereva <jdpachereva@lincoln.ca>
Subject: Proposed Official Plan/Zoning By-Law Amendment & Draft Plan of Subdivision/Draft Plan of Vacant Land Condominium Applications.

Mr. Pachereva

We are residents next to the lands which are the subject lands above noted. As such, we have received copies of the Application for Rezoning to Medium and High Density, to permit construction of Town Homes and an apartment building that would be totally inappropriate for this area; not to mention the fact that our Town does not have the infrastructure to accommodate more mass housing. We are all aware of the need for more housing, but surely there would be better locations which can accommodate such an influx of people and cars, without causing such traffic congestion, which we are already experiencing. Most people living here have to use the QEW which is already in gridlock most of the time. In addition, do we have the water/waste water facilities in place for such a project?

Also, it has come to our attention that this area is built on rock face not too deep underground which could cause problems if blasting would be necessary for an apartment foundation.

We hope this information could be taken into consideration when you are voting at the December 4th meeting.

Regards,
Malcolm and Pat Atherton.

From: [Rachel Daca](#)
To: [Josh Warkentin](#)
Subject: public notice response re: 4129 Hixon St. Beamsville
Date: November 20, 2023 10:29:41 AM

Hello, this is an e-mail in response to the public notice regarding the development of the Calvary church property. I want to contest this proposed change due to the following concerns:

1. losing community greenspace
2. loss of privacy and tranquility with having homes overlooking my property
3. Increased traffic
4. increased noise
5. loss of an ancient willow tree and other trees

Sincerely,

Rachel Daca
Resident of Ashby Drive

From: [Angela Lytle](#)
To: [Josh Warkentin](#)
Subject: 4129 Hixon St
Date: November 15, 2023 3:53:00 PM

Dear Joshua,

My name is Angela Lytle, I am a resident that lives adjacent to the proposed development on the Calvary church land. I am at 4088 Ashby Drive.

I have some questions about the application, and will write more fulsomely another day.

However, I have a quick question about the green/open space. It is my understanding that 5% of a development land mass has to be reserved for park/open space (if no payment in lieu) and so I am surprised to see such a small spot allocated in this application. Can you tell me what has been proposed to account for the dearth of green space for such a densely planned subdivision?

Warm regards,

Angela

From: [Angela Lytle](#)
To: [Josh Warkentin](#)
Subject: Re: 4129 Hixon St
Date: November 20, 2023 10:21:55 PM
Attachments: [image466354.png](#)
[image473065.png](#)
[image914780.png](#)
[image426574.jpg](#)

Hi Josh,

Sorry to hear you and your family were unwell, hopefully you have come through it now. There is a lot of interest in this development application so I suspect you are going to be fielding a lot of inquiries the next few weeks.

I am glad to hear that there is ongoing discussion about the green space on this application. My view is that the amount of land provided is wholly inadequate. I live on Ashby Drive across from the park. This is a neighbourhood park that was not designed to accommodate so many folks, no one anticipated this kind of intensification of the neighbourhood. There are no washrooms (kids already pee behind a certain tree because it is too far to go home), there is no parking (there are already cars idling while parents wait for their kids) and it is in an ecologically sensitive area. We are boxed in by privately owned land and the Ashby Park strip and the Hillside Trail, as wonderful as they are, are already very much in use and even experiencing strain when it comes to maintaining the ecological corridor, garbage, pet waste etc.

The amount of dwellings and residents being proposed for this intensified development has to warrant additional green space in our neighbourhood. Not only is the density increasing in terms of straight unit count, but the developer has proposed a five-story building with 75 units and accessory units in towns, semis and singles (basement apts) that will further up the resident count. People need adequate space to exercise, take their pets, to have the kind of casual social encounters that build relationships in the neighbourhood. I sincerely hope that consideration is being given to increasing the allocation.

From the current plan, I can't tell how much landscaped/green space (if any) is proposed around the apartment building. Where will residents living in 380 square foot bachelor units be able to sit down with a friend or neighbour nearby? Exercise their pets?

Aren't there some standards in place for considering how much green space must be accessible on a per capita population basis in intensification zones - ie reflecting the need for more shared green space to support the smaller dwelling types being proposed?

Would it be helpful if I engaged Shannon McKay directly as well, or how can residents who live and walk the neighbourhood give input, ideally ahead of what will be a very full Council session on Dec 4?

warmly,

Angela

On Mon, Nov 20, 2023 at 1:07 PM Josh Warkentin <jwarkentin@lincoln.ca> wrote:

Hi Angela,

How are you doing?

Thank you very much for your patience. I wanted to respond last week but unfortunately I was sick and on child care duties for most of it.

Calculating parkland requirements for developments used to be a lot simpler but I will do my best to try and simplify the process for you. Under a few sections of the Planning Act (42, 51.1 and 53) parkland dedication may be provided in two ways as part of a development application: dedicating land for park purposes within the development or providing cash-in-lieu of parkland dedication to the municipality (to use towards acquiring parkland or building park facilities elsewhere), or providing a combination of the two options (ie. partial parkland dedication and partial cash-in-lieu of parkland dedication). The amount of parkland dedication and cash-in-lieu of parkland payments required is legislated by the Planning Act. This was changed by the Province recently through Bill 23. At present, the Town is currently working on implementing these changes into our planning policies (<https://speakuplincoln.ca/new-parkland-dedication-by-law>).

The new Provincial legislation includes:

- Section 42 (1.2) has been added to provide for an exemption for non-profit housing developments (as defined in the Development Charges Act).
- Section 42 (1.3) has been added to provide an exemption for 2nd and 3rd residential units in a detached, semi-detached, or rowhouse or ancillary structure
- Section 42 (1.1) is proposed to be added upon proclamation by the Lieutenant Governor. This section provides for a reduction in the parkland dedication requirements for affordable residential units.
- For residential development or redevelopment, the standard parkland dedication and payment in lieu requirement is 5% of the subject Land. An alternative rate for parkland dedication is based on a rate of one (1) hectare for each 600 net residential units. An alternative rate for cash-in-lieu of parkland is calculated by using a rate of one hectare for each 1,000 net residential units proposed.
- Parkland dedication and cash-in-lieu of parkland is capped at 10% of the subject land's size or market value for development lands that are 5.0 hectares or less in area

In addition to this, Bill 23 also exempted parkland dedication and cash-in-lieu of parkland requirements for dwellings that meet the definition of affordable housing, are constructed by a non-profit housing corporation, as well as secondary residential units (e.g. basement apartments).

Open and amenity space is an important priority for Council particularly in light of the impact of the pandemic and the general growth of the community. When considering open space in new developments there are a few things we look at. This includes the proximity of the development to existing Town owned and maintained park space, future plans for open space in the Town's Parks Master Plan, Community Services' requirements for new publicly owned and maintained open space, the precedence for other developments providing open space, and potential opportunities and constraints for open space in the proposed development itself.

In this case Ashby Drive Park is across the street from the proposed development and we have been working with Community Services to understand their requirements for new open space in the development. This is an ongoing discussion so if you have any further questions or comments about open space in the new development please let me know.

If you have any questions please let me know at your earliest convenience.

Have a good afternoon,

Josh

Josh Warkentin

Senior Planner

Town of Lincoln

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 **@TownofLincolnON**



From: Angela Lytle <angela.firefly@gmail.com>
Sent: Wednesday, November 15, 2023 3:53 PM
To: Josh Warkentin <jwarkentin@lincoln.ca>
Subject: 4129 Hixon St

Dear Joshua,

My name is Angela Lytle, I am a resident that lives adjacent to the proposed development on the Calvary church land. I am at 4088 Ashby Drive.

I have some questions about the application, and will write more fulsomely another day.

However, I have a quick question about the green/open space. It is my understanding that 5% of a development land mass has to be reserved for park/open space (if no payment in lieu) and so I am surprised to see such a small spot allocated in this application. Can you tell me what has been proposed to account for the dearth of green space for such a densely planned subdivision?

Warm regards,

Angela

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angela lytle
www.learnwhr.org
women's human rights education institute

From: [Shannon McKay](#)
To: [Matt Bruder](#); [Josh Warkentin](#); [David Graham](#); [Michael Kirkopoulos](#)
Subject: FW: Pollinators on Konkle - Comments on Calvary Church Development, Greenspace & Safety
Date: November 23, 2023 7:32:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[IMG-20231112-WA0003.jpg](#)

Good morning gentlemen,

Please see comments below about Calvary Church development and needed greenspace as well as the suggestion about a crosswalk across Ashby Drive.

Thank you,
Shannon

Shannon McKay
Director of Community Services
Town of Lincoln
Direct: 905-563-2799 ext. 287
Tel: 905-563-8205
SMcKay@lincoln.ca

[lincoln.ca](#)

@TownofLincolnON

From: Shannon McKay
Sent: Thursday, November 23, 2023 7:29 AM
To:
Cc: Liliana Busnello <lbusnello@lincoln.ca>; David Warden <dwarden@lincoln.ca>
Subject: Pollinators on Konkle

Good morning Stephanie,

Thank you so much for the continued work that you and the Embers are doing in planting seeds at Konkle Creek and other trail areas in Lincoln. This is such a great picture and we are happy to share and recognize how you are such giving 'eco & civic-minded' community partners. These are important and valuable lessons for the kids to learn and hopefully carry with them as their grow into young adults. We truly appreciate it – thank you!!

You are correct that there is some proposed greenspace in the Calvary Church development and all of the specifics are not yet finalized. That is a good idea about the crosswalk on Ashby Drive and I will share this with our Public Works team – thank you.

Wishing you a great remainder of your week!


Best regards,
Shannon

Shannon McKay
Director of Community Services

Town of Lincoln
Direct: 905-563-2799 ext. 287
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SMcKay@lincoln.ca

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 @TownofLincolnON

From: Stephanie Xamin 
Sent: Wednesday, November 22, 2023 8:31 PM
To: Shannon McKay <SMcKay@lincoln.ca>
Subject: Pollinators on Konkle

Hey Shannon,

I hope you're doing well. A couple of weeks ago our Embers were out on konkle trail planting seeds before we have snow. Konkle is a busy trail and everyone enjoying the trail stopped to talk to us. Residents were soo happy to hear the town supports the work we are doing. The kids had a blast and we can't wait to see what blooms in the spring! We have a photo release for everyone pictured and you are welcome to share! When residents, non profits and the town work together everyone wins!!

I saw that the Calvary Church land has a development application. I am hopeful that we will have green space over there. I know if there is green space there residents will do our part to limit the liability on the town. We are happy to help how we can! If Ashby Park is the green space for that development then I think a crosswalk will need to be considered in the interest of safety with increased traffic.

Thank you for your support!

Stephanie Xamin

From: [Josh Warkentin](#)
To: [Josh Warkentin](#)
Subject: RE: Toth Group Development - Calvary Baptist Church Property - Beamsville
Date: November 24, 2023 1:20:29 PM

Josh Warkentin
Senior Planner
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ext. 503 | cell:
jwarkentin@lincoln.ca

From: Josh Warkentin <jwarkentin@lincoln.ca>
Sent: Thursday, November 23, 2023 9:59 AM
To: Josh Warkentin <jwarkentin@lincoln.ca>
Subject: RE: Toth Group Development - Calvary Baptist Church Property - Beamsville

Josh Warkentin
Senior Planner
Planning & Development
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jwarkentin@lincoln.ca

From: Jeff Grant <[REDACTED]>
Sent: Sunday, November 19, 2023 1:43 PM
To: JD Pachereva <jdpachereva@lincoln.ca>; Tony Brunet <tbrunet@lincoln.ca>
Cc: Sandra Easton <seaston@lincoln.ca>; I.C.E. Colleen Grant <[REDACTED]>
Subject: Toth Group Development - Calvary Baptist Church Property - Beamsville

Dear Councillors:

In follow-up to our previous emailing in August of this year, I am writing to you in relation to the current proposal submitted by the Toth Group for the Calvary Church Property. My wife and I have reviewed the updated plans posted for the site. Below are the issues that are of concern to us going forward. It is our understanding the Council votes on this proposal on December 4, 2023, and the project could be accepted approximately January - February 2024, depending on the Council vote.

Our concerns are as follows:

- Firstly, the now proposed five storey building in the middle of the surrounding one and two storey homes will be out of place in our neighbourhood. We feel the height of building will not blend in with the surrounding community, and possibly impact our current property values. We understand the need and pressure for "affordable" housing, but does this only translate into high rise buildings? A tolerable compromise would be to allow a three (3) storey

apartment building to reduce the obvious nature of the structure.

- Parking is the next concern. We have witnessed the parking congestion associated with the Cache development. This is a problem that is associated with higher density development in this area, given the lack of public transportation to service this neighbourhood. Less transit equals more cars, which leads to more overflow vehicles parked on the streets and overhanging the ends of driveways. To say the least, this arrangement impacts emergency vehicle access, snow removal, and garbage collection. It appears from the plan drawings this situation may be addressed with dwelling parking lanes associated with some of the homes. If this arrangement eliminates the on-street parking congestion, kudos to the developer and the Town Planners. It is hopeful that this is the case.
- Documentation indicates that underground holding tank(s) will be installed on the property to manage runoff/storm water. Homes in our area are equipped with sump pumps to handle storm water and water table accumulation. Originally, there was a natural stream running through this neighbourhood. This stream appears to have been in the vicinity of my property. I have had a very active sump pump since we moved in January of 2005. I have had to replace eight (8) pumps in that time frame, due duty cycle demand. The installation of a high capacity pump, wireless monitoring system, back-up pump(s), emergency generator and the design of a quick pump changeout system have enabled me to manage the water accumulation around and below my home. This has avoided potential flood conditions. It has come close a few times. My monitoring system has identified as much as 1900 gallons of water being pumped in a 24 hour period, during extreme storm situations. On this point, my concern is whether the installation of holding tank(s) and building foundations in Church property will alter and increase the volume of groundwater to existing upstream homes, specifically at my location. Can the Town Engineering Department assure me no change to the water table and runoff will occur?
- The finalized street layout has another potential outcome. Bush Crescent will link up with Edward Street, exiting onto Cherrywood Street. This now becomes an uninhibited lengthy run, parallel to Hixon Street and Ashby Drive. Similar concerns have been previously reviewed with Councillor Brunet regarding the use of stop signs at a strategic intersection, or the use of speed bumps to manage traffic speed. Although some vehicle speeds were recorded as high as 78 Km/hr for this 40 Km/hr zone, the volume of traffic was a contested point. There are numerous small children residing on Bush Crescent, and a heavily used pedestrian walkway at the midway point of the street. We are fearful that this now extended downhill run will precipitate higher speed habits and volume of people entering and exiting this area. Please prompt the Town traffic experts to reconsider this situation.
- Construction traffic is an impending reality. I suspect construction will take two to three years to complete. We are experienced in the tolerance of heavy construction vehicles on Bush Crescent during the final stages of Mountainview construction at the South end of Bush. Daily dump trucks, stone slingers, excavators, contractor vehicles and concrete trucks passing our front door. Again, the uninhibited downhill run will become attractive to contractor personnel, who gravitate to the line of least resistance access in the least amount of time. This is my 40 years of project management experience understanding the contractor thought processes - "get in, get out and don't get in my way!". Once more I emphasize small kids, pedestrian walkway and no means to manage the speed limit. The Town previously installed "No Heavy Vehicle" signs on Bush to address complaints several years ago. Perhaps this will

become necessary again. Various home surveillance cameras will assist in capturing evidence this time around, along with a better fortified Bylaw Enforcement Team to call on, if needed. If the Town Building Department has a strategy for construction traffic management, please advise me where that can be obtained.

It is recognized that the developer for this project is local to Niagara. Early indications are that the developer has engaged and listened to residents' inputs. There are some encouraging aspects to the proposed plan. The big outlier is the apartment building height. Many residents in this neighbourhood will echo this point, I am sure.

Please ensure other Councillors, not as familiar with this Ward, are well versed in these and other concerns from our neighbourhood. Thank you for your ongoing representation and support.

Sincerely,

Jeff and Colleen Grant

**4059 Bush Crescent,
Lincoln, ON**