

**From:** [REDACTED]  
**To:** [Monika Cocchiara](#)  
**Cc:** [Diane Campbell](#); [Matt Brudler](#)  
**Subject:** Re: Notice of Open House/Public Meeting - Proposed Zoning By-law Amendment  
**Date:** June 18, 2024 12:04:51 PM

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Thank you for the prompt response. I will let you know if the sign is not reinstalled.

On Jun 18, 2024, at 10:10 AM, Monika Cocchiara <[mcocchiara@lincoln.ca](mailto:mcocchiara@lincoln.ca)> wrote:

Good morning Chris,

Thank you for your email and for notifying the Town about the fallen signage. The applicant has been notified to reinstall it.

The statutory public meeting is a requirement of the Planning Act. In accordance with the Planning Act, notice must be given at least 20 days before the public meeting is held. In addition to the signage, public mailouts were sent to all property owners within 120 m of the subject lands, also a requirement of the Planning Act, as well, the mailout circulation was extended for this application. All individuals who attended and signed into the previous open house and public meeting and provided written correspondence were also notified via email or mail.

The open house is above and beyond the Planning Act requirement and is being held in an informal setting for residents to attend to view the revised proposal, ask one on one questions they may and provide feedback.

Comments will be accepted at the open house and public meeting, but also in writing and beyond the public meeting date. It is important to note that no decision will be made regarding the application at the Public Meeting. Once all comments and concerns are addressed, a recommendation report will be brought forward to Committee of the Whole for consideration which will likely be in the fall.

All new submitted materials will be available on the Town's Speak Up Lincoln webpage by the end of the day today. Let me know if you have any further questions or concerns.

Thank you,

**Monika Cocchiara**  
**Manager of Planning & Development**  
Town of Lincoln  
Direct: 905-563-2799 ext. 270  
Tel: 905-563-8205  
[mcocchiara@lincoln.ca](mailto:mcocchiara@lincoln.ca)  
lincoln.ca  
[@TownofLincolnON](#)

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**From:** Chris Juzda [REDACTED]  
**Sent:** Monday, June 17, 2024 7:20 PM  
**To:** Diane Campbell <[dcampbell@lincoln.ca](mailto:dcampbell@lincoln.ca)>  
**Cc:** Monika Cocchiara <[mcocchiara@lincoln.ca](mailto:mcocchiara@lincoln.ca)>  
**Subject:** Re: Notice of Open House/Public Meeting - Proposed Zoning By-law Amendment

Thank You Diane -

I have a few concerns:

After (I believe) two years - this issue has come up again with EXTREMELY short notice - The open house is scheduled 9 days from today. More importantly, the public meeting is scheduled for July 8th - 21 days from today and requires delegation submission 16 days from now. Is there not a regulatory standard in place for reasonable notification times to allow for research and preparation of submissions.

Also,

Who is responsible for the notice sign? When walking by the property earlier today, the sign was nearly flat on the ground and had just the tip in the ground. 1/2 hour later it was lying ion the ground broken and would not be seen from road. Considering the developers have left the old sign standing for two years, perhaps a better effort could be made to inform the public of this application?

Thank you

Chris Juzda

[REDACTED]

On Jun 17, 2024, at 4:42 PM, Diane Campbell <[dcampbell@lincoln.ca](mailto:dcampbell@lincoln.ca)> wrote:

Good afternoon,

Please see attached notice pertaining to the property at 3411, 3417, 3423 & 3429 Rittenhouse Road.

Thank you,

**Diane Campbell**

**Administrative Assistant, Planning & Development**

Town of Lincoln

Direct: 905-563-2799 ext. [241](#)

Tel: 905-563-8205

[dcampbell@lincoln.ca](mailto:dcampbell@lincoln.ca)

[lincoln.ca](http://lincoln.ca)

[@TownofLincolnON](#)

<image729038.png><image324140.png><image637836.png><2024 06 17 Lincoln Lodge Notice of OH PM.pdf>

**From:** [REDACTED]  
**To:** [Diane Campbell](#)  
**Cc:** [Monika Cocchiara](#)  
**Subject:** Re: Notice of Open House/Public Meeting - Proposed Zoning By-law Amendment  
**Date:** June 18, 2024 4:25:17 PM  
**Attachments:** [REDACTED]

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I'd also like to know if there's a report or further information regarding staff to beds ratio for special care... or what the parking requirements would be if they stuck with the institutional zoning, for the institutional use building?

I'm guessing they submitted for RM2 because it gives them more grace with parking parameters and smoking locations...

Regards,  
Nicole Doyle

**Lincoln Construction**

1-3447 King St  
Vineland, ON  
LoR 2Co

[REDACTED]

On Tue, Jun 18, 2024 at 3:58 PM Nicole Doyle [REDACTED] wrote:

Thank you for sending this. I definitely still have major concerns...

Can you clarify - they are zoning the full project as RM2, even though the severed portion is strictly for institutional use?

I'd like to confirm that all of the residents [REDACTED] have received this notice (i'm a unit owner, and have spoken to other owners who haven't seen this yet). ... it's VERY impactful to the enjoyment of the residents at the building's South end... specifically their privacy.

Can you please provide the building plans, so that I can adequately understand how the building stands in comparison [REDACTED]?

Also, has there been shade studies or traffic or light studies done yet? If so, I'd like to see those too... I think those will pretty significantly affect the residents [REDACTED] Victoria as well...

Thank you!

Regards,  
Nicole Doyle

**Lincoln Construction**

1-3447 King St  
Vineland, ON  
LoR 2Co



On Mon, Jun 17, 2024 at 4:42 PM Diane Campbell <[dcampbell@lincoln.ca](mailto:dcampbell@lincoln.ca)> wrote:

Good afternoon,

Please see attached notice pertaining to the property at 3411, 3417, 3423 & 3429 Rittenhouse Road.

Thank you,

**Diane Campbell**

**Administrative Assistant, Planning & Development**

Town of Lincoln

Direct: 905-563-2799 ext. 241

Tel: 905-563-8205

[dcampbell@lincoln.ca](mailto:dcampbell@lincoln.ca)

lincoln.ca

 @TownofLincolnON

**From:** [REDACTED]  
**To:** [Monika Cocchiara](#); [REDACTED]  
**Subject:** Lincoln Lodge  
**Date:** June 19, 2024 10:04:25 AM

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To whom this may concern

[REDACTED]  
Lincoln Lodge has been in the area for approximately 50 years .

We try to have a good relationship with our neighbours.

The residents at the lodge love the area ,they feel safe and like the rural area away from the city .  
They are decent people who deserve to live in a nice home with all the amenities .

The new building will help the residents stay inside as there will be more room and activities to keep them occupied .

Our residents are very much looking forward to the new building , we hope to get started as soon as possible .  
It will definitely enrich there lives in many ways.

Thank you for your time ,we sincerely appreciate hope you keep the residents best interest in mind.

Thank you  
Marion Amann

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Monika Cocchiara](#)  
**Subject:** Lincoln Lodge  
**Date:** June 24, 2024 2:28:26 PM

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Subject: Approval of New Build on Rittenhouse Rd to Replace Existing Group Home

To whom it may concern

I, Shirley C. Erwin Crofts, representing Crofts Interiors Interior Design Studio in Vineland, Ontario, am writing to officially approve the proposal to build a new home on Rittenhouse Road in Vineland, Ontario. This new build will replace the existing group home and will provide accommodation for 31 beds.

The approved plan includes dedicated spaces such as a private dining room, a store, a chapel, and a garden area. These amenities are essential in creating a comfortable and nurturing environment for the residents who will be accommodated in this new facility.

I believe that this new build will greatly enhance the living space for the residents and provide a better quality of life for them. I am confident that the design and layout proposed for this new home will effectively meet the needs of the individuals who will call it their home.

Please feel free to reach out if you require any further information or clarification regarding this approval. I look forward to seeing the positive impact that this new build will have on the lives of its future residents.

Warm regards,

Shirley C. Erwin Crofts  
Crofts Interiors Interior Design Studio

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Monika Cocchiara](#)  
**Subject:** New Building in Rittenhouse Road  
**Date:** June 25, 2024 8:55:28 PM

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To whom it may concern,

I am Ying Yi Su, the home owner [REDACTED]. I am writing this email to support the new building on Rittenhouse road.

Lincoln Lodge was there since I purchase the home. I have seen the staff and the residents at passing by couple times. I have observed that the resident are well looking after by the staff of Lincoln Lodge. The front yard of Lincoln Lodge is well maintenance. The residents are self-aware and remain in the property.

I trust support and thankful for Lincoln Lodge being here and provide supportive housing to the vulnerable clients. [REDACTED] I understand today's housing crisis. Lincoln lodge has been proving housing for people in need in the local area and supported a lot of families in need.

Last time I spoke to the onwer of Lincoln lodge, I believe her name is [REDACTED]. [REDACTED] mentioned about rebuilding Lincoln Lodge. To provide better environment for the clients. I think this is a thoughtful and generous action. As a neighbour, I am fully support this new building.

Sincerely,

Ying Yi Su

July 3, 2024

To Monika Cocchiara  
Manager of Planning & Development  
Town of Lincoln Municipal Offices  
4800 South Service Road, Beamsville, ON L3J 1L3

Re. Proposed Amendment to the Zoning By-law-3411, 3417,  
3423, 3429 Rittenhouse Road (Lincoln Lodge)

I am writing to **express my strong opposition** to the proposed development for the mentioned above address.

Issues of concern:

1. Lower the property values of the existing community.
2. May be more difficult to sell our homes.
3. Traffic and safety concerns, particularly for children attending Twenty Valley School.
4. Potential loss of trees.
5. Secondhand smoke from residents of Lincoln Lodge impacting residents [REDACTED] who are adjacent to the proposal and who purchased in a smoke free building and environment.
6. Privacy concerns due to height of building.

Best Regards,

Peter Kotzer

[REDACTED]  
[REDACTED]  
[REDACTED]



July 3, 2024

To Monika Cocchiara  
Manager of Planning & Development  
Town of Lincoln Municipal Offices  
4800 South Service Road, Beamsville, ON L3J 1L3

Re. Proposed Amendment to the Zoning By-law-3411, 3417, 3423, 3429  
Rittenhouse Road (Lincoln Lodge)

I am writing to **express my strong opposition** to the proposed development for the neighborhood. As a new resident of Vineland who will be living adjacent to the development site and who left a larger city due to development, **traffic, noise, construction & pollution**. I experienced firsthand the **loss of positive community feeling & the anger that residents feel** that high density causes.

I am very concerned about the **impact** this development would have on **property values** in the surrounding area and could make it difficult for current residents to sell their homes and move elsewhere.

Rittenhouse is surrounded by **beautiful single-family homes**.

I recognize that the residents of Lincoln Lodge not only need a new home but deserve one to improve the quality of not only their lives but, for their care givers/staff.

That said, **the quality of life of the residents who are the tax paying members of that community must and should take precedence**.

A better option for the land could be luxury townhomes.

There is enough farmland for sale in the area that would be better suited for the type of development being proposed.

Best Regards,  
Rosanne Kotzer

**From:** [Matt Bruder](#)  
**To:** [Monika Cocchiara](#)  
**Subject:** Fwd: Lincoln Lodge Approved Development - residents not being properly cared for, endangering neighbors.  
**Date:** July 5, 2024 6:06:11 AM

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**Matt Bruder**  
**Director of Planning & Development**  
Planning & Development  
ext. 231 | [REDACTED]  
[MBrueder@lincoln.ca](mailto:MBrueder@lincoln.ca)

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**From:** Michael Kirkopoulos <[MKirkopoulos@lincoln.ca](mailto:MKirkopoulos@lincoln.ca)>  
**Sent:** Thursday, July 4, 2024 9:46:57 PM  
**To:** Julie Kirkelos <[jkirkelos@lincoln.ca](mailto:jkirkelos@lincoln.ca)>; Matt Bruder <[MBrueder@lincoln.ca](mailto:MBrueder@lincoln.ca)>  
**Subject:** Fwd: Lincoln Lodge Approved Development - residents not being properly cared for, endangering neighbors.

**Michael Kirkopoulos**  
**Chief Administrative Officer**  
Town of Lincoln  
Direct: 905-563-2799 ext. [268](#)  
Tel: [905-563-8205](tel:905-563-8205)  
[REDACTED]  
[MKirkopoulos@lincoln.ca](mailto:MKirkopoulos@lincoln.ca)

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**From:** Samantha Jennings Willan [REDACTED]  
**Sent:** Thursday, July 4, 2024 9:29:37 PM  
**Cc:** Sandra Easton <[seaston@lincoln.ca](mailto:seaston@lincoln.ca)>; Mike Mikolic <[mmikolic@lincoln.ca](mailto:mmikolic@lincoln.ca)>; Anna Murre <[amurre@lincoln.ca](mailto:amurre@lincoln.ca)>; Michael Kirkopoulos <[MKirkopoulos@lincoln.ca](mailto:MKirkopoulos@lincoln.ca)>  
**Subject:** Re: Lincoln Lodge Approved Development - residents not being properly cared for, endangering neighbors.

Hello Counsellors,

I wanted to reach out and kindly refresh everyone's memories prior to the town meeting Monday, regarding the proposed development on Rittenhouse Rd.

Some of the residents of Rittenhouse Rd came together this evening to discuss our concerns regarding the proposal, and thought it would be best to additionally reach out to the Town regarding the past/ongoing issues that have been happening in the community prior to going into the discussions. I know that Monday has the potential of being lengthy and a lot at once.

We also wanted to invite the town to come experience/witness the ongoing issues on Rittenhouse Rd due to Lincoln Lodge. Any of us would be happy to have you come spend some time here to see what is happening.

Looking forward to hearing from you all at Mondays meeting.

**Samantha Jennings Willan**  
**B.Soc.Sci. Criminal Justice**  
**Registered Social Service Worker**

On Apr 12, 2023, at 4:46 PM, Samantha Jennings Willan

█ wrote:

Hello,

I am hoping someone could point me in the right direction to speak with the Lincoln Planning & Economic Development Committee.

<https://www.wellandtribune.ca/news/niagara-region/2019/07/19/committee-approves-vineland-4-storey-apartment.html>

My husband & I moved back to Vineland last year █ down the street from Lincoln Lodge.

I am aware the committee approved a 48 unit (4 storey apartment building) expansion for Lincoln Lodge and would like to see what the town and committee plans to do regarding this.

Last year there was an incident with one of the residents where they were clearly upset, cops were called, and the individual was throwing construction materials onto Victoria Ave which is a busy road. █ called the cops regarding this as we were scared someone would be injured, and when the resident was walked back to Lincoln Lodge there was no staff member to be found on the premises.

Today, April 12<sup>th</sup> 2023 █, and a █ came yelling down Rittenhouse, no shoes, swearing, and aggressively ran up to our door standing at our door and then proceeded to sit on our porch. I called the police as the █ was clearly upset, and I was not sure what █ was going to do. █ I felt unsafe in my home due to the nature of this █ approaching and then staying on my porch. If the Lincoln Lodge cannot managed 30 something residents as it is, how is it supposed to

maintain safely a 48 unit at 4 storeys. You heard before the protests from neighbours and still decided to approve this development. So I would like to know what action plan you have to make residents feel heard and safe in their homes.

Please direct me to who I can speak with regarding my above concerns.

Warmly,

Samantha Jennings Willan

B.Soc.Sci. Criminal Justice, Registered Social Service Worker.

**From:** [REDACTED]  
**To:** [Sandra Easton](#); [Dianne Rintjema](#); [Adam Russell](#); [Tony Brunet](#); [JD Pachereva](#); [mmikolic@lincoln](mailto:mmikolic@lincoln); [Anna Murre](#); [Greg Reimer](#); [Lynn Timmers](#)  
**Cc:** [Building Permit Info](#); [Municipal Law Enforcement](#); [Council](#); [Clerks](#); [Monika Cocchiara](#)  
**Subject:** Fwd: Attention Managing Director Lincoln Lodge - Notice of trespass for resident in your care at Lincoln Lodge  
**Date:** July 9, 2024 12:16:05 AM  
**Attachments:** [REDACTED]

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Good Evening Council,

I wanted to take the time to thank you all for allowing the community a chance to speak this evening regarding the Rittenhouse Rd proposal.

As this was my first town meeting, I wasn't sure the proper process for speaking and sharing and if it wasn't obvious from my speaking I was rather nervous/anxious. I thought it might be helpful for council to receive written concerns that we have raised previously regarding Lincoln Lodge, which I touched on this evening.

You will find attached photos, and email correspondence with a staff member of Lincoln Lodge here as well in hopes that helps provide some background on what I was speaking to this evening.

I do hope from these ongoing conversations that the residents of the special care home do get the proper care.

Having a new fancy building won't address the safety, and staffing issues. It'll only put a bandaid on a bad situation.

There needs to be leg work done first, as they've made it abundantly clear they aren't able to handle the current 31 residents. Not to mention, multiple occasions where residents have gone missing in their care, for days.

Also the fact that there is no "overhead" body to hold staff to a standard. It is not health care providers or social workers who are staffed. It is not the college of nurses or college of social work keeping staff accountable for the care of these residents. [REDACTED]

[REDACTED] When Good Sheppard came to speak [REDACTED] regarding the situation, they did let us know that they had not been made aware of all the concerns and situations that had been happening in our community, as the owner had not shared any of it with them.

Lincoln Lodge residents deserve better, and the Neighbours of Rittenhouse Rd deserve better.

Lastly, speaking to residents [REDACTED] [REDACTED] on the lawn of Lincoln Lodge. I would assume the response would be to report it to police, but to what end? The police are consistently down our street at the home. It is not fair to residents to be trying to walk down to get the mail with their children or trying to take their kids to play at the park to risk being exposed to this behaviour.

Lastly, I wanted to apologize to Julie, and I'm not sure the other ladies name who was waiting with our group, for some of the upset neighbours who were taking their frustrations out for the length of the wait on them. I'm sure it happens a lot, but it doesn't mean it's acceptable or deserved.

I hope you all didn't have to stay much later, and again thank you for the opportunity to speak this evening and for reading this email.

Kindly,

**Samantha Jennings Willan**  
**B.Soc.Sci. Criminal Justice**  
**Registered Social Service Worker**

Begin forwarded message:

**From:** Samantha Jennings Willan [REDACTED]  
**Date:** April 19, 2023 at 8:03:30 PM EDT  
**To:** [REDACTED]  
**Cc:** Michael Kirkopoulos <MKirkopoulos@lincoln.ca>, Lynn Timmers <ltimmers@lincoln.ca>, mbruder@lincoln.ca  
**Subject:** Re: Attention Managing Director Lincoln Lodge - Notice of trespass for resident in your care at Lincoln Lodge

We contacted you last August regarding one of your residents acting violently, throwing steel bars at passing cars on Victoria. [REDACTED] also emailed you because there was no one at the facility when [REDACTED] went to get help for the resident. [REDACTED] [REDACTED] emailed back saying to call the [REDACTED] number, 24/7 number in the future if issues arose.

This past month resident has returned several times to our home. [REDACTED] felt threatened with a [REDACTED] standing screaming and staring in my front door, which I quickly locked. Police were called.

I [REDACTED] have emailed Lincoln lodge on more than one occasion with no response. [REDACTED] also called Apr 17 and spoke to the Nurse, [REDACTED] who was going to speak to the resident. Today, April 19th the resident again returned to our porch. We tried your 24/7 number and no one answered your phone despite multiple attempts.

Consider this written of service of the Notice of Trespass for this resident delivered [REDACTED]  
[REDACTED]

Should anything happen affecting my health, well being, or property we will pursue legal action against your facility as well as be reporting the lack of available staff on site, to the Ministry of Health and other regulatory agencies.

----- Forwarded Message -----

**From:** dj [REDACTED] >  
**To:** lincolnlodge3423 [REDACTED]  
**Sent:** Sunday, April 16, 2023 at 11:54:03 a.m. EDT  
**Subject:** Re: feed back letter

Hi Winnie,

Kindly advise [REDACTED] to stop coming and sitting on the porch [REDACTED] [REDACTED]

returned today at 1130am. Last week the police were called after [REDACTED] had some issue with someone at the home.

/for

Samantha Jennings Willan

B.Soc.Sci Criminal Justice

Registered Social Service Worker

*I Acknowledge that I am situated on the Dish with One Spoon Territory, the home of the Anishinaabe, Haudenosaunee and Mississauga's of the New Credit.*

----- Original message -----

From: Winnie Ying Yi Su [REDACTED]

Date: 2022-08-13 11:41 p.m. (GMT-03:30)

To: [REDACTED]

Subject: feed back letter

Dear David,

Thank you for your feedback. Since we do not lock down our clients and they are free to enter and exit the facility, by no means is it acceptable that someone is throwing items, nor would we be aware what is happening at the corner of victoria, so calling police is something we would also do if we could not verbally ask them to stop that behavior. We had staff on site but they may have been with a client when you came by the home. We always have staff onsite, should we be unable to answer the phone that very moment, please feel free to call [REDACTED], our staff always carries the phone.

We will review our website. Thank you

Sent from my iPhone

# **HEATHER MACKAY, B.A., LL.B**

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July 16, 2024

To Whom it May Concern

**Re: Lincoln Lodge – Vineland  
Redevelopment**

Dear Sir or Madam:

I am writing in response to the local opposition to the redevelopment of Lincoln Lodge in Vineland. In particular, I would like to address some of the concerns neighbourhood residents expressed in a newspaper article in Niagara This Week.

██████████, has been a resident of Lincoln Lodge for over 20 years. We have been so grateful for the Lodge which allows ██████ to live in the community, while at the same time giving ██████ the supportive care that ██████ needs.

It has been our experience that the residents in the Lodge are well supervised by the staff, who are present 24/7. Further, as part of the Community Homes for Opportunity Program run by the Ontario government, the Lodge is supervised by Good Shepherd in Hamilton. Good Shepherd is responsible for administering activities for the residents who wish to partake, and offers a wide range of activities both at the Lodge and in the community.

I was so upset to read the comments of neighbourhood residents in the recent article in Niagara This Week. Their comments reflect a serious case of NIMBYism. It is true that the residents of Lincoln Lodge have psychiatric and/or developmental issues. However, this does not disentitle them from living in the community. Nor does it disentitle them from having a safe place to live, with modern amenities and good facilities. The residents are not prisoners, they are people.

Lincoln Lodge is in desperate need of re-development as it now 70 years old. The new proposed facility will provide the residents with better bedrooms, washrooms and common spaces, including a private room for nurse or doctor visits. The existing facility is aging and does not provide the space needed to modernize and provide modern care to residents.

If individual persons at Lincoln Lodge have caused problems for local residents, those problems can be addressed directly with the owner of Lincoln Lodge or with the Good Shepherd in Hamilton. It is not a wholesale reason to banish the residents from the community as it would appear the neighbourhood residents wish to do. It has been my experience that bad behaviour is not tolerated by the staff at the Lodge.



While many of us would like to avoid development on our particular streets, the desperate need for housing in Ontario, and particularly housing for the vulnerable, is an important priority which is badly needed.

I would be happy to discuss this issue further.

Sincerely,

Heather Mackay

**Town of Lincoln**

**CN: 3-5-02-03**

**Application: PLZBA20210234**

**Submitted by: Mary Blanchard PhD**

**Cherry Hill Homeowners Association**

**3951 Sunset Lane, Vineland ON L0R 2C0**

[REDACTED]

[REDACTED]

**July 22, 2024**

## **Town of Lincoln**

CN: 3-5-02-03

Application: PLZBA20210234

Rezoning of 3411, 3417, 3423, and 3429 Rittenhouse Road, Vineland ON

This submission is sent on behalf of the Cherry Hill Homeowner's Association and its members. A representative of the HOA spoke to our concerns about the proposed rezoning of 3411 – 3429 Rittenhouse Road at a Council Committee meeting on Monday, July 8, 2024, and we are submitting this document as a follow-up to that meeting.

Our residents in Cherry Hill are deeply concerned about the proposal to rezone the properties to accommodate an apartment building and group home. Though a new group home to replace the existing structure would be welcome, the proposal itself is not appropriate for the Rittenhouse neighbourhood. We find the proposal in question to be highly problematic in that it essentially ignores existing zoning bylaws and does not take into consideration the strong opposition from hundreds of voting residents to this development.

The Official Plan, including the efforts of the planning department, have done significant work to establish minimum requirements for land use. Specifically, there are established standards to ensure that new development is compatible with adjacent dwellings and the character of a neighbourhood. This includes the location and size of buildings, the amount of green space, setback from adjacent properties, parking, etc.

In the feedback provided by the planning department in 2020, the applicant was encouraged to address several critical issues. The paraphrased questions asked from this feedback are:

- Where is the parking justification report for the group home?
- What measures are being taken to make the proposed building(s) compatible with the surrounding neighbourhood?
- How has the applicant addressed potential compatibility and privacy issues?
- Where is the detailed rationale for the current design?

It appears that none of the recommendations provided previously have been addressed.

A summary of our specific concerns include:

- Inadequate and inaccurate information
- Multiple zoning variances
- Lack of proper maintenance, upkeep and appearance
- Parking, traffic, and safety
- Negative impact on the surrounding neighbourhood

I will elaborate on each concern further.

### **I. Inadequate and Inaccurate Information**

- The details included in the proposal are inadequate and include reliance on documents submitted over two years ago.
- By including documents from an earlier proposal, individual portions of the proposal present conflicting information.
- It appears the developer was taking a short cut resulting in a proposal that is shoddy at best, and deliberately confusing at worst.

### **II. Multiple Zoning Variances**

- Multiple zoning variances are requested, many of which are significantly different from those contained in current bylaws and regulations, including a lack of green space, inadequate parking, and insufficient setbacks from adjacent properties.

### **III. Lack of proper maintenance, upkeep and appearance of the current group home**

- The lack of proper maintenance, upkeep and the appearance of the current group home building has been a concern for a number of years
- The lack of supervision and safety concerns, for the group home residents is also an important issue. Residents are allowed to wander around the neighbourhood, behave in a multitude of unacceptable -ways, and due to the lack of supervision, there is no-one to contact. Even the direct phone line to report issues goes unanswered.

### **IV. Parking, traffic, and Safety**

- Parking and traffic is a serious concern, particularly that the number of spaces required for the apartment block is not adequate for a non walking community like Vineland. Will additional parking spaces be allocated to a unit if there is more than one renter per apartment?
- Planning to have overflow parking for residents and their guests accommodated on the street is a concern. The footprint of the building should contain all the required parking spaces. This will create a parking lot down the street in front of neighbour's homes
- Congestion from the additional traffic creates safety concerns for pedestrians which includes many seniors and children.
- Egress from Rittenhouse Road onto Victoria Ave is a challenge at peak times during the day. Adding another 36 vehicles exiting the neighbourhood will create a bottleneck, requiring either a traffic light or a three-way stop at the corner of Rittenhouse and Victoria.
- With parking permitted on only the south side of Rittenhouse Road in front of the proposed development properties, this will hinder the flow of two-way traffic in this area and effectively reduces that section of road to one lane. This creates an unnecessary hazard where vehicles coming in opposite directions are jockeying for position on who gets the right of way.

- It also creates issues for garbage vehicles stopping and blocking traffic in this section, which may impede EMS vehicles from getting through quickly.
- The issue of traffic interruptions on Rittenhouse during the construction phases of this project will be considerable.
- The use of the apartment building in terms of residence type, proposed demographics, etc., has not been identified so any traffic study, such as the trip generation rates, which does not take into consideration the proposed occupant demographics is completely unreliable. For example, if all 32 parking spots are utilized by people working full time with families, etc. the result will be far different than if the occupants are primarily older retired people. Simply, this traffic area is a problem now for school children and general traffic flow due to the placement of the intersections. Adding significantly higher traffic flow will only worsen the situation and increase the possibility of serious accidents. These accidents are likely to include school children walking on the sidewalk.

## **V. Negative impact on the Neighbourhood**

- There will be a negative impact on the surrounding residential area, including the Community of Cherry Hill, part of which is adjacent to the development referenced.
- The proposed buildings are not compatible with adjacent dwellings and the character of the neighbourhood.
- Some of the Cherry Hill properties directly to the northwest of the proposed development currently have water issues. The concern is that the final grade plans for the proposed development not be altered such that it makes these water issues worse.
- There is no indication in the plan as to whether the current large line of sight screening trees at the rear of the property will be retained or destroyed. In addition, the current trees are deciduous and will provide little to no screening benefits for six months the year.

- The footprint of the proposed buildings exceeds the available space, and variances are requested. However, because of the size of the buildings, there is not sufficient space to meet the angular plane requirement to accommodate a four-storey building.

Council needs to keep in mind that this is INFILL housing which, according to the previous feedback states that: “The creation of new freehold infill lots or vacant condominium developments through the consent process or condominium process, for ground-oriented units, may be permitted provided the proposed lot and unit type and building height is similar to, and compatible with, the established character of the street or neighbourhood where it is proposed”. The proposed development bears not even the slightest resemblance to any residential building near the proposed site.

The previous feedback from the planning department also states that: “Intensification opportunities will be encouraged if proponents demonstrate, to the satisfaction of the Town, through the provision of detailed site plans and elevation plans, 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.” Again, it is ludicrous to suggest that the building type, size and design adhere to this standard. In addition, a four-storey building is not the same for different construction types. Almost all residential construction in the area utilizes peaked roofs, so the high point of the building is significantly further away from adjoining properties. In this case we are faced with what is basically a 13m WALL.

**Conclusion:**

Intensification appears to be the primary selling point of this development. The fact that Vineland is largely in the Greenbelt is the reason many people live here. What is the value of intensification if it lowers the quality of life and property values for those living in the community?

This Cherry Hill Homeowners Association possesses a petition to the Town with 157 signatures. Please note that there was no door-to-door campaign involved. Residents came to the Clubhouse to view the plan and sign it entirely of their own volition. An aggressive door to door campaign would likely have resulted in a minimum of 400 signatures. Should Council wish to review it, the petition will be provided.

Again, our five key concerns are:

- Inadequate and inaccurate information
- Multiple zoning variances
- Lack of proper maintenance, upkeep and appearance
- Parking, traffic, and safety
- Negative impact on the surrounding neighbourhood

We also note that at no time in this process has a single resident of the surrounding community spoken in favour of this project, ever. The Cherry Hill Homeowners Association opposes the request to rezone. As such, we ask Council to vote “NO” to rezoning 3411 – 3429 Rittenhouse Road.





**OPEN HOUSE COMMENT SHEET**

**June 26, 2024 @ 2 p.m. – Rittenhouse Library**

**PURPOSE: Proposed Amendment to the Zoning By-law – 3411, 3417, 3423, 3429 Rittenhouse Road (Lincoln Lodge)**

**Your input is welcomed and encouraged. Please provide your comments in the space below:**

Info re group home design is absent. I thought the presentation would include info on this aspect as well. I find this omission somewhat disappointing. More info needed.

**PLEASE PRINT CLEARLY**

NAME: Vic Colmenero  
ADDRESS: [REDACTED]  
PHONE: [REDACTED] EMAIL: [REDACTED]

Please send your completed comment sheet to:

Monika Cocchiara, Manager of Planning & Development  
Town of Lincoln Municipal Offices  
4800 South Service Road, Beamsville ON L3J 1L3  
TEL: 905-563-2799, ext. 270 email: [mcocchiara@lincoln.ca](mailto:mcocchiara@lincoln.ca)

*Personal information contained on this form is collected pursuant to the Planning Act and will form part of a public record with respect to the indicated planning application. Questions regarding this collection should be directed to the Director of Corporate Services for the Town of Lincoln at 905-563-8205.*

From: [REDACTED]  
To: [Sandra Easton](#); [Council](#); [Monika Cocchiara](#); [Clerks](#)  
Subject: Lincoln Lodge Renewal  
Date: July 31, 2024 8:41:40 PM

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Honorable Mayor, Councillors and Staff,

We are writing in support of the new proposed residence to be built on Rittenhouse House Road, the Lincoln Lodge renewal. [REDACTED] is a resident there and has been for almost 3 years.

As a bit of background, [REDACTED] previously lived in [REDACTED]. These homes were deplorable. [REDACTED] was constantly threatened, [REDACTED] belongings were stolen, there were [REDACTED] living there. There were sketchy meals but mostly [REDACTED] ate at drop in centres. We felt lost as we searched for adequate, safe supportive housing that would provide structure and support to meet [REDACTED] needs.

We were very discouraged by the housing options available for [REDACTED], then we discovered the Good Shepherd Cho team, Community Homes for Opportunity. A Good Shepherd ministry developed in 2021 when the Ministry of Health requested that Good Shepherd HOMES incorporate the ministry-funded **Homes for Special Care** program into their supportive housing program. More information can be found at : <https://goodshepherdcentres.ca/services/homes/>

We were fortunate enough to be interviewed with [REDACTED] and [REDACTED] was accepted into the program. This led us to Lincoln Lodge which is part of this program.

As parents, we can finally sleep at night. Lincoln Lodge has supportive caring staff and owners. There is a no nonsense approach to house rules and respect for each resident , the home and staff. The home is clean, [REDACTED] is well cared for. The meals are home cooked. The menu on the board in the kitchen is accurate, they receive exactly what is listed which provides proper nutrition. [REDACTED] brags the meals are like you make at home. [REDACTED] room is cleaned weekly, they do [REDACTED] laundry. The home takes the residents to doctor appointments. There are activities from Good Shepherd program twice a week.

The change in [REDACTED] soon became obvious. When [REDACTED] moved in [REDACTED] slept in [REDACTED] clothes with [REDACTED] shoes on and all [REDACTED] belongings in a backpack as [REDACTED] pillow. After a week when [REDACTED] realized no one was going to steal [REDACTED] clothes, [REDACTED] began to put things in the dresser provided and slept for the first time in 20 years. [REDACTED] says the staff are phenomenal. [REDACTED] likes to talk to them and they treat [REDACTED] like a person.

This home has been there for almost 60 plus years. The home does it's best with

what they have to work with, but most things are beyond their expected life cycle.

All the residents and the families of the residents want is a nice fresh place to call home.

In our opinion, It's time for the community and Town to support and acknowledge there obligation to support proper shelter for the marginalized members of our community. There is never a broad solution to our housing issues facing our nation. But when you have owners who are willing to invest in a solution, your support should be without question.

Thank you. Please acknowledge receipt.

Respectfully

Mike & Shirley Cusano

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.