

From: [REDACTED]
To: [Melissa Shih](#)
Subject: Victoria Avenue North Proposed Amendment to the Zoning By-Law and Official Plan
Date: June 28, 2024 11:55:08 AM

Good afternoon Melissa,

In advance of the upcoming Public Meeting July 8, 2024, I wish to submit this letter to the Town Council for consideration.

I have lived in the Victoria Shores community along with my husband John for 21 years. I purchased our property at the time, for the amazing natural surroundings, small community rural feel and promising culture of like-minded neighbours.

I have taken the time to peruse the proposed plan application (posted in Speakup Lincoln) in all its detail and I have had the opportunity to speak with the Developers and Representative of the Court Holdings (along with other Victoria Shores Board members) and I have come to the following conclusions:

Dually noted are the changes to the exterior aesthetics to the structures incorporating natural looking materials and the provision of lots of open outdoor spaces. The reduction in the number of stories however, is just not enough. Parking allotments are just not enough.

In its current state, the proposed plan remains disproportionate to the immediate surroundings including the rural research facility to the West and Victoria shores to the East. Multiple 15 story buildings (17 stories if one includes the mechanical floors above the towers) aesthetically alone, appear out of place. Rather than being a "GEM" of an addition to the surrounding community, the larger scale development has the potential to spoil the residential area that is Victoria Shores.

Why not "enhance the area" with additional residential options and amenities that do not contribute to an overly dense, parking and traffic nightmare? According to the The Town of Lincoln Official Plan, the Town aspires to ensure that "all applications for development are physically compatible with the "character" of the surrounding neighbourhood." The Official Plan also states a commitment to "enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is consistent with and/or provides appropriate transition to existing development". Why not stick to the current zoning for 10-8-4 story mixed use? Rather than creating many small, uncomfortable, undesirable dwellings, create larger, comfortable dwellings that would attract similar like-minded residents to the Victoria Shores community? Keep the denser structures to the far east of Victoria Shores where space allows for appropriate transition to taller buildings?

As a retiree that will soon be considering a residence without the hassles of lawn cutting, gardening, snow removal etc., build for a similar market of folks that love the area, but wish to maintain a smaller lakeside town vibe unlike "Grimsby by the Lake".

As it is, the high density nature of this development raises serious concerns about the strain it would place on our already limited infrastructure. The influx of so many new residents and itinerant visitors to the hotel, spa, restaurants and outdoor amenities would undoubtedly exacerbate the already limited parking and increasingly higher volume of traffic on the service roads and QEW especially at peak times of day, holidays and when accidents occur. A set of traffic lights will not alleviate these issues.

In closing, I implore the town council to stand by the intent of the Official Plan to respect existing neighbourhoods by insisting on appropriate transitions, and to approve only those applications that enhance the "character" of the surrounding community.

Thank you for your attention and consideration.

Best regards,
Barbara Eade

From: [REDACTED]
To: [Melissa Shih](#)
Subject: Regarding proposed property at 4933 Victoria Ave. N. Vineland Stn.
Date: July 2, 2024 6:18:09 PM

My family, moved to Vineland Station in 1947. We have lived in our current home since 1957. Our house, [REDACTED] is one of the most impacted by it. [REDACTED] I will be subjected to the noise and the headlights at night as well as the exhaust pollution of the vehicles. I believe it will be difficult to exit my driveway due to the traffic entering and exiting the proposed development. This being the only entryway I will get all of it. I am a retired senior and was looking for a quiet and peaceful retirement in my family home and this new development has destroyed that. Vineland Station has always been a small and quiet community. I feel this development is way too ambitious and better suited to a high density area such as Toronto or Mississauga.

Do we need another hotel when the Beacon is already struggling for occupancy? Just because there was a factory on the site before doesn't mean we need another commercial presense, especially not a hotel. And why do we have to have high rises? (Perhaps the Lincoln council should adopt a height restriction more in keeping with the surrounding area.) Doesn't Prudhommes Landing already have high rises in their planning? Keep them there. And the traffic on our little street that would be created by this development will be horrendous.

I would welcome a community of low rise town houses and if a commercial aspect needs to be included, have a seniors medical centre to accommodate the aging population of this community.

Sharon (Sano) Martin



CN: 3-5-02-02 / Application: PLOPA20240045
CN: 3-5-02-03 / Application: PLOPA20240046

OPEN HOUSE COMMENT SHEET

June 27, 2024 @ 1 p.m. – Fleming Centre

PURPOSE: Proposed Amendment to the Zoning By-law and to the Official Plan – 4933 Victoria Avenue

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

MY CONCERNS OF THE PROPOSED DEVELOPMENT OF 4933 VICTORIA AVENUE:

- ① THERE WILL BE NO CONTINUITY IN SUCH LARGE BUILDINGS IN THIS AREA OF SINGLE STOREY HOMES. AS THE SAYING GOES - 'THEY WILL STICK OUT LIKE A SORE THUMB'!
- ② PARKING FOR THE AMOUNT OF RESIDENTS AND THE HOTEL/RESTAURANT. ONE VEHICLE PER RESIDENCE IS UNREALISTIC.
- ③ TRAFFIC FROM THE NEW DEVELOPMENT AND VICTORIA SHORES PLUS THE RESEARCH CENTER WILL OVERWHELM VICTORIA AVE. ESPECIALLY AT RUSH HOUR.
- ④ IS THERE AN EMERGENCY PLAN IF AN EVACUATION OF ALL RESIDENTS OF NEW DEVELOPMENT AND VICTORIA SHORES IS NECESSARY IF VICTORIA AVE. IS IMPASSABLE?

PLEASE PRINT CLEARLY

NAME: SUSAN LOHNES

ADDRESS: [REDACTED] VINELAND STATION

PHONE: [REDACTED] EMAIL: [REDACTED]

Please send your completed comment sheet to:
Melissa Shih, Manager of Special Projects
Town of Lincoln Municipal Offices
4800 South Service Road, Beamsville ON L3J 1L3
TEL: 905-563-2799, ext. 250 email: mshih@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.

10 Comments on the proposed development at 4933 Victoria Avenue, Vineland

Submitted by Liz Benneian

Concerns:

1. They've promised bird-friendly design and I hope Planning will ensure it.
2. In the proposed concept, at the water's edge, there is shoreline protection slabs and then a walkway — not a tree, not a shrub not a plant of any kind. It is ugly, not an attractive area for people to walk, and it serves no biodiversity function. To create this they will need to take out two large and beautiful willows. While I understand this is likely necessary, willows have high biodiversity value. Is there any possibility of retaining the two large willows? This constant hardening of the shoreline and removal of vegetation, which you can also see at the new waterfront park in Grimsby, to ugly effect, has a harmful impact on migrating species like songbirds and butterflies. There needs to be a better design at the waterfront edge that includes plantings of native species.
3. The steps down to the lake in the concept pose an unacceptable risk to the public. And should not be included.
4. The reflecting pond as depicted in the photo has no value when you have the entire lake in front of you. I understand that they were trying to animate the space during the winter months, and they propose turning it into a skating rink, but as everyone is aware, our winters are no longer long enough and cold enough to make outdoor skating rinks viable plus I don't think they have accounted for the maintenance skating rinks require or the problems associated with them. A fountain with seating around it would be a better idea if they wanted a water feature and would be very 3 seasons of the year.
5. If they did away with the reflecting pond and moved the walkway back a bit they would have room for some plantings between the sidewalk and the shoreline protection.
6. I don't understand the purpose of the swath of "Stabilized aggregate surface" next to the multi-use path. What is the point of that? More unattractive surfaces near the lake. In my opinion, this is where the multi-use path should be and the multi-use path area should be used for plantings.
7. I am concerned about the impact construction will have on the east side of the property next to the creek. The only trees left there will be down the slope. As well, the pathway is basically being built to the edge of the stable top of slope and within the dripline/rootzone of several "retained" trees. I am worried that construction of such a

massive scale, so close to the creek will result in damage/loss to many trees that are supposed to be retained — as happens so often on development sites.

8. I am concerned by tree loss on the property in general, including to the “significant forest” area in the northeast, the loss of street trees and greenspace on both side of Victoria and the limited ability to replant street trees as parking is proposed for both sides of the street. I hope a robust replacement tree plan will be put in place to compensate for the losses. I note there is currently a cedar hedge separating this property from the one adjacent on Victoria. Does this hedge need to be removed only to be replaced as in the plan, or is there a way to retain it?
9. You can't take the proposed planting plan seriously. Supposedly, all the trees listed are claimed to be drought tolerant but they are not.

Tsuga canadensis Canadian Hemlock – Prefers cool humid conditions. Threatened by woolly adelgid. https://en.wikipedia.org/wiki/Tsuga_canadensis Likes shade, part shade moist conditions, medium water requirements. Not drought resistant. https://www.wildflower.org/plants/result.php?id_plant=tsca

Cornus alternifolia– alternate-leaf Dogwood Understory shrub. Not drought tolerant. <https://www.ontario.ca/page/alternate-leaf-dogwood>
https://en.wikipedia.org/wiki/Cornus_alternifolia

Acer X Fremanii Freeman Maple (which cultivar as there are dozens?). These are natives not pure native and natives are usually infertile meaning they will be of no benefit to pollinators whereas, for instance, a Silver Maple is one of the earliest food sources for bees. https://en.wikipedia.org/wiki/Acer_x_fremanii

Tsuga canadensis Canadian Hemlock – Prefers cool humid conditions. Threatened by woolly adelgid. https://en.wikipedia.org/wiki/Tsuga_canadensis Likes shade/part shade, moist conditions, medium water requirements. Not drought resistant. https://www.wildflower.org/plants/result.php?id_plant=tsca

Lindera Tulipifera Tulip Tree — Need deep, rich soil. Not drought resistant especially in its early years <https://www.ontario.ca/page/tulip-tree>

Drought tolerant native trees include things like:

Most oaks especially Burr Oak; Red Maple, Kentucky Coffee Tree, Black Walnut, White Pine, Pin Cherry, American Sycamore. Honey Locust, Pignut Hickory, Shellbark Hickory

<https://guelph.ca/wp-content/uploads/droughtTolerant-NativePlants.pdf>

<https://www.ontario.ca/page/shellbark-hickory>

Betula Papyrifera Paper Birch Should not be planted as it is at the very Southern-most part of its range here and will not tolerate the higher temperatures climate change will bring. It has a major pest that can kill the tree.

https://en.wikipedia.org/wiki/Betula_papyrifera#/media/File:Betula_papyrifera_range_map_1.png Water use is high — it is not drought tolerant.

https://www.wildflower.org/plants/result.php?id_plant=bepa

10. Look at the Shrub list. Three plants (in red) are listed as Tufted Hair Grass and none of them are. As well, some of the species listed are considered invasive in Ontario or in the U.S.

- *Amelanchier canadensis* Serviceberry
- *Cornus sericea* Tufted Hair Grass (Actually red osier dogwood)
- *Clematis virginiana* Virgin's Bower
- *Hydrangea petiolaris* Climbing hydrangea
- *Hydrangea quercifolia* Tufted Hair Grass (Actually Oakleaf hydrangea)
- *Juniperus horizontalis* Creeping juniper
- *Spirea prunifolia* Tufted Hair grass (Actually Bridal Wreath) Potentially invasive
[https://www.nvknurseries.com/plant/Euonymus-fortunei-Coloratus#:~:text=Euonymous%20fortunei%20'Coloratus'%20has%20been,Ontario%3A%20\(pers%20obs\).](https://www.nvknurseries.com/plant/Euonymus-fortunei-Coloratus#:~:text=Euonymous%20fortunei%20'Coloratus'%20has%20been,Ontario%3A%20(pers%20obs).)
- *Taxus canadensis* Canadian Yew
- *Wisteria Macrostachya clara mack* Japanese and Chinese wisteria including this cultivar have been found to be invasive in some part of the US.
- *Euonymus fortunei* "coloratus" *Euonymus fortunei* 'Coloratus' has been identified as an invasive plant in certain U.S. states and in Ontario.
[https://www.nvknurseries.com/plant/Euonymus-fortunei-Coloratus#:~:text=Euonymous%20fortunei%20'Coloratus'%20has%20been,Ontario%3A%20\(pers%20obs\).](https://www.nvknurseries.com/plant/Euonymus-fortunei-Coloratus#:~:text=Euonymous%20fortunei%20'Coloratus'%20has%20been,Ontario%3A%20(pers%20obs).)

**Town of Lincoln Public Meeting
Victoria North Development
July 8, 2024**

Good evening friends of Lincoln

My name is Rick Zwiers [REDACTED] Victoria Shores has been our home for almost 19 years.

Thank you for the opportunity to speak with regards to the development proposal for 4993 Victoria Avenue. Ultimately there are three things I hope to address in the next 5 minutes:

1. The Millennium Forest
2. Traffic flow and parking
3. Protecting spaces for all

The Town of Lincoln's vision –“ a place to grow, a place to prosper and a place to belong” has definitely been realized and lived out in our Victoria Shores Community. Victoria Shores has always been a quiet and thriving community, and like any neighbourhood in Lincoln we're entrusting the “priority of Council to work with all members of the community” to maintain the Lincoln vision.

Together as community we find ourselves at a crossroads, having to contemplate and wrestle with the impact this new development proposal will generate.

It's appropriate at a time like this to appreciate the setting, and all that surrounds this new development. Specifically, the Millennium Forest to the west was developed some 25 years ago by “the Lincoln Garden Club, the Rotary Club of Lincoln, and the Town of Lincoln. The purpose of the Millennium Forest was to

provide beauty and enjoyment for the community, enhancement of the environment, useful information for those interested in trees and to commemorate persons in the community.” The University of Guelph offered a 3-acre plot which allows 135 different deciduous and evergreen trees to grow, survive, and beautify. It is in this place where we have opportunities as neighbours and guests to connect, meet on our walks, sit quietly to listen, and enjoy nature.

In contrast to the vision of the Millennium Forest, sits another 3-acre parcel, directly across the street on the east side of Victoria Avenue designed for the purpose of commercial/residential use.....with 130 hotel suites, 396 residential units, 4 building sections of varying heights up to 15 storeys, and approximately 637 parking spaces proposed in one underground level, including four above groundin all, the proposal is complex, and massive in scale.....overshadowing neighbours to the east and south and certainly overshadowing the beauty of the Millennium Forest. The proposed building project will live in sharp contrast to the vision of the Millennium Forest.....and leaves one to wonder.....are we not overwhelming this three-acre parcel, and on top of that, producing an outcome which will overwhelm these quiet surrounding communities, and ultimately overwhelm the traffic rhythm of Victoria Avenue. What will become the legacy of a development designed to this scale? And does such a proposal fully align with Lincoln’s vision of a place to grow, a place to prosper, and a place to belong.....for all? Indeed..... these are big questions.....questions which require further discernment and reflection.

In the midst of those questions.....we also have concerns that are more specific in nature. Although there has been much discussion surrounding the change in building heights initially proposed in the secondary plan for Prodummes, the current proposal will allow for 396 housing units creating a possible population of approximately 800 people. The design is suggesting 1.2 cars/unit, and in our minds this benchmark falls far below expected needs. In the absence of transit, the isolation of the development, and the distance to anticipated goods and services beyond walking distance, it's safe to assume.....Victoria North will remain very dependent on the automobile. In that light, how do we navigate parking challenges and traffic issues.

Another concern related to parking is the anticipated entrance on the South side of the development. Currently in the design this entrance is adjacent to three homes. The primary entrance to Victoria North will be for trucks bringing in supplies, for residents living in the condos, for all guests who come to visit, and for all employees at the site. As it stands the South entrance is the only way in and the only way out with the exception to the drop off located near the entrance to the hotel. The primary entrance also includes loading docks, a two way ramp into the parking lot, and 13 Visitor parking spots along the lot line of an existing home.....it goes without saying.....living next to such a scenario will not be attractive.....think of the noise, light pollution, and loss of privacy affecting the backyards of those properties.

To avoid such an outcome, could we consider an alternative to minimize the impact.....is it possible to create greater distance between the primary entrance and the existing homes.....to find a different point of entry further north on

Victoria Avenue, as well as a separate exit further up the street to ensure less vehicle interference with existing backyards and potentially better traffic flow? If the 300 plus cars travelling at peak times twice a day and 400 plus cars travelling in and out on weekends as noted in the report really becomes a reality, every initiative taken to improve parking and traffic flow will be a significant upgrade to the proposal, and especially the nearest neighbours.

Finally.....in the spirit of the Millineum Forest.....how will you ensure landscape and tree protection of the surrounding flood plains, and the lands along the stream and around the shoreline? Likewise, how will the multi-use trail around the proposed site maintain appropriate distancing to protect the environment and the safety of neighbours who share those borders? Will pedestrian traffic be guided with green hedges or trees to establish respectful boundaries enjoyed by neighbours on either side? Again, for those in proximity of the development, protecting all existing spaces is critical in the implementation of the project.

In conclusion, please be aware.....in no way am I seeking to be at complete odds with the development. Rather, my hope is that as Council deliberates over the Victoria North proposal, attention will be given to all the voices spoken this evening and even the voices shared through earlier correspondence as people engaged the process. If together we aim to embrace the vision of those who have historically shaped this neighbourhood, doing all we can to minimize the impact of Victoria North we might achieve the goal of being a place to grow, a place to prosper, and a place to belong.

July 11,2024

TOWN OF LINCOLN
C/O Melissa Shih
Manager of Special Projects
mshih@lincoln.ca

Dear Ms. Shih,

RE: 4933 VICTORIA AVENUE NORTH
PROPOSED AMENDMENTS

We write this letter further to our letter dated June 24,2024 and further to the Public Meeting July 8,2024.

Please forward to the Mayor, Councilors, and Town of Lincoln Staff.

We raise two points:

1. MISLEADING PARKING NUMBERS

The majority of the public has objected to the shortage of parking spots. At the public meeting one of the planners working for the developer suggested they could/would expand the number of spots if and as they received information from potential buyers that they needed more than one parking spot.

My rough math and estimates of the true number of parking spots required shows there will be a shortage of 286 parking spots. (396 units X 1.75 cars, plus 130 spots for the hotel, plus 100 spots for employees, suppliers, and visitors minus 637 proposed spots.)

We think the developer is misleading us and we do not believe that they will change their plans to add for 286 once any changes are approved.

This is Vineland and not Toronto. This is Vineland without public transportation that is available in Toronto.

If the Town approves the proposed amendments parking will be a nightmare in Victoria Shores, on Victoria Avenue North, at the Millennium Forest and on the grounds of the Vineland Research and Innovation Centre, not even considering the issues that there will be for snowplows and emergency vehicles.

2. THE REST OF THE STORY ABOUT HEIGHT OF BUILDINGS

Personally, we feel the current zoning which permits a 10-story building is too high.

However, the point we raise here is our concern of the deception of the developer's paid expert who presented the so-called facts respecting shadows. If those facts are correct, it still leaves the eye pollution of tall buildings. With a 15-story building many in Lincoln will be blocked from seeing sunsets, blue sky, beautiful clouds, birds and Lake Ontario. Think of the view when you are on the escarpment or driving on Victoria Avenue at the Escarpment. This is Lincoln, which we are proud of, and NOT TORONTO.

Thank you for taking time to read our concerns.

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

Thank you,
Rick and Ellen Forbes



Vineland Station.


From: [Melissa Shih](#)
To: [REDACTED]; [Diane Campbell](#); [REDACTED]
Cc: [Matt Bruder](#); [Mike Mikolic](#)
Subject: RE: Submission for Dec Meeting for Official Plan & Zoning By-law Amendment Application - 4933 Victoria Avenue North
Date: November 11, 2024 11:58:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image610858.png](#)
[image000062.png](#)
[image925742.png](#)

Good Afternoon Mr. and Mrs. Jennings,

I would like to confirm receipt of your comments and questions. These will be included as a written submission in the staff report for the Committee of the Whole members and public to review in consideration of a recommendation for the proposed development on December 2nd.

I have provided responses to your questions in blue below.

Sincerely,

Melissa Shih , MCIP, RPP
Associate Director, Planning & Development
Town of Lincoln
Direct: 905-563-2799 ext. 250
Tel: 905-563-8205
[REDACTED]
mshih@lincoln.ca
lincoln.ca
 **@TownofLincolnON**

From: [REDACTED]
Sent: November 10, 2024 1:24 PM
To: [Melissa Shih <mshih@lincoln.ca>](mailto:mshih@lincoln.ca); [Diane Campbell <dcampbell@lincoln.ca>](mailto:dcampbell@lincoln.ca)
Cc: [Matt Bruder <MBruder@lincoln.ca>](mailto:MBruder@lincoln.ca); [Mike Mikolic <mmikolic@lincoln.ca>](mailto:mmikolic@lincoln.ca)
Subject: Re: Submission for Dec Meeting for Official Plan & Zoning By-law Amendment Application - 4933 Victoria Avenue North

Resent from my other email account since my emails sometimes don't get to Lincoln.ca

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

From: dj [REDACTED]
To: [Diane Campbell <dcampbell@lincoln.ca>](mailto:dcampbell@lincoln.ca); [Melissa Shih <mshih@lincoln.ca>](mailto:mshih@lincoln.ca)
Cc: [Mike Mikolic <mmikolic@lincoln.ca>](mailto:mmikolic@lincoln.ca); [Matt Bruder <mbruder@lincoln.ca>](mailto:mbruder@lincoln.ca)
Sent: Thursday, November 7, 2024 at 03:21:24 p.m. EST
Subject: Submission for Dec Meeting for Official Plan & Zoning By-law Amendment Application - 4933 Victoria Avenue North

Hi Diane and Melissa,

We'd like the following considered, or information on the requirements listed.

1. Are we correct that the proposal is suggesting parking spaces would be 5"/20cm LESS than what is required? If so, we'd strongly object as vehicles are getting longer, not shorter. Allowing shorter lengths will just result in pickup/suv's sticking out into the traffic lanes as we often see in parking lots these days. Yes, the proposed zoning by-law amendment seeks to permit a certain number of parking spaces (i.e. up to 60% of residential parking spaces and up to 50% of non-residential parking spaces) to be 5.60 metres in length as opposed to the Town's standard requirement of 5.80 metres in length. These smaller length spaces are proposed to be marked and designated specifically for small vehicles. The proposed development concept is expected to draw more parking demand that is urban in nature, i.e. passenger car sizes. The 5.60 metre length is in line with Transportation Association of Canada (TAC) Geometric Design Guide's vehicle dimensions for passenger cars. It also falls in line with parking stall size requirements in more urban settings such as St. Catharines and Mississauga (5.2 metre length required in these municipalities).

2. How many handicap parking spaces are being proposed? No zoning relief has been proposed for the number of accessible parking spaces required. The Town Zoning By-law requires 2 spaces plus 2% of the total number of parking spaces to be allocated for accessible parking. This equates to 15 accessible parking spaces; 16 accessible spaces have been proposed.

3. How many handicap or non-handicap EV charging parking spots are being proposed, and if none, could this be added particularly to the hotel, but also for the residential so that expensive retrofits are not later required. This is a Site Plan Control matter and is an important consideration during the detailed design stage. The general provision of EV charging parking spaces has already been raised with the developer and this is something they intend to explore in further detail at the Site Plan Control stage, including the comments you have made, if the current planning applications are approved.

Thank you for adding this to the submissions.

D & C Jennings
My Pronouns are: Human

On Thursday, November 7, 2024 at 02:57:48 p.m. EST, Diane Campbell <dcampbell@lincoln.ca> wrote:

Good afternoon,

Please see the attached meeting notice pertaining to the subject property.

Kind Regards,

Diane Campbell
Planning & Community Development Coordinator
Town of Lincoln

From: Tom Bergshoeff [REDACTED]
Sent: November 19, 2024 3:04 PM
To: Melissa Shih <mshih@lincoln.ca>
Subject: Concerns Regarding the Development at 4933 Victoria Avenue North

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Melissa,

I hope this message finds you well. If you are not the appropriate contact for this matter, I would greatly appreciate it if you could direct me to the correct person.

I am writing to express my concerns about the proposed development at 4933 Victoria Avenue North. This site is situated in a primarily low-density residential area, and I believe it is ill-suited for such a large-scale project, particularly at the dead end of this quiet street. I strongly urge the town to preserve the existing zoning regulations and avoid approving any changes that would allow for increased height or density beyond what is currently permitted.

In addition to the location, I am deeply concerned about the adequacy of the parking provisions in the current proposal. The plan includes a total of 610 parking spaces for 346 residential units and 100 hotel suites. However, this is unlikely to be sufficient to meet the actual demand, especially considering that many residents may have more than one vehicle. The remaining 164 spaces could quickly become overcrowded. Furthermore, the development includes 800 square meters of event space, 1,700 square meters of restaurant space, and retail areas, all of which will attract additional traffic. Employees of the hotel and restaurant businesses will also require parking, which will only exacerbate the problem.

Given these factors, I am concerned that the proposed parking allocation will not be adequate to support the development, which could lead to an overflow of parked vehicles throughout the surrounding area, particularly at the north end of Victoria Avenue.

It is essential that any development in this location be self-sufficient in terms of parking for residents, visitors, and employees to avoid negatively impacting the surrounding neighborhood. Unfortunately, the current proposal does not seem to account for these needs.

Thank you for your attention to this matter. I look forward to hearing from you and hope that these concerns will be considered as part of the review process.

Sincerely,

Tom Bergshoeff [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]