

gh3*

Urban Design Study

4933 Victoria Avenue North, Vineland Station Town of Lincoln, Ontario

Prepared For:

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Prepared By:

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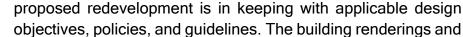
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1.0 Introduction

of Lincoln ("subject lands").

Purpose

1.1

objectives, policies, and guidelines. The building renderings and elevations, conceptual site plan, floor plans, angular plane sections, streetscape plan, shadow study, and landscape plan included within this report have been prepared by gh3* Inc.

Landwise (formerly T. Johns Consulting Group Ltd.) has been

retained by 4933 Vic Court Globizen LP to prepare an Urban

Design Study in support of an Official Plan Amendment ("OPA")

and Zoning By-law Amendment application ("ZBA") for the lands

municipally known as 4933 Victoria Avenue North in the Town

This Urban Design Study ("UDS") is provided in support of the

OPA and ZBA applications for the subject lands. A UDS is a

design tool that provides a description of the process and

rationale for site development, building design, and landscaping

elements. The following UDS will identify how the design of the

1.2 Proposed Planning Applications

To facilitate the proposed redevelopment of 4933 Victoria Avenue North ("Victoria Ave N"), an OPA is required to amend the *Prudhommes Secondary Plan* to delineate the Natural Environment designation and increase the permitted building height from a transition of 4-, 8- and 10-storeys, to permit a combination of mid- and high-rise mixed use residential with a transition of building heights from 1 to 15 storeys. A ZBA is required to amend *Zoning By-law 2022-50* to implement the proposed mid- and high-rise residential and commercial mixeduse redevelopment. Further details regarding the proposed amendments can be found in the Planning Justification Report (Landwise, March 2024). A subsequent Site Plan Control Application will be required.

1.3 Content

This Urban Design Study is organized into the following sections:

- Part A describes the physical conditions of the site, the context within the community, the proposed development and vision, and the design constraints and opportunities.
- **Part B** describes the relevant policies, objectives, and guidelines from Regional and Town planning documents.
- **Part C** provides an analysis of the proposed development against the relevant policies, objectives, and guidelines.





2.0 Part A: Site, Community Context, and Proposed Development

2.1 Site Description

4933 Victoria Ave N is located on the east side and most northerly terminus of Victoria Ave N, abutting the shoreline of Lake Ontario (refer to Figures 1 - 3). The property is legally described as Part of the Bed of Lake Ontario in front of Lot 23, Broken Front Concession next to Lake Ontario and Part of Lot 23 Broken Front Concession, next to Lake Ontario, Geographic Township of Louth, Town of Lincoln, Regional Municipality of Niagara.

The subject lands are irregularly shaped and have a total approximate area of $1.94\pm$ hectares (± 4.78 acres), of which ± 0.30 hectares (± 0.75 acres) include a wooded area and part of Prudhomme Creek. The subject lands have approximately ± 226.28 metres (± 742.39 feet) of frontage along Victoria Ave N and a depth of approximately ± 85.00 metres (± 278.87 feet).

The subject lands are generally flat with a shallow, densely vegetated slope eastward towards Prudhomme Creek. Prudhomme Creek, its associated valleyland, and the Lake Ontario shoreline are regulated by the Niagara Peninsula Conservation Authority ("NPCA"). The subject lands are impacted by the floodplains associated with Lake Ontario and Prudhomme Creek. To facilitate the proposed site regeneration 66 of 158 inventoried trees will need to be removed, as

described in the Arborist Report and Tree Protection Plan (GEI Consultants Ltd., March 2024). 32 trees will require compensation for removal, for a total requirement of 68 compensation trees. Further details of a tree planting plan to compensate for tree removals will be subject to Site Plan Control. The Conceptual Landscape Plan (gh3* Inc, March 2024), will ensure a healthy, green environment.

The northern portion of the subject lands was developed with an industrial building in the early 1900s and used for metal manufacturing until the late 2010s. The southern portion of the subject lands contained an office use converted from a former dwelling. The industrial building and office building were demolished in 2023 and the site has since been graded with a top layer of gravel (refer to Figure 4).



Key Map

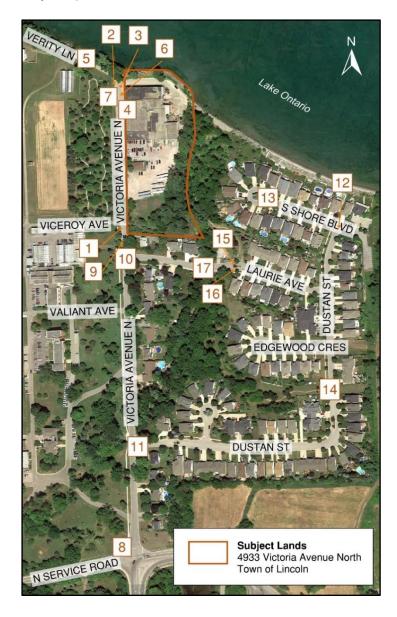


Figure 1: Subject lands from Victoria Ave N and Viceroy Ave



Figure 2: Subject lands from Victoria Ave N and Verity Ln





Figure 3: Northern property line of subject lands



Figure 4: Subject lands looking northeast



2.2 Community & Site Context

The subject lands are in the Prudhommes Secondary Plan area ("Prudhommes") in the Town of Lincoln ("Town"), within the Regional Municipality of Niagara ("Region"). Prudhommes is bounded by Lake Ontario to the north, the Queen Elizabeth Way ("QEW") to the south, Jordan Road to the east, and Victoria Avenue to the west. Prudhommes currently consists primarily of single detached housing, parkland, and natural areas. To the south and west are agricultural lands within the Greenbelt area.

The subject lands are located at the northwest periphery of Prudhommes on Victoria Ave N (Figure 9). Victoria Ave N is classified as a Local Road, owned by the Town north of the Queen Elizabeth Way ("QEW"). Local Roads provide direct access to properties and generally carry medium to high volumes of traffic within settlement areas. At its northerly terminus, Victoria Ave N turns into Verity Lane (Figure 5). Victoria Ave N connects to the North Service Road just south of the subject lands (Figure 8). Victoria Avenue is a Regional Road south of the QEW. The subject lands are immediately bounded by the following:

North: Lake Ontario (Figure 3).

East: Prudhomme Creek (Figure 17) followed by Victoria Shores Park (Figure 14 - Figure 16) and Victoria Shores, a low density residential neighbourhood (Figures 10 -13).



South: Low density residential (Figure 10).

West: Victoria Avenue North followed by the Millennium Forest (Figures 6 & 7), and a complex with various agricultural operations including government operated agricultural research centres and a provincial ministry office.

Beyond the immediate urban fabric, Prudhommes is undergoing significant revitalization and development, including the Prudhommes Landing Subdivision to the east of the subject lands. Prudhommes Landing will provide a mix of housing typologies including low, medium, and high density, commercial, employment, and open space. New development in Prudhommes will bring urbanized streets including sidewalks, signalized intersections, and potential transit services.

Figure 5: Verity Ln looking east towards subject lands



Figure 6: Millennium Forest from terminus of Victoria Ave N



Figure 7: Millennium Forest





Figure 8: Victoria Ave N and N Service Rd intersection



Figure 9: Looking north on Victoria Ave N from southwest of subject lands



Figure 10: Victoria Ave N & Laurie Ave looking east



Figure 11: Dustan St entrance to Victoria Shores





Figure 12: S Shore Blvd looking west



Figure 13: Terminus of S Shore Blvd



Figure 14: Dustan St entrance to Victoria Shores Park



Figure 15: Victoria Shores Park from north side of Laurie Ave





Figure 16: Victoria Shores Park from south side of Laurie Ave



Figure 17: Prudhomme Creek



2.3 Design Constraints and Opportunities

The subject lands have a number of natural and built design constraints and opportunities that were considered in the site and building design.

The following **constraints** were considered and addressed within the proposed site layout and built form:

- Natural heritage features on the subject lands (i.e. Prudhomme Creek, Prudhomme Creek's valleyland, and a 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.
- 2. Setbacks are required due to flood and shoreline erosion hazards associated with Lake Ontario. Landscaping including outdoor programming needs to consider the seasonal conditions of the lake and therefore, temporary landscape elements are proposed so that they can be removed during the winter months.
- 3. Victoria Shores is an existing residential neighbourhood to the south and east of the subject lands. The proposed non-residential uses are proposed on the west side of the subject lands to address daily activity along Victoria Avenue North and the residential towers are proposed on the east side, adjacent to the creek, Victoria Shores Park,



and the neighbourhood. An angular plane has been established from the residential property lines and the proposed development is well within the 45-degree plane. A Sun-Shadow Study has been completed to ensure proper mitigation of shadow impacts on Victoria Shores. The proposed mitigative design will transition in building height and provide landscaping to buffer from low-density residential uses. Additionally, Prudhomme Creek and Victoria Shores Park are located between the subject lands and the Victoria Shores neighbourhood, serving as a buffer between potential land use conflicts.

The following **opportunities** were considered and leveraged within the proposed site layout and built form:

- 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. However, in no case will there be direct access east of the creek due to the topography of the site and ownership.
- 2. The site's natural heritage features and location next to Victoria Shores Park provide an ideal setting for the proposed multi-use trail around the proposed building.
- 3. 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.

2.4 Proposed Development and Vision

The proposed mixed-use development has a gross floor area ("GFA") of 46,941m² (505,269ft²). Proposed uses within the building include a mix of residential units, commercial space, and a hotel and spa. 4,100m² (44,132ft²) of publicly accessible outdoor space is proposed. The 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 proposed development includes the following:

Building/Block	Contains
Building A 5- to 15-storey residential apartment building with amenity space.	 ±15,160m² (163,181ft²) residential (±192 dwelling units). Mix of 1, 2, and 3- bedroom units. ±979m² (10,538ft²) of indoor amenity area. ±815m² (8,773ft²) of outdoor amenity area. ±194m² (±2,088ft²) of commercial space with opportunity for uses such as retail or specialty food store.
Building B 1- to 15-storey hotel and commercial building.	 ±4,881m² of hotel suites (±130 hotel suites) ±3,064m² (32,981 ft²) of commercial space with opportunity for uses such as restaurant, café, bar, event space, and spa.
Building C 5- to 14-storey residential apartment building including grade-related	 ±16,716m² (179.833ft²) residential (±204 dwelling units). Mix of 1, 2, and 3-bedroom units.

townhouse style	 ±38m² (409 ft²) of indoor
dwellings facing	amenity area. ±165m² (1,776ft²) of outdoor
Victoria Ave N.	amenity area.
Publicly Accessible Space	 Multi-use path Piazza Reflecting pool/skating rink Covered outdoor pavilion

Plans and drawings are appended to this report as follows:

Appendix A: Conceptual Site Plan Appendix B: Conceptual Elevations Appendix C: Schematic Floor Plans Appendix D: Angular Planes (Building A & Building B) Appendix E: Conceptual Landscape Plan Appendix F: Conceptual Streetscape Plan Appendix G: Sun/Shadow Study

2.4.1 Transition of Height and Uses

Building A is proposed on the northeast portion of the subject lands, beginning at 5 storeys, and increasing in height southwards to 10 storeys, 14 storeys, and 15 storeys at its maximum. As heights of buildings increase, their floor plates decrease resulting in the 15-storey section being the smallest floor area (refer to Appendix C: Schematic Floor Plans).



Building B is proposed on the northwest portion of the property, beginning at 1 storey, and increasing in height southward to 3 storeys, 14 storeys, and 15 storeys at its maximum, central to the Victoria Ave N frontage.

Building C is proposed on the south half of the subject lands. The southeast portion of Building C begins at 6 storeys closest to the south property line and increases in height to 9 storeys, 12 storeys, and 14 storeys at its maximum height. The southwest portion of Building C is consistently 5 storeys of grade-related townhouse style residential units that are accessible from the street as well as from within the building. Direct access to the above grade parking is available as well.

Buildings A and C are sited closest to the east property line and Victoria Shores and are proposed to contain residential uses with minimal grade-related commercial space to interact with the interior plaza. Building B will feature the commercial uses and is sited furthest from the east and south property lines enhancing the separation from the neighbouring low density residential use, alleviating potential concerns of conflicting uses.

Figure 18: Proposed Building Sections

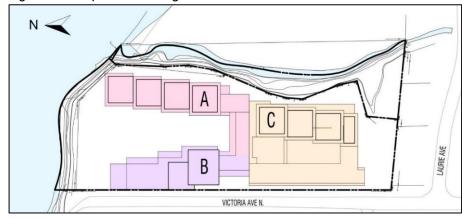
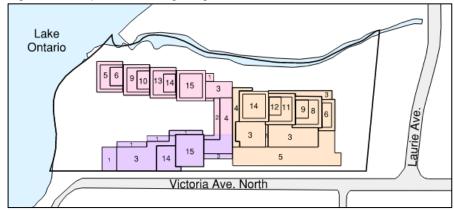


Figure 19: Proposed Building Heights





2.4.2 Parking and Circulation

One level of underground parking with 387 spaces will span the entirety of the site. The 4 storeys of parking in Building C will contain 237 spaces. The 4-storey parking section within the envelope of Building C will be wrapped by residential units to avoid blank façades and the roof top, being level 5, will provide opportunity for green roof and/or amenity in the form of a hidden oasis for residents to enjoy. In total, the in-structure parking will provide 427 residential parking spaces and 197 commercial/visitor spaces for a total of 624 vehicle parking spaces. 34 outdoor parking spaces are proposed, consisting of 13 visitor spaces and 21 street spaces along either side of Victoria Ave N. 144 indoor bicycle parking spots will be available for residents.

One (1) driveway is proposed off Victoria Ave N at the south end of the subject lands to provide vehicular access to the parking area. A common entrance, car and bus drop-off, and vehicle turn-around area is proposed central to the Victoria Ave N frontage. Emergency vehicles will make use of the turn-around area. Waste pickup will occur in the loading areas in the south portion of Building C.

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 is proposed beginning in the southwest corner of the subject lands, wrapping east then north around the proposed building, then heading west along the Lake Ontario waterfront to finish at the northwest corner of the subject lands.

2.4.3 Amenity & Publicly Accessible Space

Each residential unit and hotel suite will include a balcony. Building A will contain indoor amenity space for residents including a 264m² (2,842ft²) gym on the third floor. Buildings A and B form a U-shape around a publicly accessible central courtyard containing a variety of amenities including a reflecting pool that may become a skating rink in the winter, outdoor seating, and a covered pavilion. The ground floor commercial spaces will be accessible from the courtyard and through the building's main entrance utilizing the public nature of the hotel and hospitality shared lobby.

2.4.4 Landscape and Streetscape

The proposed landscaping plan includes a variety of shade trees, understory trees, and shrubs, all of which are drought tolerant native species. A courtyard with varying sizes of planter beds and three rows of canopy trees is proposed between Building A and Building B. Trees are proposed along the multiuse path between the building and passive recreation use. The shrubs and trees proposed along the frontage of the graderelated townhouse style units will help to activate the Victoria Ave N streetscape. Trees will provide breaks between parking spaces and provide shade for vehicles on the east side of Victoria Ave N. Wood trellises with vegetation such as creeping vines are proposed throughout the site.



3.0 Part B: Design Requirements

The proposed site plan and architectural design of the proposed multiple dwelling buildings will be evaluated against the plans and policies as outlined in the:

- 1. Niagara Official Plan
- 2. Town of Lincoln Official Plan
- 3. Prudhommes Secondary Plan
- 4. Low Impact Development and Green Infrastructure Design Guidelines

3.1 Niagara Official Plan

The *Niagara Official Plan* ("NOP") provides broad policies for guiding urban design throughout the Niagara Region. The general goal of the NOP design policies is to encourage high quality urban design that promotes Niagara as a safe, attractive, and sustainable community in which to live, work, and play.

6.2.1 Excellence in Urban Design

- 6.2.1.1 Excellence and innovation shall be promoted in architecture, landscape architecture, site planning, streetscape design, and overall community design to ensure built environments are attractive, walkable, accessible, diverse, and functional.
- 6.2.1.5 The public realm shall be enhanced through urban design and improvements, and investment that

contributes to safe, attractive complete streets and desirable communities.

6.2.1.7 Sustainable design principles shall be applied to the public realm, infrastructure, public service facilities, development and streets.

Another primary goal of the NOP is to create a vibrant public realm by encouraging urban design that produces complete streets and promotes a strong sense of community identity.

6.2.1.8 The Region shall promote:

- a. the creation of liveable and vibrant urban areas and streets;
- b. community design that:
 - *i. offers a range of transportation options, including public transit and active transportation;*
 - *ii. respects the complete streets approach by creating safe and attractive interconnected streets; and*
 - *iii. encourages a mix of land uses, a vibrant public realm and compact built form;*
- *d. well-designed buildings, high quality streetscapes, and attractive public spaces that create*



neighbourhood character and strengthen community identity and diversity;

- *e. the integration of views of built and cultural heritage features, landmarks, and significant natural heritage features to enhance a sense of place;*
- 6.2.1.10 The inclusion of public art into the design of major development, streetscapes, and public spaces will be encouraged.
- 6.2.1.12 Niagara's physical relationship to waterfront settings will be leveraged by:
 - a. promoting visual and physical access; and
 - b. connecting publicly accessible waterfronts to create a continuous waterfront feature, where feasible.

6.2.2 Public Realm and Active Transportation

- 6.2.2.2 Alternative road designs that balance the needs of pedestrians, cyclists, public transit users, and motorists, and prioritize road safety will be considered to support complete streets.
- 6.2.2.10 Streetscapes should be designed to create a seamless transition with the public space.

6.2.2.11 The mitigation of microclimate impacts, such as wind, shadowing and seasonal factors, should be considered regarding the impact of development on the public realm.

Refer to Part C: Design Analysis for discussion of the regional Official Plan design policies with regard to the proposal.

3.2 Town of Lincoln Official Plan

Section 8.6 of The *Town of Lincoln Official Plan* ("TLOP") provides design policies that apply to the Town's urban areas. Future growth in the Town will occur primarily through intensification and redevelopment within fixed urban areas. As such, design must be purposeful to ensure compatibility and create a sense of place. The following urban design principles, as outlined in Policy 8.6.2., are applicable to the proposed development:

- (a) To encourage a compact, walkable and well-connected community;
- (b) To encourage mixed use and a range of housing;
- (c) To provide a linked public open space system;
- (d) To encourage quality architecture and to ensure that buildings provide an appropriate edge to the street;
- (e) To encourage increased density in appropriate locations;



- (f) To provide a range of transportation options, including walking and cycling;
- (g) To encourage complete streets for all users;
- (h) Appropriate design of streets and public spaces in order to enhance and encourage pedestrian and public activity;
- (i) To encourage a strong sense of place;
- (j) To encourage improvements to the public realm;
- (k) New development is to be compatible with established development;
- (m) Protection of the natural environment;

The TLOP builds upon the NOP's goal of creating a vibrant public realm. The following policies have guided the design of the proposed streetscape and publicly accessible spaces:

8.6.3.1. Roads and Streetscape Elements

- (a) [...] In order to create a comfortable pedestrian environment and to enhance the character of the Town, the design of the area within the street boulevard should include plantings, lighting, street furniture and special paving patterns and materials in accordance with the following:
 - *(i)* All new development shall provide for tree planting within the road allowance;

- (ii) Street trees should be planted 8 to 12 metres on-centre, to form a continuous canopy at maturity;
- (iii) Generally, street trees should be planted opposite each other to form a canopy over the road at maturity;
- (vii) Dedicated cycle routes should be incorporated into the roadway where the right of way permits.
- (viii) Lighting design should have regard for vehicular, cyclist and pedestrian requirements so that the size, height and style of lighting reflects the hierarchy of the road;
- (x) Utilities, including transformers and other "box" servicing should be located unobtrusively in areas where they can be screened with planting, in flankage locations, in open space areas, and on private property or within the boulevard; and
- (xi) Utility wires and lines should be buried underground in order to improve the aesthetics of the streetscape.
- (c) Driveways which cross sidewalks should be minimized to provide a safer pedestrian environment.

8.6.3.2. Parks and Natural Features

- (a) Parks will have a generous street frontage to provide views into the park and to ensure public safety;
- (b) Parks should be appropriately lit for safety purposes;



- (c) Parks are to have direct and safe pedestrian access from adjacent residential areas;
- (d) Parks are to be connected where possible to trail systems, cycling routes and natural heritage corridors;
- (e) Parks should incorporate natural heritage features where possible into the design of the park;
- (f) Parks should be located adjacent to natural areas and/or environmental features, where possible;
- (h) Pedestrian access to parks should be clearly defined with landscape or architectural elements to ensure an appealing park presence on the roads;
- (i) Street trees should be planted along the edge of the park, while not screening the view into the park;
- (j) Parks should be located such that they are highly visible and a central focus or gathering areas for the neighbourhood;
- (k) Existing wooded areas will be protected and enhanced; and
- (*I*) Fencing should be provided at top of bank to prevent encroachment into wooded areas

One of the Town's urban design objectives is to enhance the physical appearance of new residential, commercial, and mixed use development as implemented through the following policies:

8.6.3.4. Housing

- (g) Porches, stairs, canopies and other entrance features are desirable and may encroach into the front yard setback;
- (k) New development adjacent to public open space or streets shall have principal facades facing the public open space or street;
- (n) New development in existing developed areas shall respect, enhance and complement the character of the existing neighbourhood by:
 - *(i)* Scaling new buildings to reflect the height and width of existing adjacent structures.
 - (ii) Establishing new setbacks based on those of existing adjacent development.
 - (iii) Incorporating the proportions and architectural elements of existing adjacent buildings such as floor heights and eave heights in the design of new development.
 - *(iv) Incorporating architectural features such as porches, window size and arrangements, and roof profiles that are predominant in the area.*



8.6.3.5. Institutional Uses, Commercial Uses, Mixed Use, and Public Buildings

- (b) All development shall include provision for pedestrians and cyclists including direct access to sidewalks, street furniture, bicycling parking, lighting and awnings.
- (c) The design treatment of flanking facades visible from the street or adjacent residential uses should be equal to that of the front façade;
- (d) Entrances to buildings should be prominent and visible with entrance canopies, awnings and other architectural elements;
- (e) Rooftop mechanical equipment should be screened with materials that are complementary to the building;
- (f) A variety of roof shapes should be considered to avoid the monotony of flat roofs;
- (g) Landscape treatment of individual properties have a role in creating the image of the entire area and therefore should be coordinated;
- (h) The front yard setback should be landscaped to define pedestrian walks, the main building entrance and to screen parking areas;
- (i) Parking areas should be screened from view from streets and open spaces with low fencing and planting;

- *(j)* For commercial use and mixed use, parking not permitted within the front yard;
- (I) Pedestrian circulation through parking lots, and from the street to building entrances should be clearly defined with special paving, lighting and landscape treatment;
- (m) Loading and service areas should not be located at the front of the buildings; and
- (n) Loading and service areas should be screened from view from the street and public open spaces.

Refer to Part C: Design Analysis for discussion of the TLOP design policies with regard to the proposed design.

3.3 Prudhommes Secondary Plan

The Prudhommes Secondary Plan ("PSP") provides urban design policies to encourage high quality urban design that will showcase Prudhommes as a healthy, beautiful, and complete community as well as a hub for tourism and commercial activity.

The consideration of sustainability in design is essential for building a healthy community. As such, the sustainability guidelines of the PSP have regard to the construction of green buildings, accessibility for people with disabilities, crime prevention, and the urban forest.

3.1.15.2.4.1 Green Buildings

- a) For all buildings with GFA of 1,000 square metres or greater and/or identified under Part 3 of the Ontario Building Code, achievement of the following sustainability targets is encouraged:
 - Incorporate green/white or other high albedo roofing.
 [...]
- c) In order to support sustainable community design, individual building design shall be encouraged to:
 - *i.* Include on-site renewable or alternative energy systems which produce at least 5% of building energy use. Alternatively, identify opportunities for the provision of centralized, integrated energy systems, such as district energy for heating and cooling;
 - ii. Maximize solar gains through:
 - Orienting building to maximize potential for passive and active solar energy; and,
 - South facing windows.
 - iii. Mitigate heat island effects by:
 - Locating trees or other plantings to provide shading for a least 50% of sidewalks, patios, and driveways within 15 metres of new buildings; and,

- Installing light-coloured paving materials including white concrete, grey concrete, open pavers and any material with a solar reflectance index of at least 29.
- *iv.* Promote water conservation by including the installation of rainwater harvesting and re-circulation/reuse systems for outdoor irrigation and outdoor water use;
- v. Require that new construction use regionally and locally sourced building materials to the greatest extent possible; and,
- vi. Promote sustainable landscape practices by requiring the use of water efficient, drought resistant plant materials in parks, along streetscapes, and in public and private landscaping, including:
 - Avoidance of turf grass areas, and when required, install drought resistant sod; and,
 - Reduce the impact caused by new development on the natural hydrological cycle by installing permeable driveway and parking lot surfaces.

3.1.15.2.4.2 Accessibility For Ontarians With Disabilities

(a) New buildings, parks, trails and walkways shall incorporate universal physical access features and follow the accessibility requirements as set out by the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act.





3.1.15.2.4.3 Crime Prevention Through Environmental Design

- (a) All development, with a focus on streetscapes, parks and open spaces, parking lots and other publicly accessible areas, shall include Crime Prevention Through Environmental Design (CPTED) principles, including:
 - (i) Adequate lighting;
 - *(ii) Clear sight lines, allowing views from one end of a walkway to the other;*
 - *(iii) Appropriate landscaping, but avoiding landscaping that might create blind spots or hiding places;*
 - *(iv)* Adequate fencing and fenestration;
 - (v) Clear signage that delineates permitted use and speed; and,
 - (vi) Streetscape and building design that promotes 'eyes on the street'.

3.1.15.2.4.4 The Urban Forest

a) The urban forest includes trees and shrubs on public and private lands, provides ecological benefits that support natural functions, and assists in mitigating the urban heat island effect. Trees or other plantings shall be located throughout the community to provide shading for sidewalks, parks and open spaces and other publicly accessible areas. In addition, this community shall be planned to achieve a mature forest cover.

b) The urban forest shall include a variety of trees that are hardy, resilient, non-invasive, salt tolerant, drought resistant, and low maintenance. All trees shall provide a large canopy and shade over sidewalks, parks, and open spaces. Native tree species are preferred.

Section 3.1.15.2.5.1 includes specific policies for the development of the private realm to enhance the character of the community, encourage a diverse yet harmonious built form, and facilitate an overall high standard of architectural design.

3.1.15.2.5.1.1 Development Blocks and Lots

- a) Development will be accommodated on a modified street grid – including the Waterfront Promenade, the Main Street, the North Service Road, Collector Roads, Local Roads, Private Roads and Lanes – and the associated Central Plaza, identified on Schedule 'B3' as a Minor Gateway, and other public parks and open spaces, to establish development blocks that achieve an efficient pattern and provide visual interest and diversity.
- b) The block and street network, along with building siting, shall provide for vistas and viewsheds to Lake Ontario, the Niagara Escarpment, parks and open spaces, and natural features. This will include the provision of a single-loaded



Waterfront Promenade and a Main Street that terminates at the Central Plaza.

- *c)* Where possible, development blocks should maximize solar gains through building orientation and layout to maximize potential for passive and active solar energy.
- d) All buildings should be designed to front, face, and feature abutting public and private streets. Reverse frontage shall generally not be permitted for development within this Secondary Plan Area. Where conditions exist that require reverse frontage, it shall be done to the satisfaction of the Town.
- e) Site design is intended to reflect a high quality built environment, including elements such as orienting buildings to address the public realm and streetscape, and reducing the number of vehicular driveways.

3.1.15.2.5.1.2 Built Form

- b) Buildings shall be designed for an urban context by directing their primary building facades to the abutting public street or central courtyard. Buildings must be designed for close siting which facilitates street activity and active transportation, with views directed to the street and public spaces rather than towards parking areas and neighbouring sites.
- *d)* New development will be compatible with adjacent and neighbouring development, as well as existing residences in

Victoria Shores, through a combination of siting, massing, and landscape features.

- e) Architectural styles of individual units shall complement each other. The various architectural forms within the community shall provide for a harmonious mix of distinctive architecture, which may incorporate both traditional/heritage and modern influences. It is important that the architectural form and architectural style complement the design of the public realm.
- f) A variety of architectural elements, such as wall plane articulation, entry porches, canopies, columns, dormers, and material detailing should be employed to create a distinctive character for streetscapes in the community.

3.1.15.2.5.1.3 Relationship of Buildings to Streets and Open Spaces

- a) Primary building entrances shall be clearly visible, located to front onto a street, be direct, and should be accessible to people of all ages and abilities.
- *b)* Buildings will generally be aligned parallel to an abutting street with siting and massing that provides a consistent building relationship.
- d) Buildings located adjacent to, or at the edge of parks and open spaces, will be designed, sited and massed to address the open space, and where appropriate, provide opportunities for overlook of these features.



- e) Development shall coordinate with all streetscape elements and utilities located within the road right-of-way, to ensure there are no conflicts between buildings, driveways, walkways or other site plan components.
- *h)* Projections into the required front yard, such as porches, entrance canopies, porticos, entrance steps and bay windows are encouraged for grade-related dwellings to provide pedestrian-scaled streetscape interest.

3.1.15.2.5.1.4 Built Form Transition and Massing

- a) Building siting and arrangement within the development blocks is a key component in providing an attractive streetscape. The siting of buildings can provide emphasis in a community by framing views and allowing for vistas to key features (e.g. waterfront, Central Plaza, park areas, and landmarks). The appropriate massing of these buildings will provide for comfortable pedestrian-scaled environments and help to transition densities both internally and outside the Secondary Plan Area, mitigating and/or eliminating negative impacts such as shadowing and overview.
- b) The massing of buildings should transition from greater to lower mass and height by incorporating techniques such as angular planes and/or stepbacks. Gaps between buildings using elements such as parks, plazas, parking areas, or streets are encouraged to provide relief along long, closed strings of building mass.

Section 3.1.15.2.5.2 provides design guidelines for specific types of buildings. The proposed design has been influenced by the guidelines for townhouses, mixed-use buildings, and high-rise residential buildings.

3.1.15.2.5.2.2 Townhouses and Other Multi-Unit Dwellings

- a) The siting, massing, and building facade design of the units shall be coordinated on a block-by-block basis through the architectural control process. The overall streetscape composition should display massing and design continuity while achieving streetscape variety.
- b) Building facades within a development block should be articulated in a manner that provides variation between units but reinforces common characteristics that visually unite the block.
- c) Variety in the design of roofs through the use of traditional gables and dormers, or more contemporary designs that include cantilevers and parapet details, is required to break up the massing of units within a block. However, the main roof should appear as one roof where possible and reflect the architectural style of the unit block.
- d) The massing and form of townhouses adjacent to single detached and semi-detached dwellings shall be complimentary but shall not necessarily be the same height.
- e) The main front entry should be oriented to the front lot line or higher order street, for interior units, while the entry of the



corner unit is encouraged to be oriented to the exterior lot line. Where a dwelling unit flanks a private street or laneway, the main entrance shall face the front lot line or an interior courtyard.

- *i)* Side and rear elevations visible from streets and other elements of the public realm shall have architectural treatments consistent with the design of the front elevation.
- *j)* Corner unit designs are encouraged to provide significant corner features such as porches, wall articulation and bay windows, or other corner unit features as appropriate to their traditional or contemporary architectural style.

3.1.15.2.5.2.5 Mixed-Use Buildings

- a) Mixed-Use buildings may include commercial and office uses at grade and commercial, office uses, and multi-unit residential above or behind. Ground floors shall be designed to be appealing to pedestrians and include uses that are more active in terms of pedestrian traffic, such as commercial/retail, personal service, and restaurant type uses on the ground floor.
- d) Buildings abutting low to mid-rise residential properties shall be designed to include appropriate approaches for transition including enhanced landscaping, setbacks, stepbacks, and/or angular planes.
- e) Larger buildings should be articulated to avoid large expanses of uninterrupted blank wall. Grade level retail

frontages shall be broken down in scale to provide a finer grained frontage onto the Main Street, and the Waterfront Promenade. Reflective mirror glass shall not be used for windows at grade.

- *g)* Residential entrances shall be clearly distinguished from the commercial entrances through building design and can be located at the front or side of the building.
- *h)* Rooftop mechanical equipment shall be screened from public view and integrated into the design of the building with materials and/or colours that are complementary to the building.

3.1.15.2.5.2.7 High-Rise Residential Buildings

- a) High-Rise Residential buildings have been located to indicate through built form, the location of Prudhommes, with some in the form of landmarks. Landmark High-Rise buildings will be highly visible and legibly mark the Secondary Plan Area through a combination of architectural design and height. The Landmark High-Rise buildings will serve as the tallest buildings in the community.
- b) Landmark High-Rise Residential buildings will generally be a maximum of 18 storeys in height and designed to have podium and tower elements. The podium should be a maximum of 3 storeys.
- *c)* Buildings and their primary entrance shall be oriented and face onto the abutting street.



- d) The top of the building should be distinct and include architectural detailing that contributes to the skyline. Penthouse mechanical rooms and rooftop mechanical equipment shall be screened from public view and integrated into the design of the building and/or rooftop with materials and/or colours that are complementary to the building.
- e) Parking shall be located in structure, where feasible, and structures should not be visible from the street or Waterfront Promenade. Parking structures are also encouraged to be lined by units to create visual interest and to help screen the parking structure from view.

Refer to Part C: Design Analysis for discussion of the PSP design policies with regard to the proposed design.

3.4 Low Impact Development and Green Infrastructure Design Guidelines

The Town's *Low Impact Development and Green Infrastructure Design Guidelines* have been considered in the design. The guidelines define Low Impact Development ("LID") as a "land development or re-development approach that utilizes site specific methods and techniques to manage both the quantity and quality of stormwater runoff, at the source".

One of the key principles of LID design is the prevention of stormwater runoff. This can be accomplished in numerous ways including minimizing impervious surfaces, incorporating green roofs and rainwater harvesting systems, and designing landscaping to create urban tree canopies. Another key principle of LID is to create multifunctional landscapes through the integration of stormwater management facilities into other elements of the development to conserve developable land, the utilization of facilities that provide water conservation benefits, and the design of landscaping to reduce runoff, urban heat island effect, and enhance site aesthetics.

The selection of vegetation and planting play a key role in LID. The use of native vegetation is recommended where appropriate. Other recommended practices include the incorporation of ground cover and understory shrubs, planting in spring or fall to allow for quick establishment, and planting vegetation at adequate depths, locations, and groups.

4.0 Part C: Design Analysis

4.1 Sun/Shadow Study

A Sun/Shadow Study was completed by gh3* Inc. in accordance with the Town of Lincoln's Terms of Reference for the proposed development (refer to Appendix G: Sun/Shadow Study). Shadows cast by the proposed massing were comprehensively analyzed for the months and days of April 21st, June 21st, September 21st, and December 21st between the hours of 10:00 AM and 6:00 PM. Impacts on the public realm and private realm were studied. It was determined that all private outdoor amenity spaces of adjacent properties will receive a minimum of 6 hours



of daylight between 10:00 AM and 6:00 PM all year round. The study illustrates that there are no additional shadows resulting from this development within adjacent private outdoor amenity spaces until after 4:00 PM in September and December, or 5:00 PM for April and June study periods when the sun is approaching sunset. Most private outdoor amenity areas in the proposed development will receive a minimum of four hours of daylight in the spring, summer, and fall seasons. Public outdoor spaces along the shoreline to the north 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 included an analysis of the proposed building height vs. the as-of-right building height as identified within the Prudhommes Secondary Plan. The analysis demonstrates that there is an incremental increase of shadowing on adjacent public and private realms however, the impacts are late in the day and are not unduly to the enjoyment of the spaces.

The Sun/Shadow Study confirms that the shadows cast by the proposed massing meet the requirements set in the Terms of Reference.

4.2 Analysis of Built Form

The proposed mixed-use development has been designed with three distinct sections; Buildings A, B, and C. Proposed in the north half of the subject lands are Buildings A and B, forming a U-shape around a central courtyard. The south half of the subject lands is proposed to contain Building C. The proposed building siting and massing is designed to create a comfortable pedestrian environment (PSP 3.1.15.2.5.1.4.a), minimize microclimatic impacts (NOP 6.2.2.11), and allow for views of Lake Ontario (PSP 3.1.15.2.5.1.1.b).

An angular plane of 45 degrees from adjacent boundaries was used in the massing design (refer to Appendix D: Angular Planes) to balance daylight access between the development and neighbouring lands, ensure an appropriate height transition, and mitigate overlook onto low-rise homes and parklands (PSP 3.1.15.2.5.2.5.d). The building is setback a minimum of 18.2m from the southern property line and the massing terraces incrementally from the lower-scale podium height, away from the residential homes to the south (refer to Appendix B: Conceptual Elevations). When viewed from the street level, the terraced built form makes the massing appear to fade into the background. The massing is approximately 70m from the nearest residential home to the east and when the angular plane is applied from the rear yard of this home, the development is comfortably within the angular plane. The Sun/Shadow Study (gh3* Inc, 2024) confirms that the application of angular planes in the massing design ensures that the homes in Victoria Shores along South Shore Blvd will receive a minimum of 6 hours of daylight between 10:00 AM and 6:00 PM throughout the year. Additionally, the proposed development will not adversely impact sun access on Millennium Forest or Victoria Shores Park.



In addition to the angular planes, gaps between the towers will provide relief in the massing and promote daylight deep into the site (PSP 3.1.15.2.5.1.4.b). The on-site public outdoor amenity spaces will generally receive a minimum of 4 hours of sunlight between 10:00 AM and 6:00 PM (gh3* Inc, 2024). The Pedestrian Level Wind Study (Gradient Wind Engineering Inc., 2024) determines that the proposed built form will generate acceptable wind conditions for the proposed uses on a seasonal basis in all grade-level pedestrian wind-sensitive areas within and surrounding the subject lands.

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. 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 grade-related townhouse style units in Building C respect the existing streetscape, as they are consistently five storeys to provide a transition from adjacent low density uses to the proposed 14- and 15-storey buildings fronting onto Victoria Ave N (PSP 3.1.15.2.5.2.2.d). The grade-related dwelling units are set back from the property line by 3.0m, providing additional privacy from the street for residents and creating a boulevard experience for pedestrians. As the proposed sidewalk is west of the property, it will receive continuous, uninterrupted afternoon daylight throughout the year.

4.3 Analysis of Sustainability

The proposed development includes various sustainable design features and protections for the natural environment (NOP 6.2.1.7; TLOP 8.6.2.m).

Existing natural features will be incorporated into the design. The multi-use path will follow the natural shape of the stable top of slope and natural wayfinding elements (e.g. thorny bushes) will be used to protect Prudhomme Creek and wooded areas by keeping users on the path (TLOP 8.6.3.2). The project is significantly set back from the eastern property line of the site, preserving most of the existing mature trees, as well as addressing the natural erosion setback per NPCA requirements. Along the northern shoreline, the current revetment wall will be repaired and renewed for continued shoreline erosion protection.

LID strategies may be leveraged to assist with sustainable stormwater management in alignment with the Town of Lincoln's Low Impact Development and Green Infrastructure Design Guidelines. Excess stormwater runoff will be prevented through the potential use of green roofs, bioretention areas, the preservation of many existing trees, and the use of permeable surface materials where possible. The design aims to minimize impacts on the hydrological cycle and promote water conservation through the use of rainwater irrigation and native, drought resistant plantings (PSP 3.1.15.2.4.1.c.iv). Refer to the Tree Protection Plan (GEI, March 2024) submitted as part of this



application and Appendix E: Conceptual Landscape Plan for further details.

A 40:60 window to wall ratio is proposed for optimal thermal control (PSP 3.1.15.2.4.1.c.ii). Bird-friendly glazing strategies will be used to minimize bird collisions with windows. Balconies are proposed to have optional screening for sunlight and wind control. A louvered second skin cladding the outer balcony face will frame views while adding privacy both inside and out with the added result of deterring birds. On-site renewable energy options, such as geothermal, are being considered and may be implemented at the detailed site plan control phase (PSP 3.1.15.2.4.1.c.i).

Potential urban heat island impacts will be mitigated through the use of green roofing, high albedo (i.e. light coloured) surface paving, and plantings to provide shade in the public realm (PSP 3.1.15.2.4.1.c.iii).

Final lighting design will be subject to Site Plan Control but will be dark sky friendly and follow Crime Prevention Through Environmental Design guidelines (PSP 3.1.15.2.4.3.a).

4.4 Analysis of Architectural Styling, Streetscape, & Landscaping

The proposed development is well-designed to strengthen existing community character and create a high-quality built environment (NOP 6.2.1.8.e).

Public Realm

The design aims to contribute to creating a high-quality public realm. Prudhomme's unique sense of place can be enhanced by leveraging the site's access to a waterfront setting, as is encouraged by the NOP. The proposed publicly accessible space is designed to encourage pedestrian activity through the provision of a multi-use trail and a courtyard with features that activate the lakeside area such as seating, a reflective pool that may be used as a skating rink in the winter, and space for potential events such as markets (TLOP 8.6.2.h).

Various design features will ensure a seamless transition between private spaces and the public realm (NOP 6.2.2.10). Building heights will be lower near the entrances to public spaces to ensure visible access points (refer to Appendix B: Conceptual Elevations). The site grading is maintained to follow the sidewalk level, allowing seamless transitions from the street to the multi-use path and waterfront courtyard. Unsightly elements will be screened from public view including parking, loading areas, garbage storage, and rooftop mechanical equipment (PSP 3.1.15.2.5.2.7.d & e). The design provides opportunities for the spillover of non-residential uses into public space such as restaurant patios and storefronts. The siting and massing of the building allows for views of Lake Ontario (PSP 3.1.15.2.5.1.4.a). The design will complement the existing natural elements of the public realm through the use of warm materials, green roofs, and a green wall at the south end of the site.



Addressing the Street

The PSP aims to guide development that enhances the streetscape. The design's overall siting and massing will contribute to an attractive streetscape. The proposed buildings are parallel to Victoria Ave N to animate and delineate the streetscape. The building towers transition in height towards the center of the site to provide streetscape variety and are separated by a minimum distance of 25 metres to provide relief in the massing and allow for views. As shown in Appendix F: Conceptual Streetscape Plan, the upper two floors of the townhomes are angled back by 1.5m to reduce the perceived height at the sidewalk level and create a transitional stepping between the low density residential to the south and the hotel to the north.

As shown in Appendix A: Conceptual Site Plan, there will be a common entrance midway down the property, clearly visible from Victoria Ave N (PSP 3.1.15.2.5.1.3.a). The common entrance is designed to be inviting and engaging for the public and residents, by creating a spacious and day-lit space for lounging and hosting pop-up events (TLOP 8.6.3.5.d). The entrance has spaces for both passenger drop-off and temporary stand-by for vehicles. A large translucent canopy over the drop-off provides protection from the elements while allowing daylight in to keep the entrance well-lit and inviting. The lobby looks into an internal courtyard that acts as an atrium, bringing natural light deep into the lobby and connecting views to nature. The common lobby directly connects to the residential lobby, the

hotel lobby, as well as commercial spaces such as the restaurant and retail.

The townhomes will have clear entrances from Victoria Ave N with pathways leading to the front doors. The front yards of the townhomes incorporate vegetated planters with native plants and shrubs, bringing seasonal colours to the sidewalk and pedestrian-scaled streetscape interest (PSP 3.1.15.2.5.1.3.h). Only one driveway entrance is proposed off Victoria Ave N and is located at the south tip of the property in order to avoid disruptions to the building façade or streetscape (PSP 3.1.15.2.5.1.1.e.).

Architectural Styling

The architectural styling of the proposed development will contribute to the urbanization of Prudhommes. The design will be high quality, incorporating both modern and traditional influences to be harmonious with existing development. The mixed-use, multiple dwelling with stepbacks is a more modern built form. The project draws inspiration from the region of Vineland, its geographical characteristics, and the agricultural economic history. The region is deeply rooted in horticulture and greenhouse application, giving Vineland its unique architectural characteristics in the Niagara Benchland region. This is notably exemplified at the Vineland Research and Innovation Centre across Victoria Ave N from the subject lands.

The south and west facing building façades will be visible from Victoria Ave N, north facing from the publicly accessible



courtyard, and east facing from Victoria Shores Park. The principal façades will be those facing Victoria Ave N and the lakeside courtyard (PSP 3.1.15.2.5.1.2.b) however, as all façades will be highly visible from the street or another public space, it is essential that they be equally treated with high quality design (TLOP 8.6.3.5.c).

Warm-toned materials such as wood sidings, decking, trellises, and bronze coloured metals are strategically used throughout the site. High-performing glazing façades complement the warm-toned materials to give an elevated contemporary design that celebrates the agro-industrial architectural vernacular. Residential and non-residential portions of the building have different but complimentary architectural treatment. To articulate the massing and give a sense of a community like assembly to the site, the residential condo buildings are visually staggered and stepped to give the appearance of a collection of smaller buildings compared to a single uninterrupted blank wall. The towers have a combination of opaque materials and glass as well as louvered screening elements to provide variety while maximizing views of Lake Ontario. The townhomes have a simple but clean façade. The inset balconies of the low-rise units are lined with wood cladding to balance between the domestic and industrial context of the site.

A distinctive yet compatible streetscape is created through variation in fenestration and building materials, inset building entrances, and transition of building height to peak in the center of the site. The grade-related townhouse style portion of Building C slopes away from the street beginning at the fourth floor to provide a transition in the massing (Appendix F: Conceptual Streetscape Plan). The first floor of the mixed-use building is taller than the upper floors to provide a podium effect. The building corners are activated through the strategic placement of restaurant patios, landscaping, outdoor amenity space, and pedestrian infrastructure such as sidewalks and the multi-use path.

The roofline of the grade-related townhouse style units is inspired by the greenhouse vernacular that is characteristic of the region's agricultural identity. Green roofs on the towers will complement the natural elements surrounding the site. Warm, unobtrusive materials will be used on the towers to contribute to a harmonious skyline while creating a landmark building visible from a distance.

Landscaping

Landscaping is designed to coordinate with surrounding properties (Appendix E: Conceptual Landscape Plan). Vegetation and the multi-use path at the south end of the site provide a buffer between the proposed development and adjacent low-density residential uses. Landscaping is used to accentuate pedestrian walkways and building entrances. Views of Lake Ontario are not impeded by additional plantings or hard landscaping features.



5.0 Conclusion

The design of the proposed mixed-use building is an appropriate and complementary regeneration of the lands at 4933 Victoria Ave N. 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 pedestrianscaled 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 will be an iconic addition to Vineland, joining the emerging skylines along the lakeshores of the Golden Horseshoe. The proposed built form is in keeping with Regional and Local urban design expectations.

Respectfully Submitted,

LANDWISE

Prepared By:

Chloe Simpson, MPlan Junior Planner

Reviewed By:

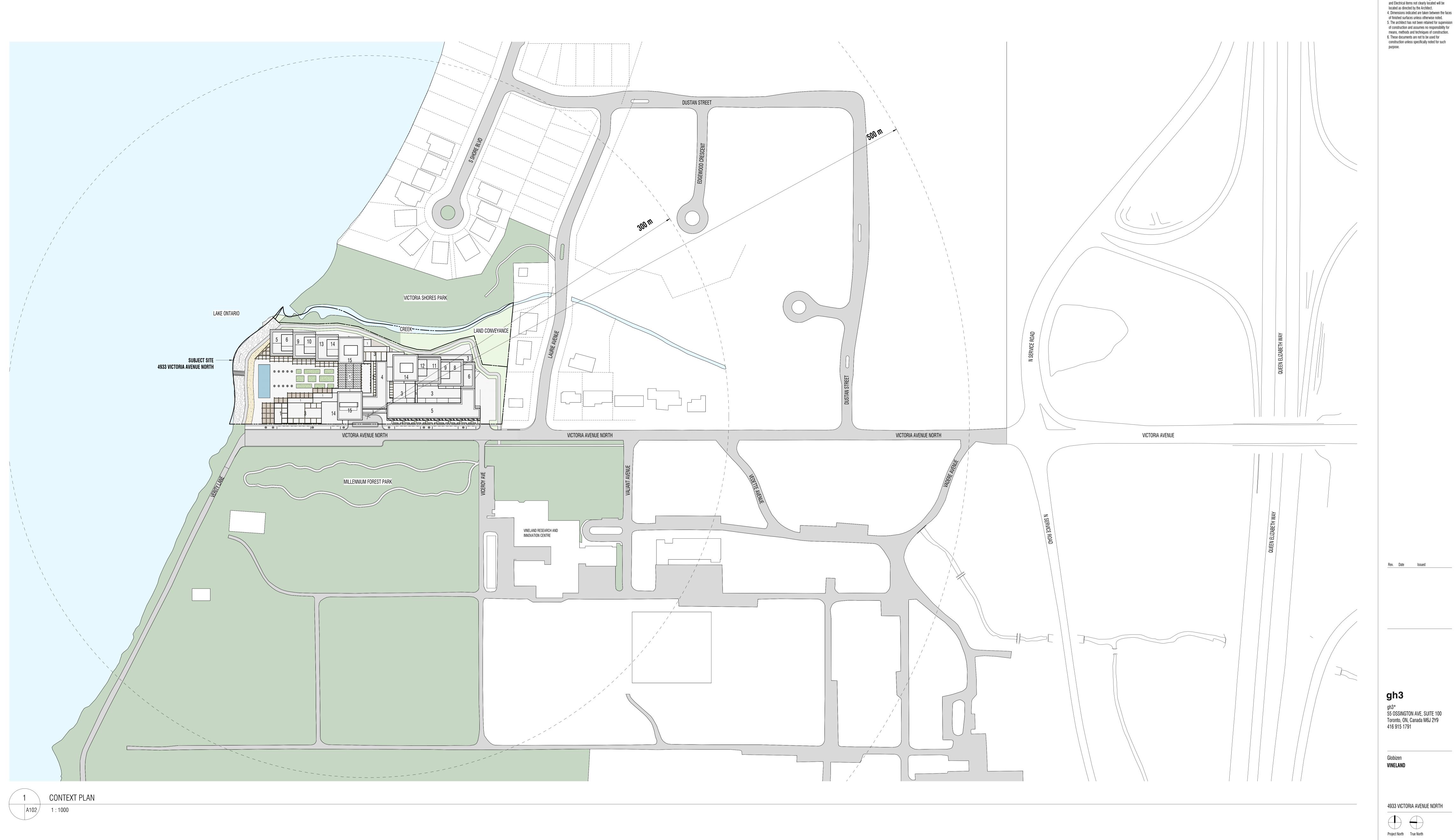
MPlan Katelyn Gillis, BA Senior Planner

Terri Johns, MCIP, RPP Founder & President



Appendix A: Conceptual Site Plan

Urban Design Study: 4933 Victoria Avenue North, Lincoln



A102

CONTEXT PLAN

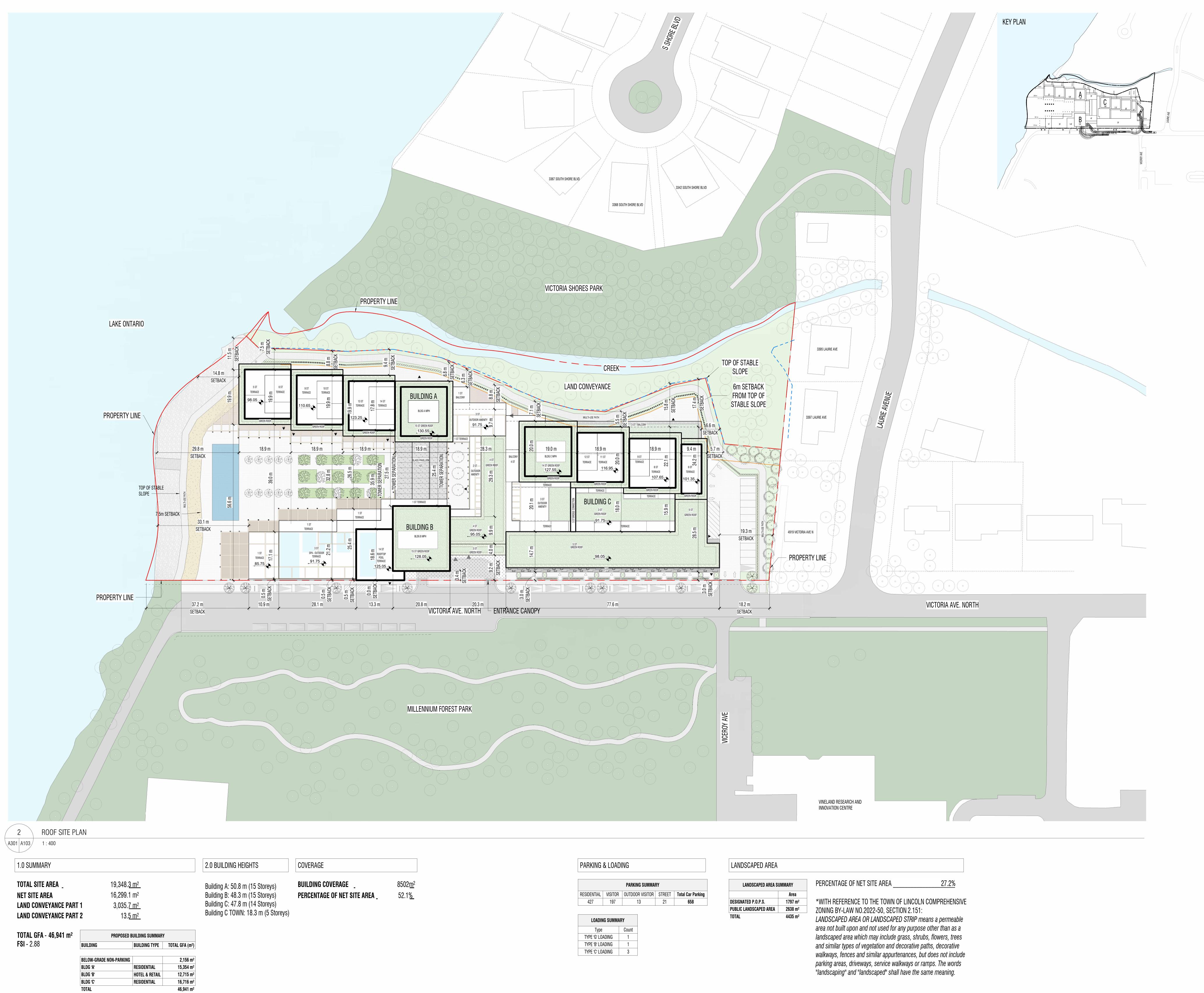
SCALE 1 : 1000 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

Project North True North

4933 VICTORIA AVENUE NORTH ._____

_____ Globizen **VINELAND**

gh3* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791



46,941 m²

		PARKI	NG SUMMAI	RY
RESIDENTIAL	VISITOR	OUTDOO	R VISITOR	STR
427	197		13	2
LOADIN	IG SUMMA	NRY		
Туре		Count		
TYPE 'G' LO	ADING	1		

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Architect before commencing work. 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultants' documents with respect to the quantity, sizes or scope of work, the greater shall apply. 3. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect. 4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted. 5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.

6. These documents are not to be used for construction unless specifically noted for such

purpose.

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Rev. Date Issued

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4933 VICTORIA AVENUE NORTH

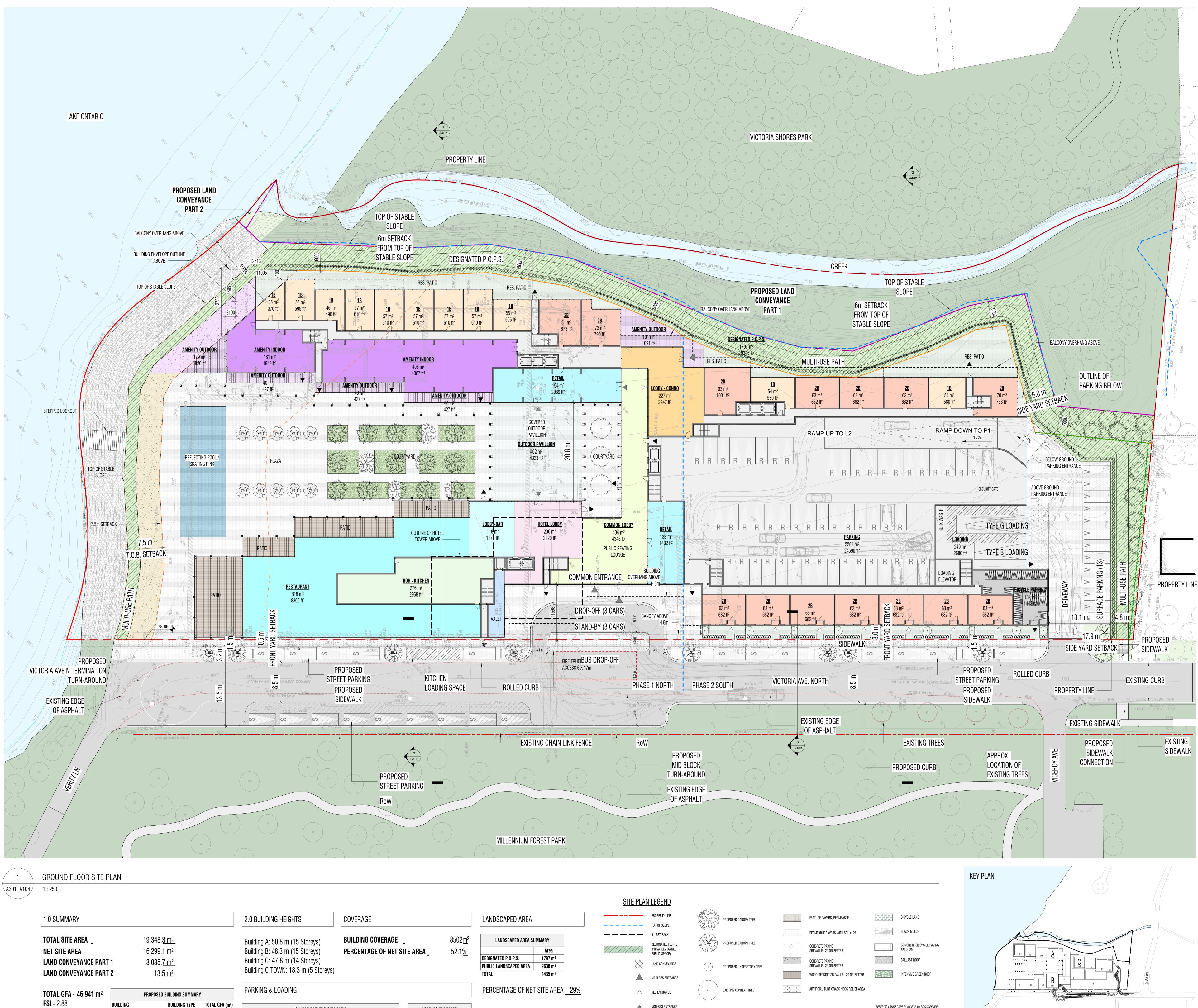
Project North True North

SCALE As indicated PROJECT NO. 202302

ISSUE DATE February, 23, 2024

ROOF SITE PLAN

A103

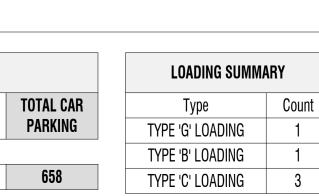




PROPOSED BUILDING SUMMARY			
UILDING	BUILDING TYPE	TOTAL GFA (m ²)	
ELOW-GRADE NON-PARKING		2,156 m ²	
LDG 'A'	RESIDENTIAL	15,354 m²	
LDG 'B'	HOTEL & RETAIL	12,715 m ²	
LDG 'C'	RESIDENTIAL	16,716 m ²	
OTAL	· · · · ·	46,941 m ²	

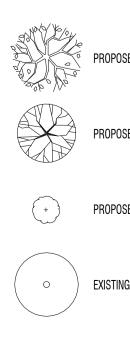
		6.1 CAR PAI	RKING SUMMARY	
RESIDENTIAL	VISITOR	OUTDOOR VISITOR	TOTAL ON-SITE Parking	STREET
427	197	13	637	21

GE



LANDSCAPED AREA	
LANDSCAPED AREA SU	MMARY
	Area
DESIGNATED P.O.P.S.	1797 m ²
PUBLIC LANDSCAPED AREA	2638 m ²
TOTAL	4435 m ²

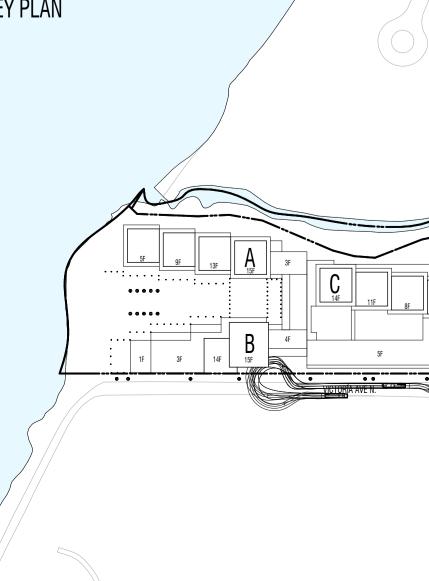
<u>SITE PLAN LEGEND</u>		
	PROPERTY LINE	
	TOP OF SLOPE	
	6m SET BACK	
	DESIGNATED P.O.P.S. (PRIVATELY OWNED PUBLIC SPACE)	
\bigotimes	LAND CONVEYANCE	
	MAIN RES ENTRANCE	
\bigtriangleup	RES ENTRANCE	
	NON-RES ENTRANCE	
	EXIT	
	VEHICULAR ENTRANCE/EXIT	





FEATURE PAVERS, PERMEABLE
PERMEABLE PAVERS WITH SRI ≥ 29
CONCRETE PAVING SRI VALUE : 29 OR BETTER
Concrete Paving Sri Value : 29 or Better
WOOD DECKING SRI VALUE : 29 OR BET
ARTIFICIAL TURF GRASS / DOG RELIEF A

REFER TO LANDSCAPE PLAN FOR HARDSCAPE AND PLANTING DETAILS



<u>NOTES</u>

- A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVAL AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL
- TYPE G LOADING 6.1m MINIMUM VERTICAL CLEARANCE. MINIMUM 200mm THICK REINFORCED CONCRETE SLAB IN LOADING SPACE AND STAGING AREA. FLOOR GRADE NOT TO EXCEED +/-2%

THE NEXT SCHEDULED COLLECTION DAY.

- THE OVERHEAD DOOR ADJACENT TO THE TYPE G LOADING AREA WILL BE OPEN UPON THE ARRIVAL OF THE TRUCK TO ALLOW IT TO REVERSE FORM THE TYPE G LOADING AREA ENABLING IT TO EXIT THE SITE IN A FORWARD MOTION.
- A WARNING SYSTEM IS TO BE PROVIDED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING. SYSTEM TO INCLUDE LIGHTS AND SIGNS.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO HAVE A MAXIMUM GRADIENT OF 8%, HAVE A MINIMUM VERTICAL CLEARANCEOF 4.4 METERS THROUGHOUT, A MINIMUM WIDTH OF 4.5 METERS THROUGHOUT AND BE 6 METERS WIDE AT POINT OF INGRESS AND EGRESS.
- PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.4M VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000 KG.
- STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS: (A) DESIGN CODE -ONTARIO BUILDING CODE (B) DESIGN LOAD -CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS (C) IMPACT FACTOR -5% FOR MAX. VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- 4-FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE, CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m; LOAD SUPPORT SUFFICIENT FOR EQUIPMENT; SURFACE TO BE ACCESSIBLE IN ALL CLIMATICE CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT -PATH SHOWN FOR CONTEXT
- FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE, CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m; LOAD SUPPORT SUFFICIENT FOR EQUIPMENT; SURFACE TO BE ACCESSIBLE IN ALL CLIMATICE CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT -PATH SHOWN FOR CONTEXT
- BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER , APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL

MIN. FRONT YARD SETBACK. MIN. NUTRINSIDE SETBACK. MIN. BATERIOR SIDE SETBACK. MIN. BATERIOR SIDE MIN. SETEBACK MIN. SETEBACK MIN. SETEBACK MIN. SETEBACK MIN. SETEBACK MIN. SETEBACK MIN. SETEBACK MIN. SETBACK MIN. SETBACK MIN		- ZONING BY-LAW 202 OPEN SPACE (OS) and NSERVATION (EZ) ZONES	ENVIRONMENTAL
DEBUMPTION DESCRIPTION DEPUNTTED USE PREMITTED USE MIN. LOT FRONTAGE HOLD FR	ZONE	GENERAL COMME	RCIAL (GC) ZONE
Partomin Dodas 1,000m2 18.22mm2 MIN. LOT AREA 1,000m2 18.22mm2 MIN. LOT AREA 1,000m2 0.00000000000000000000000000000000000	DESCRIPTION	Underenterspondense mannanser im den anderenterse	
MIN. LOT. FRONT VARD 15m 0255 SERBACK 0.00m 000m 000m MIN. FRONT VARD 3.0m 10.00m SERBACK 4.5m 0.00m MIN. FRONT VARD 2.00m 0.00m SERBACK 100.00m 0.00m MIN. BENTERIOR SIDE EXCEPT NAT WHERE 15.00m MIN. REAT WORD 7.0m 5.0m MIN. REAT WORD 7.0m 5.0m MIN. REAT WORD 6.0m 12.0m MIN. REAT WORD 6.0m 12.0m MIN. REAT WORD 6.0m 10.0m MIN. REAT WORD 7.0m 5.0m MIN. REAT WORD 7.0m 7.0m		KARAN DE	2012/2012/2012
MIN. FRONT YARD SETTACK. MIN. NUTERING SETTACK. MIN. DECEMPORE SETTACK. MIN. DECEMPORE NUTERING SETTACK. MIN. DECEMPORE NUTERING SETTACK. MIN. SETTERION SIDE MIN. ADMONTONE SIDE MIN. A		15m	
MM. NETRINO SIDE VARD SETBACK SPACE STATUS VARD SPACE STATUS VAR	1990 1991 1997 1997 1997 1997 1997 1997	3.0m	0.0m, EXCEPT, 3.0 TO A DWELLING
PHE INTERIOR SIDE WIDE AURING OF DATA NULLES OF DATA NULLE	MIN. INTERIOR SIDE	4.5m	
VARD STREACK 3.0m - SRTBACK JOCAPT FLAT WARD AUTOR S.0m SRTBACK JOCAPT FLAT WARD AUTOR In CAR 2200E, MW In CAR 2200E, MW PROTOCON THE GRAD AUTOR T		THE INTERIOR SIDE YARD ABUTS R1 OR R2 ZONE, ANY PORTION OF THE HEIGHT OF A BUILDING IS GREATER THAN 15 METRES SHALL BE SETBACK A MINIMUM DISTANCE OF THE HEIGHT OF THE	15.0m
SETEACK 7.3m 5.0m SETEACK DECET TWINENE HEART OF A BULDON S. GRUELING THAU IS S. GRUELING THAU I		3.0m	ä
EXTERIOR SUPE VARD. 0.00m 1.200m STRALE TORDE LIAMAK - 6.0m MAX, LOT COUPRAGE 40% N/A MAX, LOT COUPRAGE 20% 0.15% MAX, DUILDING HEIGHT IVA N/A MIN, LANDSCARED 20% 0.15% MAX, OTFORAL N/A N/A MIN, CANDERARDE 20% 0.15% MAX, OTFORAL N/A N/A MIN, CANDRARDA N/A N/A MIN, CANDRARDA N/A N/A MIN, CANTRARDA 1.8m - MIN, WINDOWS FACING 1.2m - MIN, PLANING THO 3.0m 3.0m MIN, PLANING THO 3.0m 3.0m 3.0m MIN, PLANING THO 3.0m 3.0m 3.0m MIN, PLANING THO 1.2m 1.9m - MIN, PLANING THO 3.0m 3.0m 3.0m MIN, PLANING THONOWS 1.2m 1.9m - MIN, PLANING THONOWS 1.9m - - <	MIN. REAR YARD	EXCEPT THAT WHERE THE REAR YARD ABUTS R1 OR R2 ZONE, ANY PORTION OF THE HEIGHT OF A BUILDING IS GREATER THAN 15 METRES SHALL BE SETBACK A MINIMUM DISTANCE OF THE HEIGHT OF THE	5.0m
STABLE TOP, DE BANK. 40% NA MAX, LOT COVERAGE. 40% NA MAX, BUILDING HEIGHT. N/A N/A MIN, BUILDING HEIGHT. N/A N/A MIN, SPR, CENTAGE OF WINDOWS AND DOORS. 26% 0.15% MAX, OVERALL BUILDING AREA N/A MA SIM OFBUILD TOWN FEORTAGE OF WINDOWS AND DOORS. 26% MIN, WINDOW SALD, HOANNER 1.8m	EXTERIOR SIDE YARD	6.0m	12.0m
MIN. BULDING HEIGHT 12.5 m S4m MIN. BULDING HEIGHT N/A N/A MIN. BULDING HEIGHT N/A N/A MIN. BULDING HEIGHT N/A N/A MIN. BURDING AREA N/A M/A MIN. PERCENTAGE OF WINDOWS AND DOOPS TACING ANY M/A M/A STREETLINE ANDONG AREA N/A MAX. WINDOW SALD HEIGHT ON WINDOWS FLIM 1.8m - FACING ANY STREETLINE M/X M/X STREETLINE M/X M/X M/X MAX. WINDOW SILL HEIGHT ON WINDOWS FLIM 1.2m - - RETAIL USE AREA M/X M/X M/X M/X MIN. PALAING STHP 3.0m 3.0m - - RECOURED PARKING SPACES - - - - FLOOR HERDUNT 1 PER UNIT PLIA - - - MAX. DURLING UNIT NA AREA ON REPORTO 1 SPACE PER 30m2 1 SPACE PER 30m2 - - FLOOR FREDUNIT 1 SPACE PER 30m2 -<	STABLE TOP OF BANK	11/15.1	25665
1000. BULLOWS FIELD N/A N/A MIN. BULLONG HEIGHT N/A N/A MAX. OVERALL 20% 0.15% MAX. OVERALL N/A N/A BULDING AREA N/A N/A MIN. PERCENTAGE OF 25% MIN. WINCOWS AND DOORS ALONG ANY PAQADE 25% MIN. WINCOW AND DOORS MAX. WINCOW SILL 1.8m - HERETINE 1.8m - MAX. WINCOW SILL - - HOWNOW SILL - - HOWNOWN SILL - - HEGUNDUL USE CON MON. 1.00000 - ANY STREETINE - MAX. 1.000000 MIN. PLANING STREETINE - - MIN. AMENTY AREA - - MAX. 1.000000 MIN. PLANING STREETINE - - - MAX. DWELLING UNITS - - - MAX. DWELLING UNITS - - - MAX. DWELLING UNITS - - - MAX			
MNL ANDSCAPED OPEN SPACE 20% 0.15% MAX, OVERALL BULDING AREA N/A M/A MIN, PERCENTAGE OF WINDOWS AND DOORS ALONG ANY FAQADE FACING ANY STREETUNE 25% MILDISTREETUNE BULDISTREETUNE ALONG ANY FAQADE FACING ANY STREETUNE 1.8m ANY STREETUNE WINDOWS SILL HEIGHT ON WINDOWS STREETUNE WIND ADACENT TO RECURD PER INM. PLANNO SSILL HEIGHT ON WINDOWS STREETUNE 1.8m - MAX, WINDOW SIL HEIGHT ON WINDOWS STREETUNE 1.2m - - MIN, PLANNO SSIL HEIGHT ON WINDOWS STREETUNE 1.2m - - MIN, PLANNO STRE RECURDE STREET WIDTH ADACENT TO RECURDE STREET WIDTH ADACENT TO RECORMENT 3.0m 3.0m - MIN, AMENITY AREA - - - - MAX, DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT - - MAX, DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT - - MAX, DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT - - MAX DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT - - MAX DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT - - DWELENG UNIT NA MINED DASE COORS FLOOR AREA		2022230	201010
BUILDING AREA INPA BUILDING AREA INPA MIN. PERCENTRACE OF WINDOWS AND DOORS TREETLINE 25% ALONG ANY FRANCE FREETLINE 25% STREETLINE ANDOR GREEN WA MIN. WINDOW FRICHT MIN. WINDOW FRICHT 1.8m FREETLINE MAX. 1000n2 PER INDIVIDUAL USE ON FRACING ANY STREETLINE MAX. 1000n2 PER INDIVIDUAL USE ON FRACING ANY STREETLINE MAX. 1000n2 PER INDIVIDUAL USE ON GROUND FLOOD MAX. 1000n2 PER INDIVIDUAL USE ON FRACING ANY MAX. 1000n2 PER INDIVIDUAL USE ON GROUND FLOOD MAX. DWELLING UNITS AREA ON GROUND FLOOR 3.0m 3.0m MAX. DWELLING UNITS AREA ON GROUND FLOOR 1.0m 3.0m MAX. DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT 0.1 USITS PAR OPUBLING UNIT NA AREA ON GROUND FLOOR PLOOR 1 SPACE PER 30m2 1 SPACE PER 30m2 DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT 0.1 USITS PAR OPUBLING UNIT NA AREA ON GROUND FLOOR PLOOR 1 SPACE PER 30m2 1 SPACE PER 30m2 DINSCE PER 30m2 1 SPACE PER 30m2 DINSCE PER 30m2 1 SPACE PER 30m2 DEVELING UNIT NA MIXED AREA ON GROUNT PLEN SPACE PER 30m2	MIN. LANDSCAPED OPEN SPACE	20%	0.15%
STREETLINE AND/OR GREEN WARK MIN. WINDOW HEIGHT ON WINDOWS SILL HEIGHT ON WINDOWS FACING ANY STREETLINE 1.8m - MAX. WINDOW SILL HEIGHT ON WINDOWS FACING ANY STREETLINE 1.2m - MAX. WINDOW SILL HEIGHT ON WINDOWS FACING ANY STREETLINE MAX. 1000m2 PER MONIDUAL USE ON GROUND FLOOR MAX. 1000m2 PER MONIDUAL USE ON GROUND FLOOR MAX. 1000m2 PER MONIDUAL USE ON GROUND FLOOR MIN. ARD R2 ZONE 3.0m 3.0m 3.0m MAX. DWELLING UNITS AREA ON GROUND - - DWELLING UNITS AREA ON GROUND FLOOR - - DWELLING UNITS AREA ON GROUND - 1 PER UNIT PLUE ON CLUECTORY MAR BURCUNED THEY HOTEL 1 SPACE PER BOND GROUND FLOOR 1 PER UNIT PLUE ON CLUECTORY MAR BURCUNES - - HOTEL 1 SPACE PER BOND GROUND FLOOR MELLING UNIT NA MIXED USE COVER DEPREST 1 PER UNIT PLUE ON CLUECTORY PER USE SPACE PER BOND GROUND FLOOR AREA - - BAR (OTHER) - 1 SPACE PER BOND GROUND FLOOR AREA - - BAR (OTHER) - SPACE PER BOND GROUND FLOOR AREA - - BAR (OTHER) - SPACE PER BOND GROUND FLOOR AREA - - <	MAX. OVERALL BUILDING AREA MIN. PERCENTAGE OF WINDOWS AND DOORS ALONG ANY FAÇADE	(1.70.5	MIN. 25% OF BUILDIN FAÇADE FACING PUBLIC STREET SHA BE OCCUPIED BY
ANY STREETUNE MAX. WINCOWS SILL HEIGHT ON WINDOWS STREETUNE MAX. 1000m2 PER MAX. 1500m2 PE MONIDUAL USE ON MONITORY STREETUNE MAX. 1000m2 PER MAX. 1500m2 PE MONIDUAL USE ON MONITORY STREETUNE MAX. 1000m2 PER MAX. 1500m2 PE MONIDUAL USE ON MONITORY STREETUNE MAX. 1000m2 PER MAX. 1500m2 PE MAX. DWELLING UNITS A MAD 92 ZONE A CONTRACT STREETUNE MAX. 1000m2 PER MONITORY BARLONG PER MONITORY PERMITTED ON MAX. 1000m2 PER MONITORY PERMITTED ON MAX. 00000 PLOCE MAX. DWELLING UNITS A MAX. DWELLING UNITS A MAX. DWELLING UNITS A MAX. DWELLING UNITS A MAX. DWELLING UNITS A PER MONITORY PECOME DARKING SPACES PARKING FLOOR PERCURED PARKING SPACES DWELLING UNITS A 1 PER UNIT 0.1 VISITOR SPAC PER UNIT 0.1 SPACE PER 300m2 1 SPACE PER 300 OF GROUND CONTRACT PER UNIT 0.1 SPACE PER 300m2 1 SPACE PER 300 OF PUBLIC TO OF APACA MAX. DWELLING UNITS A 1 SPACE PER 300 OF SPACE PER 300m2 1 SPACE PER 300 OF SPACE PER 300m2 1 SPACE PER 300 OF PUBLIC TO OF APACA A MEXA 00 SPACE SPACE PER 300m2 0 SPACE PER 300 OF PUBLIC LOOP AREA 1 SPACE PER 8 0 OF SPACE PER 300 OF SPACE PER	STREETLINE MIN. WINDOW HEIGHT		GLAZING, DOORS, AND/OR GREEN WAL
STREETLINE MAX. 1.00000 PER INDIVIDUAL USE ON INDIVIDUAL USE ON INTERPONIE INDIVIDUAL USE ON INTERPONIE INDIVIDUALUSE ON INTERONAL SERVICE INDIVIDUALUSE ON INTERPONIE INDIVIDUAL	ANY STREETLINE MAX. WINDOW SILL HEIGHT ON WINDOWS		19 (8
INDURIDUAL USE ON INDUDUAL USE ON ARDOUND FLOOR INDURUDUAL USE ON ARDOUND FLOOR MIN. PLANING STRIP 3.0m 3.0m RI AND R2 ZONE 3.0m 3.0m MIN. PLANING STRIP 3.0m 3.0m MIN. AMENITY AREA DWELLING UNITS AREA ON GROUND FLOOR DWELLING UNITS AREA ON GROUND FLOOR DWELLING UNITS AREA ON GROUND FLOOR MAX. DWELLING UNITS AREA ON GROUND FLOOR 1 PER UNIT 1 PER UNIT 0.1 WISTOR BRAC DEVELOPMENT PARCINE FLOOR 1 SPACE PER 30m2 OF GROSS FLOOR 1 SPACE PER 30m2 OF FROUED FROM OF GROSS FLOOR 1 SPACE PER 30m2 OF FROM FLOOR DARL (OTHER) 1 SPACE PER 30m2 OF GROSS FLOOR 1 SPACE PER 30m2 OF FROM FLOOR 1 SPACE PER 30m2 OF FROM FLOOR CAFE (OTHER) 1 SPACE PER 30m2 OF GROSS FLOOR 1 SPACE PER 30m2 OF FROM FLOOR 1 SPACE PER 30m2 OF FROM FLOOR CAFE (OTHER) 1 SPACE PER 30m2 OF GROSS FLOOR 1 SPACE PER 30m2 OF FUELL C FLOO AREA 1 SPACE PER 30m2 OF FUELL C FLOO AREA PLACE OF PLACE OF PLUE C FLOOR AREA 1 SPACE PER 30m2 OF SECTION 4 AREA 1 SPACE PER 30m2 OF FUELL C FLOO AREA PLOCE OF PLOCE OF PLACE OF PLUE C FLOOR AREA 1 SPACE PER 30m2 OF SECTION 4 AREA 1 SPACE PER 30m2 OF SECTION 4 AREA ALL OTHER USES 1 S	CONTRACTOR CONTRACTOR	MAX. 1,000m2 PEB	MAX. 1,500m2 PE
WIDTH ADJACENT TO 3.0m 3.0m II AND R2 ZONE 4.0m2 PER MIN. AMENITY AREA DWELLING UNITS AREA ON GROUND FLOOR DWELLING UNITS AREA ON GROUND FLOOR MAX. DWELLING UNITS AREA ON GROUND FLOOR APPLICABLE TO AL BE PERMITTE ON T GROUND FLOOR O THAN 36% OF THE BUILDING FLOOR ROUND FLOOR I PER UNIT PARKING 1 PER UNIT 1 FECURED FPARKING FLOOR ROUND FLOOR FLOOR AREA AND AREA AND AREA A	ter in des states and an end of the latest in the states of the states o	INDIVIDUAL USE ON	INDIVIDUAL USE O GROUND FLOOP
MIN. AMENITY AREA 0 40m2 PER WELLING UNT BE PERMITED ON GROUND FLOCE PROVIDED THE 70 WELLING UNT AREA ON GROUND FLOOR MAX. DWELLING UNTS AREA ON GROUND FLOOR 0 DWELLING UNTS AREA ON GROUND FLOOR MAX. DWELLING UNTS AREA ON GROUND FLOOR 1 PER UNIT BOUNED PARKING RECUMED PARKING PECUDINED PARKING OF ROOSS FLOOR AREA 1 PER UNIT BOUNED OF PER UNIT DEVELOPMENT 1 DEVELOPMENT 1 SPACE PER 30m2 OF ROOSS FLOOR AREA 1 SPACE PER 30m2 OF FROSS FLOOR AREA 1 DARE (OTHER) 1 SPACE PER 30m2 OF ROOSS FLOOR AREA 1 SPACE PER 30m2 OF PUBLIC FLOO AREA 1 LISPACE PER 30m2 OF ROOSS FLOOR AREA 1 SPACE PER 30m2 OF PUBLIC FLOO AREA 1 SPACE PER 30m2 OF PUBLIC FLOO AREA 1 LISPACE PER 30m2 OF SECTION 4 ACCESSIBLE PARKING 1 SPACE PER 30m2 OF PUBLIC FLOO AREA 1 PERSONAL SERVICE OF SECTION 4 ACCESSIBLE PARKING 1 SPACE PER 30m2 OF PUBLIC FLOO AREA 1 ALL OTHER USES ALL OTHER USES ALL OTHER USES ALL OTHER USES ALL OTHER USES ALL OTHER USES ACCESSIBLE SPACE 1 SPACE PER 30m2 OF SECTION 4 ACCESSIBLE SPACE SPACES PER 30m2 OF SECTION 4 ACCESSIBLE SPACE SPACES PER 30m2 STREATLING SPACES PER 200m2 OF REDUIRED ACCESSIBLE SPACE SPACES PER 100m2 OF SECTION 4 ACCESSIBLE	WIDTH ADJACENT TO	3.0m	3.0m
MAX, DWELLING UNITS AREA ON GROUND FLOOR F	na - Canada an	(÷	DWELLING UNITS DWELLING UNITS MA BE PERMITTED ON TH
FLOOR COLLECTIVEY. PARKING COLLECTIVEY. PARKING SPACES SPACES 1 PER UNIT DEVELLOPMENT 1 SPACE PER GUEST DEVELOPMENT 1 SPACE PER 30m2 DF GROSS FLOOR 0F PUBLIC FLOO DAREA AREA AREA AREA CAFÉ (OTHER) SPACE PER 30m2 1 SPACE PER 30m2 1 SPACE PER 30m2 DERISTAURANT PUBLIC FLOOR PER 10m 200 1 SPACE PER 30m2 DERSONAL SERVICE SPACE PER 30m2 DF PER 10m 200 1 SPACE PER 30m2 DF PER 10m 200 1 SPACE PER 30m2 DERSONAL SERVICE NACCORDANCE NIN CARTARY PUBLIC FLOOR DERSONAL SERVICE NOT SECONA DERSONAL SERVICE NOT SECONA DEVELOPLOR ANDO NOT SECONA <td>이 것 같은 것 같</td> <td>(+</td> <td>PROVIDED THEY DO NOT OCCUPY MORI THAN 50% OF THE GROUND FLOOR OF THE BUILDING, APPLICABLE TO ALI</td>	이 것 같은 것 같	(+	PROVIDED THEY DO NOT OCCUPY MORI THAN 50% OF THE GROUND FLOOR OF THE BUILDING, APPLICABLE TO ALI
REQUIRED PARKING SPACES SPACES DVELLING UNIT IN A MIXED USE EVELOPMENT I SPACE PER SUM I SPACE PER 30m2 I SPACE	FLOOR		
DWELLING UNIT IN A MIXED USE 1 1 PER UNIT 0.1 1 PER UNIT MOTEL 1 SPACE PER 30m2 0.7 PER UNIT HOTEL 1 SPACE PER 30m2 0.7 PER UNIT AREA 1 SPACE PER 30m2 0.7 PPACE PER 30m2 0.7 PAREA AREA 1 SPACE PER 30m2 0.7 PUBLIC FLOO AREA CAFÉ (OTHER) 1 SPACE PER 30m2 0.7 PUBLIC FLOO AREA CAFÉ (OTHER) 1 SPACE PER 30m2 0.7 PUBLIC FLOO AREA METAIL 1 SPACE PER 30m2 1 SPACE PER 30m2 0.6 PUBLIC FLOO PER 10m2 OF GROSS FLOOR AREA 1 SPACE PER 30m2 0.7 PUBLIC FLOO AREA PER 10m2 OF GROSS FLOOR AREA 1 SPACE PER 30m2 0.7 PUBLIC FLOO AREA PER 10m2 OF GROSS FLOOR AREA 1 SPACE PER 30m2 0.7 PUBLIC FLOO ACCESSIBLE ARANING 0-12 PEROUNED: 1 SPACE PER	REQUIRED PARKING		
DEVELOPMENT PER UNIT HOTEL 1 SPACE PER JONE 7.578 PH HOTEL HOTEL 1 SPACE PER JONE 0.7 FUBLIC FLOO AREA BAR (OTHER) 1 SPACE PER JONE 0.7 FUBLIC FLOO AREA CAFÉ (OTHER) 1 SPACE PER JONE 1 SPACE PER JONE OF GROSS FLOOR 0.6 PUBLIC FLOO AREA 1 SPACE PER JONE CAFÉ (OTHER) 1 SPACE PER JONE 1 SPACE PER JONE PER 100.21 1 SPACE PER JONE 1 SPACE PER JONE PER 100.21 1 SPACE PER JONE 1 SPACE PER JONE PER 100.21 1 SPACE PER JONE 1 SPACE PER JONE PER 100.21 1 SPACE PER JONE 1 SPACE PER JONE PER 100.21 1 SPACE PER JONE 0.6 PUBLIC FLOO AREA PER 100.20 1 SPACE PER JONE 0.6 PUBLIC FLOO AREA RESTAURANT IN SPACE PER JONE 0.6 PUBLIC FLOO AREA NACCORDANCE IN ACCORDANCE IN ACCORDANCE VITH PROVISION IN ACCORDANCE IN ACCORDANCE AREA I SPACE PER JONE IN ACCORDANCE ACCESSIBLE PARING I SPACE PER JONE I SPACE PER JONE	DWELLING UNIT IN A	1 PER LINIT	1 PER UNIT PLUS 0.1 VISITOR SPACE
HOTEL IN BROOM INTERPOSE BAR (OTHER) ISPACE PER 30m2 OF GROSS FLOOR OF PUBLIC FLOO AREA ISPACE PER 50m2 OF GROSS FLOOR OF PUBLIC FLOO AREA ISPACE PER 6 SEATS OR 1 SPACE PER 10m2 OF PER 10m2		1 SPACE PER GUEST	1. State 10, 10, 10, 10, 10, 10, 10, 10, 10, 10,
BAR (OTHER) AREA AREA AREA AREA AREA AREA AREA A	HOTEL	ROOM 1 SPACE PER 30m2	SUITE 1 SPACE PER 30m
OF GROSS FLOOR OF PUBLIC FLOO AREA CAFÉ (OTHER) 1 SPACE PER 30m2 OF GROSS FLOOR AREA 1 SPACE PER 30 OF PUBLIC FLOO AREA PLACE OF ENTERTAINMENT 1 SPACE PER 30 OF PUBLIC FLOO AREA 1 SPACE PER 30 OF PUBLIC FLOO AREA ENTERTAINMENT OF GROSS FLOOR AREA 1 SPACE PER 100 OF PUBLIC FLOO AREA INNOC 1 SPACE 1 SPACE PER 300 OF PUBLIC FLOO AREA 1 SPACE PER 300 OF PUBLIC FLOO AREA IN ACCORDANCE IN ACCORDANCE 1 SPACE PER 300 OF SECTION 4 0 F PUBLIC FLOO AREA ALL OTHER USES 0 F SECTION 4 0 F SECTION 4 0 F SECTION 4 ACCESSIBLE PARKING 0 -12 REQUIRED: 1 NACCORDANCE IN ACCORDANCE IN ACCORDANCE IN ACCESSIBLE PARKING 0 -12 REQUIRED: 50% TYPE A AND 50% TYPE B 2.75m X - MIN. PARKING SPACE SIZE TYPE B: 2.75m X - MIN. BARRIER-FREE ACCESSIBLE SPACE 1.5m - SIZE TYPE B: 2.75m X - TYPE B: 2.75m X - - STEBACK FROM AN STREETLINE OR REAR 0.015 LONG-TERN SPACE PER 100m2 MIN. PARKING	BAR (OTHER)	OF GROSS FLOOR AREA	OF PUBLIC FLOO AREA
I SPACE PER 30m 1 SPACE PER 30m OF GROSS FLOOR AREA OF PUBLIC FLOO AREA I SPACE PER 30 PLACE OF ENTERTAINMENT 1 SPACE PER 30m PLACE OF ENTERTAINMENT 1 SPACE PER 30m PER 10m2 OF RESTAURANT 1 SPACE PER 30m PER 50000 1 SPACE PER 30m PER 50000 1 SPACE PER 30m PER 50001 1 SPACE PER 30m PER 5001 0 F SECTION 4 OF SECTION 4 0 F SECTION 4 ACCESSIBLE PARKING 0 -12 REQUIRED: 50% 1000-200 REQUIRED: 1 + 3% OF REQUIRED: 50% NOT SHOWN IN CURRENT PRELIMINARY PRE	CAFÉ (OTHED)	OF GROSS FLOOR	1 SPACE PER 30m OF PUBLIC FLOOD AREA
RETAIL AREA AREA I SPACE PER 6 SEATS OR 1 SPACE PER 10m2 OF GROSS FLOOR AREA 1 SPACE PER 20 OF GROSS FLOOR AREA 1 SPACE PER 100 OF GROSS FLOOR AREA RESTAURANT PUBLIC FLOOR AREA 1 SPACE PER 100 OF GROSS FLOOR AREA 1 SPACE PER 100 OF PUBLIC FLOO AREA PERSONAL SERVICE IN ACCORDANCE IN ACCORDANCE 1 SPACE PER 300 OF PUBLIC FLOO AREA ALL OTHER USES OF SECTION 4 OF SECTION 4 OF SECTION 4 ACCESSIBLE PARKING 0-12 REQUIRED: 1 NACCORDANCE IN ACCORDANCE IN ACCORDANCE JACCESSIBLE PARKING 0-12 REQUIRED: 1 NACCORDANCE NOT SHOWN IN CURRENT PRECUIRED; 50% TYPE A AND 50% TYPE A AND 50% TYPE A AND 50% TYPE A AND 50% TYPE A SAND 50% TYPE B NOT SHOWN IN CURRENT PRECUIRED; 50% TYPE A SAND 50% TYPE B INT SHOWN IN CURRENT PRECUIRED; 50% TYPE B MIN. PARKING SPACE SIZE 5.8m x 2.75m 5.6m x 2.6m MIN. PARKING SPACE SIZE TYPE A: 3.4m x 5.5m MIN. BARRIER-FREE ACCESSIBLE AISLE 1.5m - MIN. BARRIER-FREE ACCESSIBLE AISLE 1.5m - MIN. PARKING STREETLING OR REAR LOT LINE 3.0m 3.0m MIN. PARKING STREET INC OR REAR PER 100002 OF PER 200002 OF PER 200002 OF PER 200002 OF PER 200002 OF PER 200002 OF PER		1 SPACE PER 30m2	1 SPACE PER 30m OF PUBLIC FLOO
PLACE OF ENTERTAINMENT PER 10m 2 OF ENTERTAINMENT GROSS FLOOR AREA PER 4 5m2 OF PER 4 5m2 OF PUBLIC FLOOR AREA AREA AREA I SPACE PER 30m2 OF GROSS FLOOR AREA AREA AREA I SPACE PER 30m2 OF SPUSILO FLOO AREA	RETAIL	AREA 1 SPACE PER 6	Construction of the second s second second s second second sec
DINING: 1 SPACE 1 SPACE PER 100 OF PUBLIC FLOOR AREA PERSONAL SERVICE 1 SPACE PER 30m2 1 SPACE PER 30m2 USE 1 SPACE PER 30m2 1 SPACE PER 30m2 ALL OTHER USES 0 OF GROSS FLOOR 1 SPACE PER 30m2 ALL OTHER USES 0 OF SECTION 4 0 OF SECTION 4 ACCESSIBLE PARKING 0-12 REQUIRED: 1 TYPE A SPACE S 13-100 REQUIRED: 1 - SPACE S 13-100 REQUIRED: 1 - SPACE S 0.12 REQUIRED: 1 - SPACE S 13-100 REQUIRED: 1 - SPACE S 13-100 REQUIRED: 1 - YPE A AND 50% TYPE A AND 50% - S0% TYPE A AND 50% TYPE A AND 50% - YPE A AND 50% TYPE A AND 50% - SIZE TYPE A 3.4m x 5.5m - MIN. PARKING SPACE S.5m X - SIZE TYPE A 3.2 4m x 5.5m - MIN. BARRIER-FREE 1.5m - ACCESSIBLE SPACE S.5m - SIZE TYPE A 3.4m x 5.5m -		PER 10m2 OF	OF PUBLIC FLOO
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SCALE As indicated PROJECT NO. 202302 ISSUE DATE February, 23, 2024

GROUND FLOOR

Project North True North

SITE PLAN

A104

4933 VICTORIA AVENUE NORTH

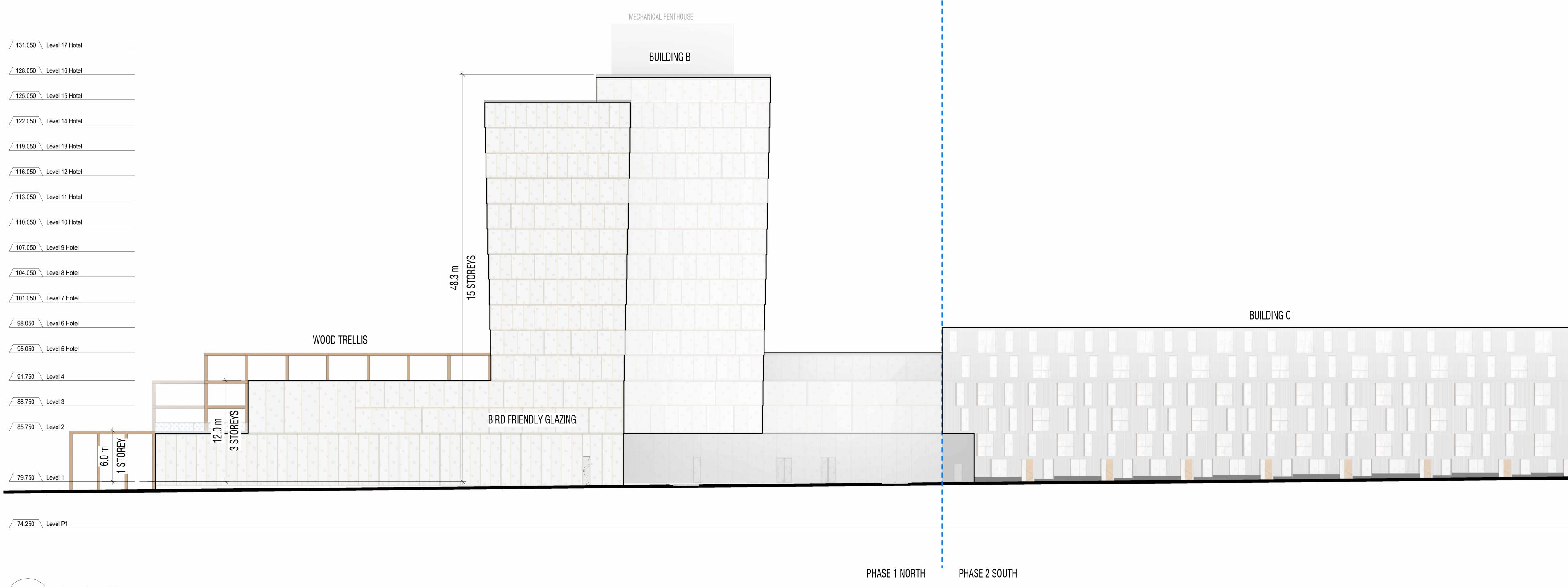


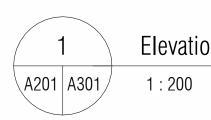
Appendix B: Conceptual Elevations

Urban Design Study: 4933 Victoria Avenue North, Lincoln



2Elevation - EastA201A3011 : 200





A301

EAST & WEST ELEVATIONS

SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

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NEIGHBOURING HOUSE

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conjunction with all other Contract Documents

including the Project Manuals and the Structural,

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of construction and assumes no responsibility for

means, methods and techniques of construction.

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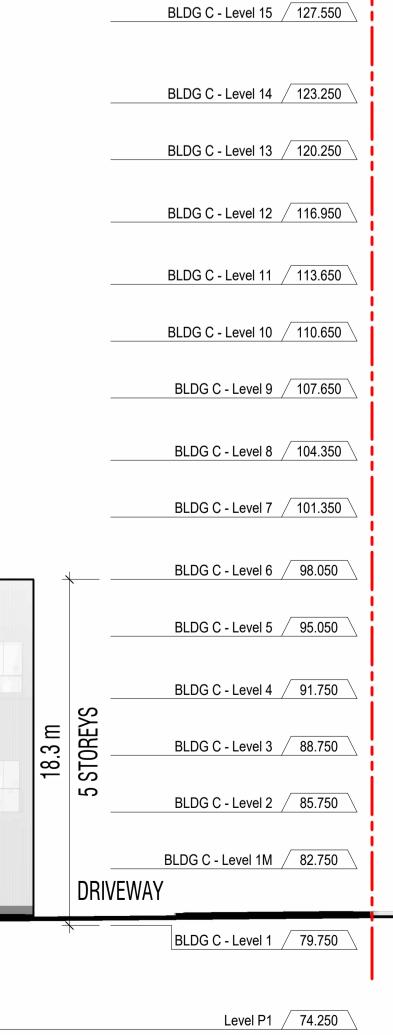
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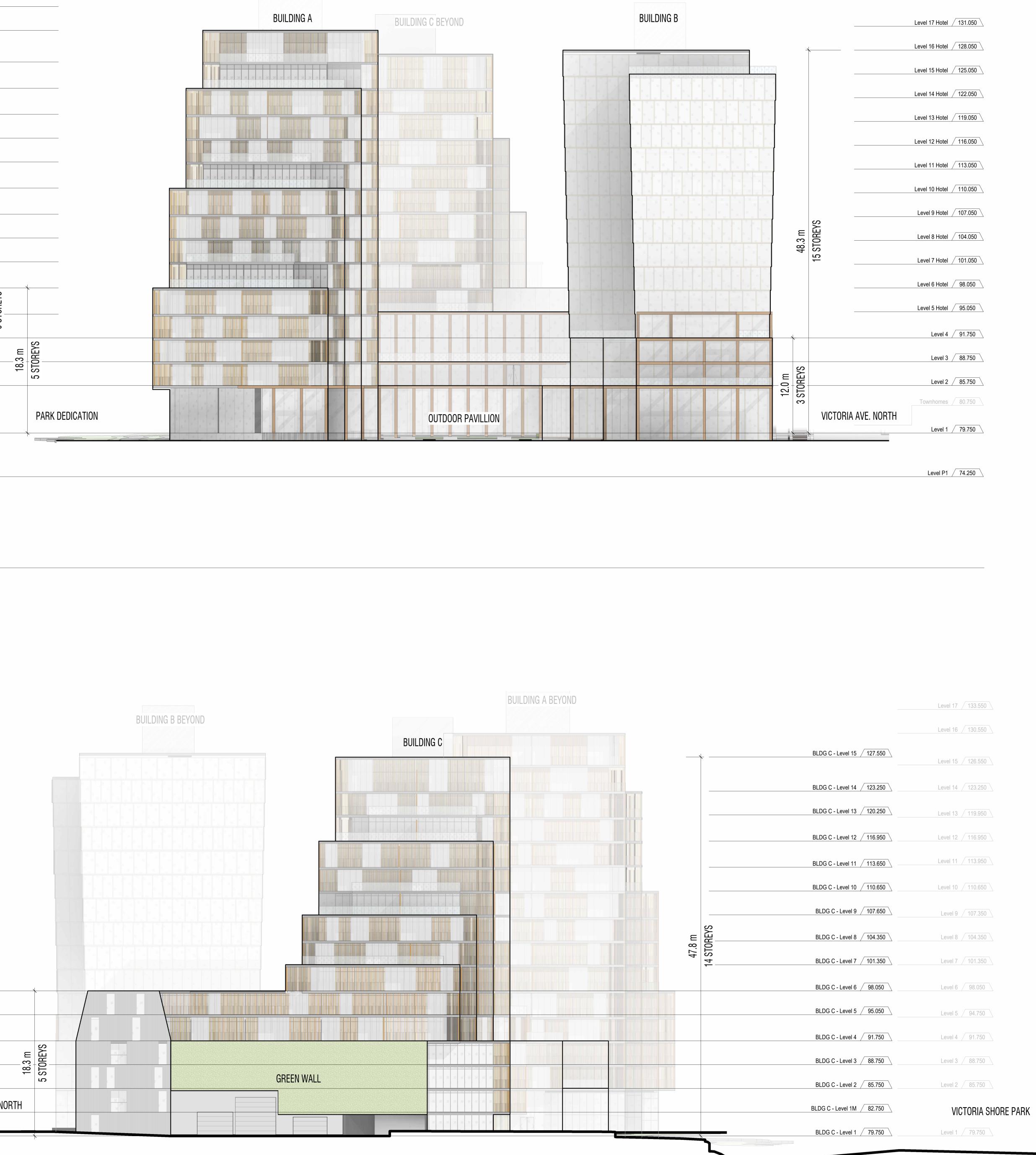
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74.250 Level P1



98.050 BLDG C - Level 6	
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91.750 BLDG C - Level 4	
88.750 BLDG C - Level 3	
85.750 BLDG C - Level 2	
82.750 BLDG C - Level 1M	VICTORIA AVE. NOF
79.750 BLDG C - Level 1 ■	





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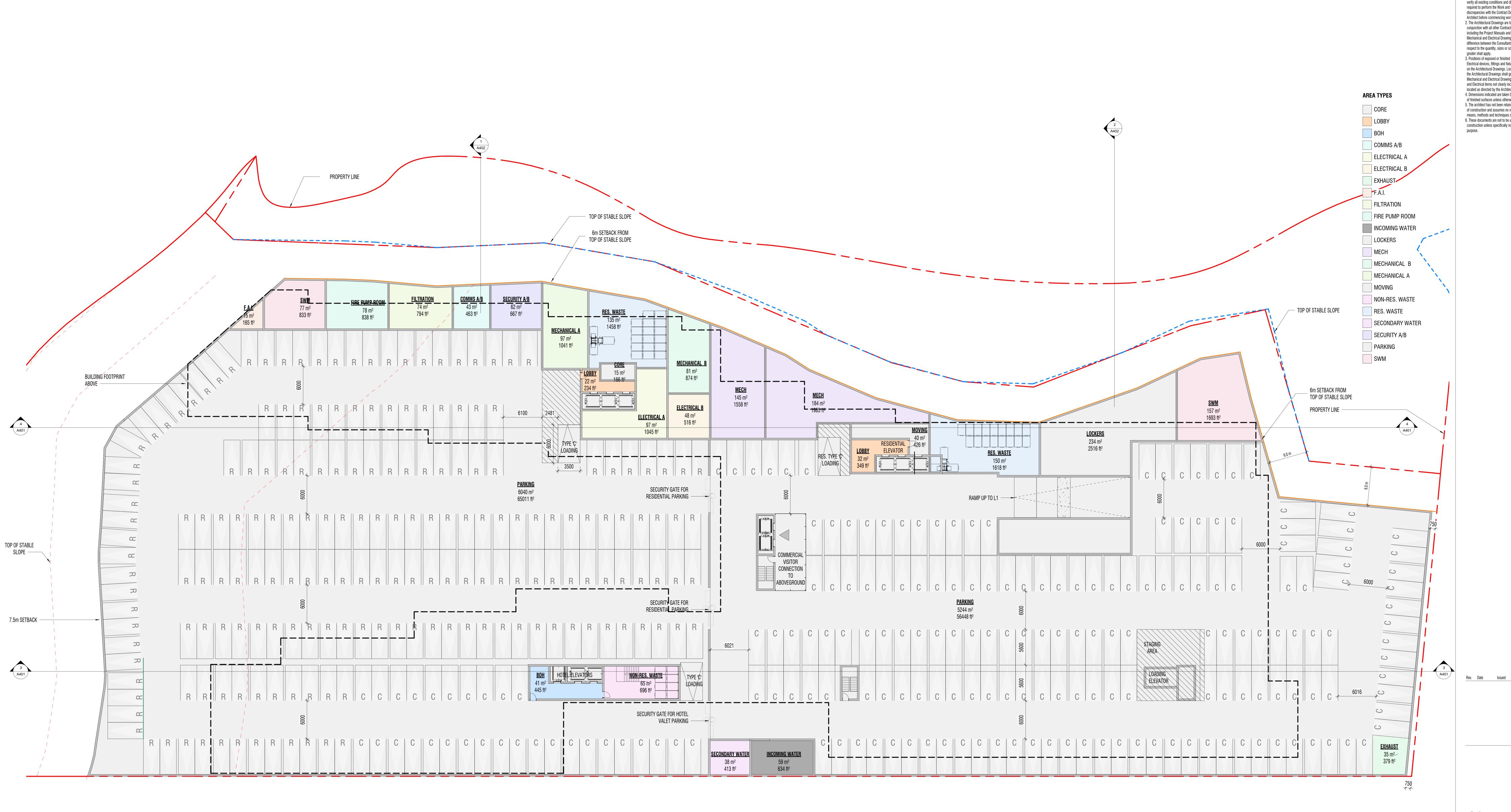
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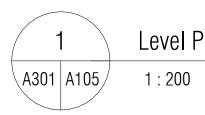
NORTH & SOUTH ELEVATIONS A302



Appendix C: Schematic Floor Plans

Urban Design Study: 4933 Victoria Avenue North, Lincoln





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Mechanical and Electrical Drawings. Mechanical

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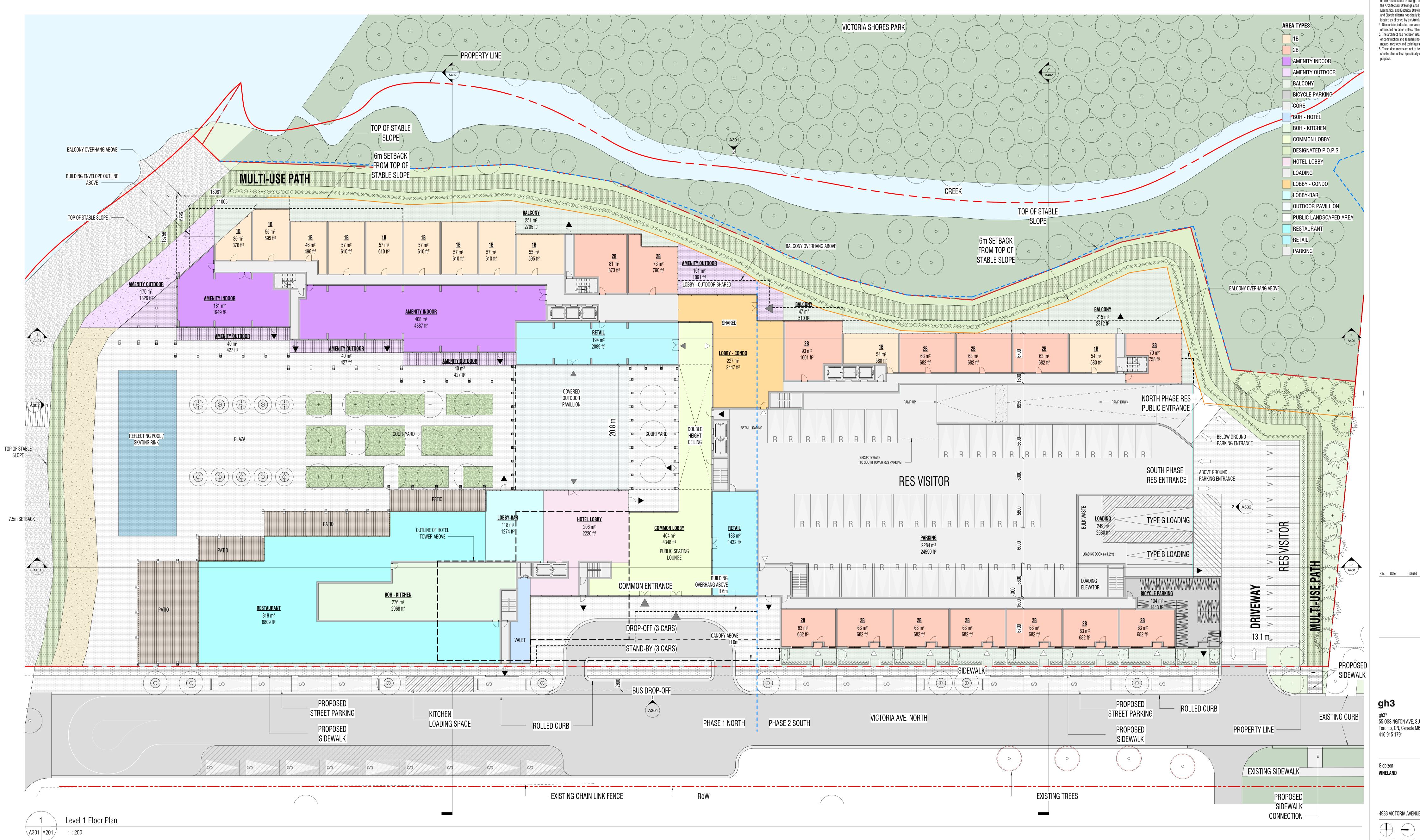
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LEVEL P1 **FLOOR PLAN**



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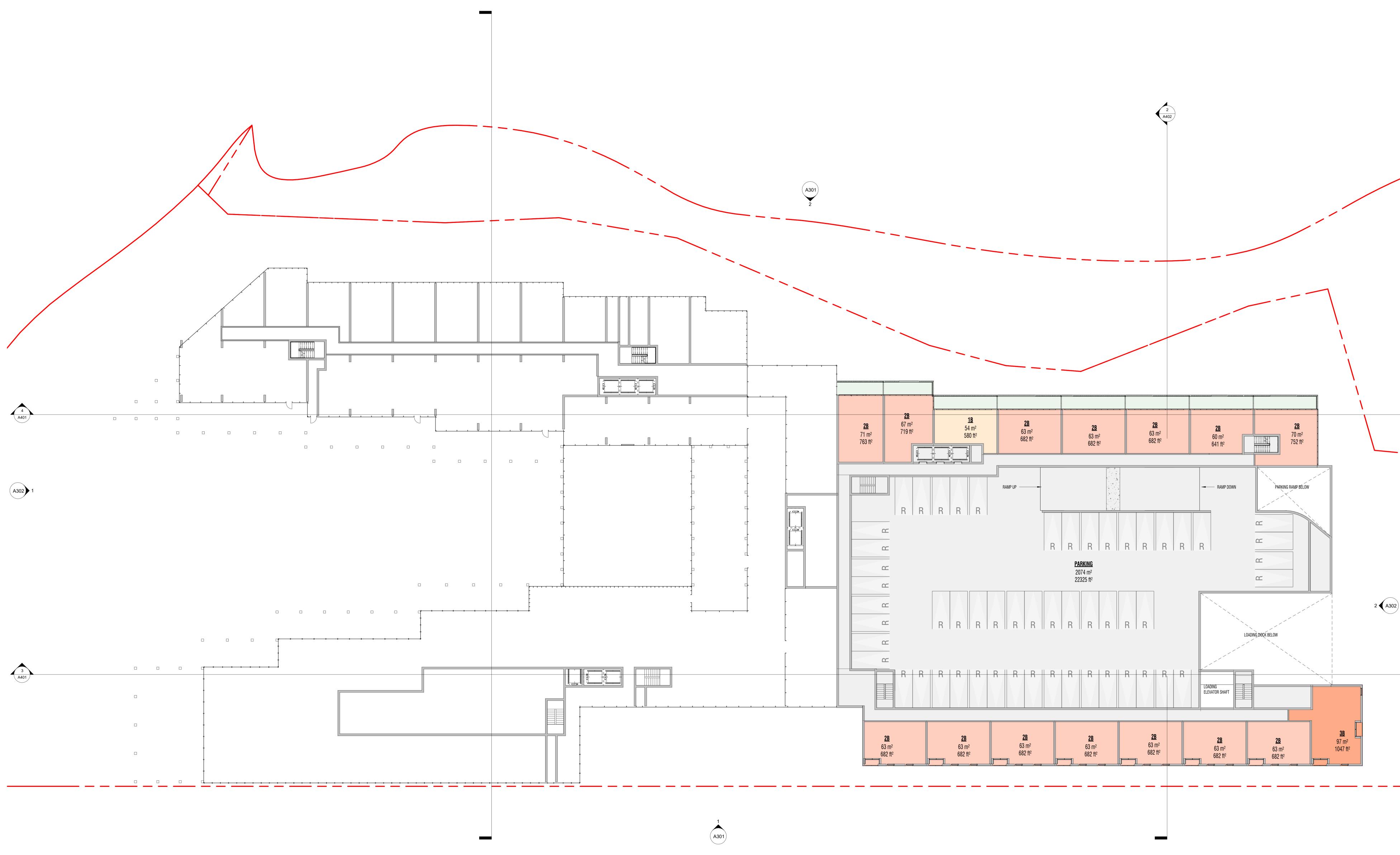
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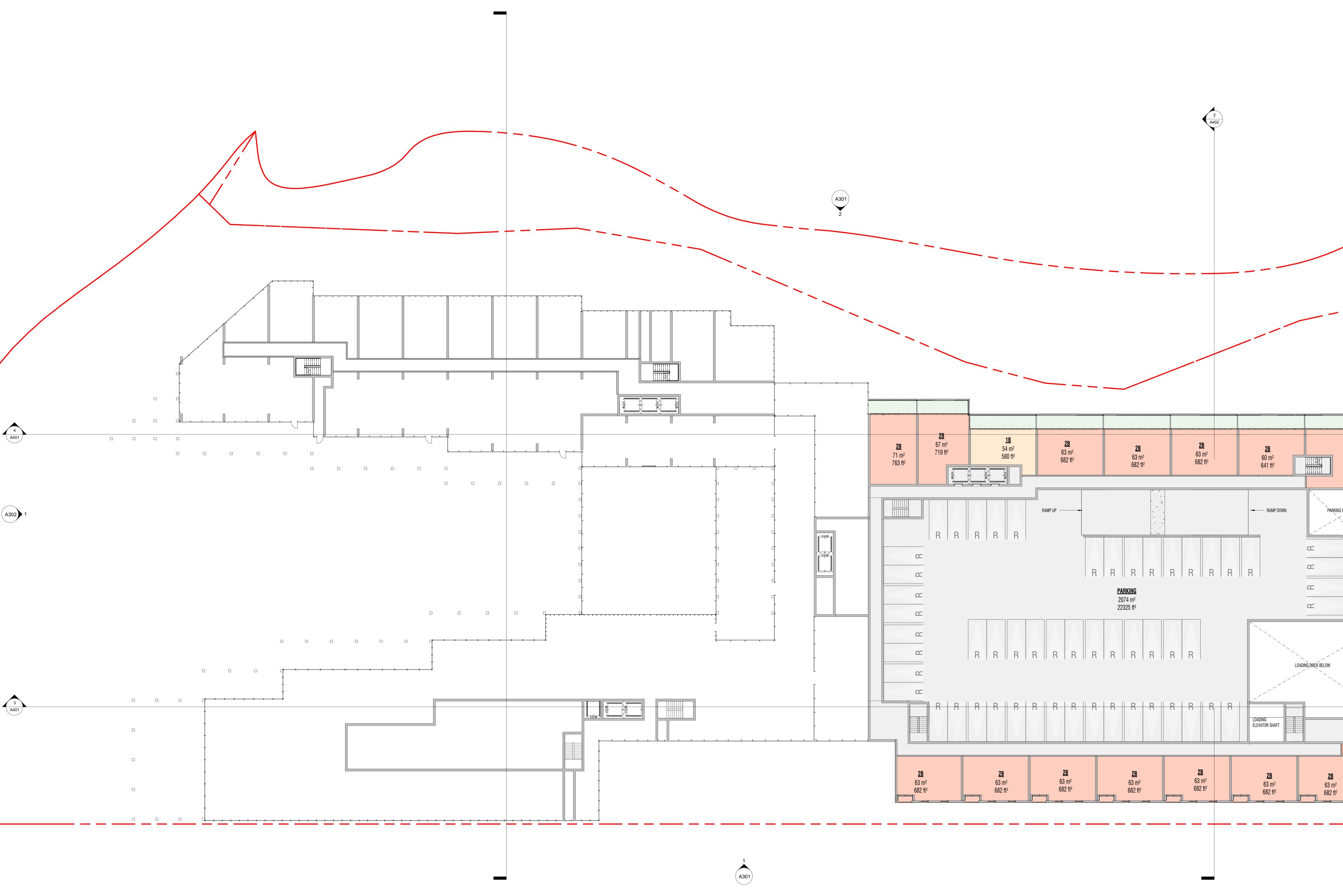
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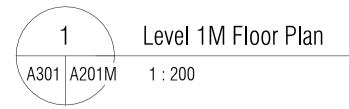
SCALE 1 : 200 PROJECT NO. 202302

ISSUE DATE February, 23, 2024

LEVEL 1 FLOOR PLAN









SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

FLOOR PLAN

LEVEL 1M

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Project North True North

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4 A401

2 🗲 A302

97 m²

1047 ft²

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A301 A202 1 : 200

Level 2 Floor Plan

PHASE 1 NORTH

PHASE 2 SOUTH

A202

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Project North True North

ISSUE DATE February, 23, 2024 LEVEL 2 FLOOR

PLAN



A301 A203 1 : 200

Level 3 Floor Plan

PHASE 2 SOUTH

_____ Project North True North

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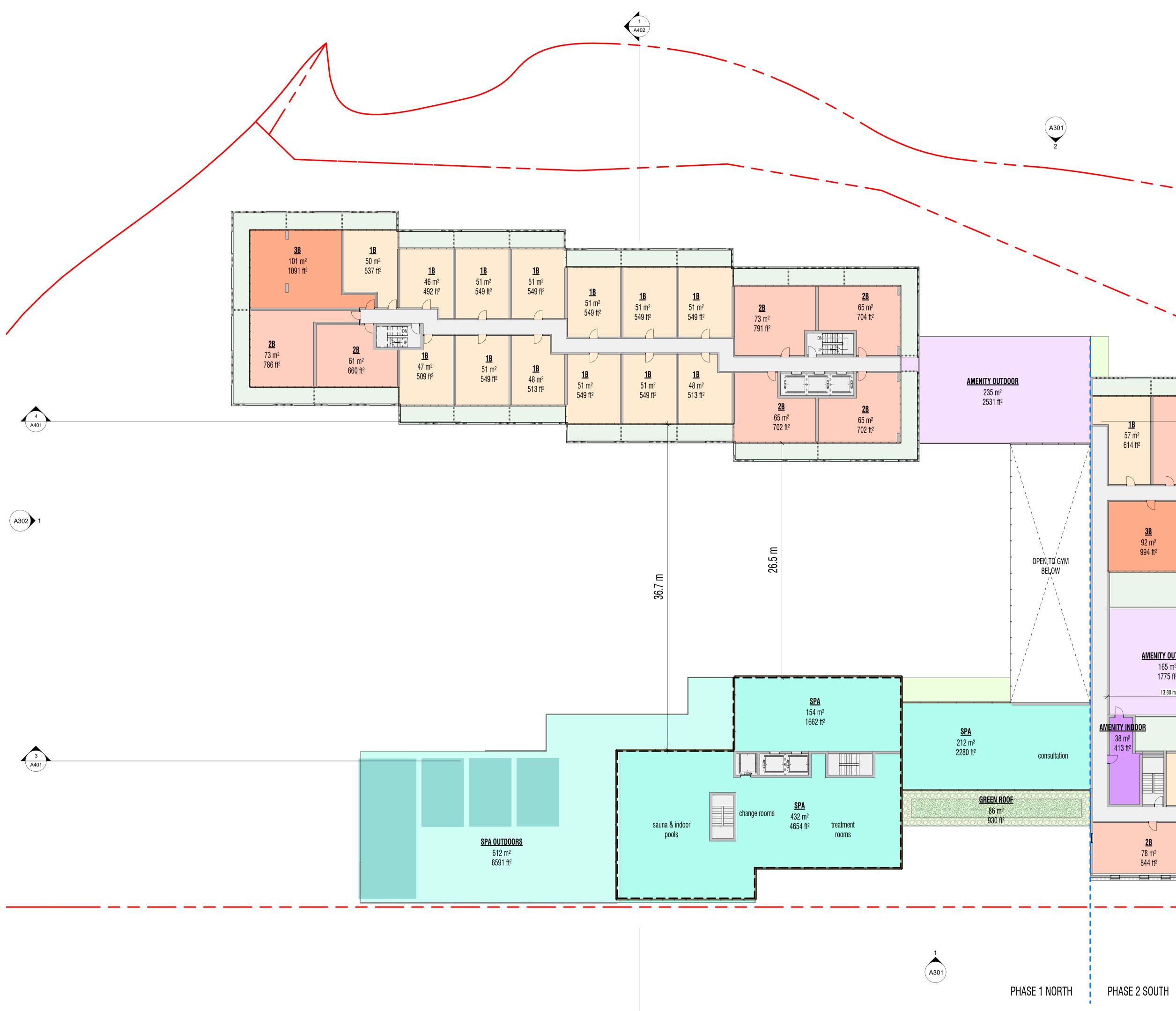
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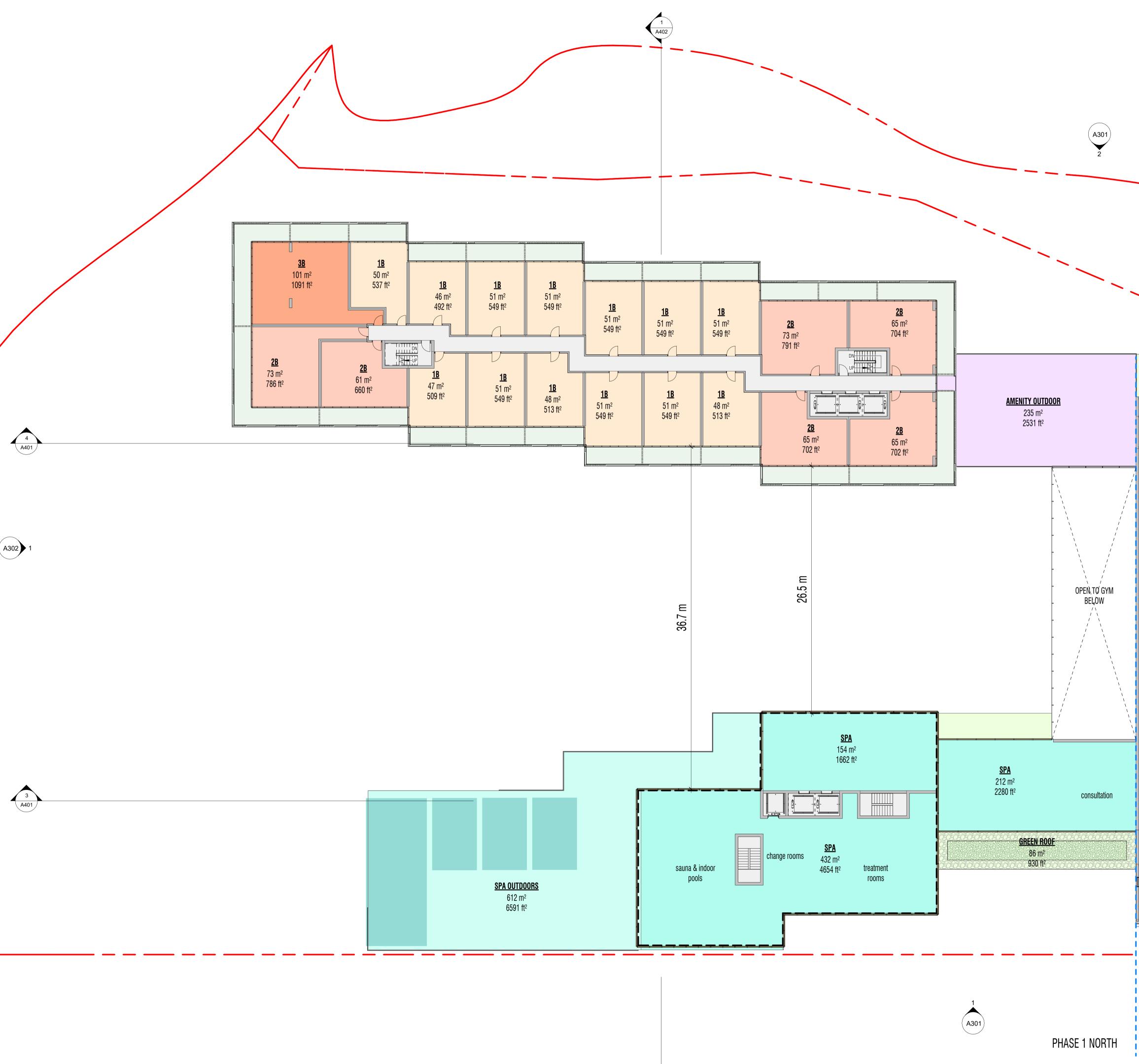
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LEVEL 3 FLOOR PLAN

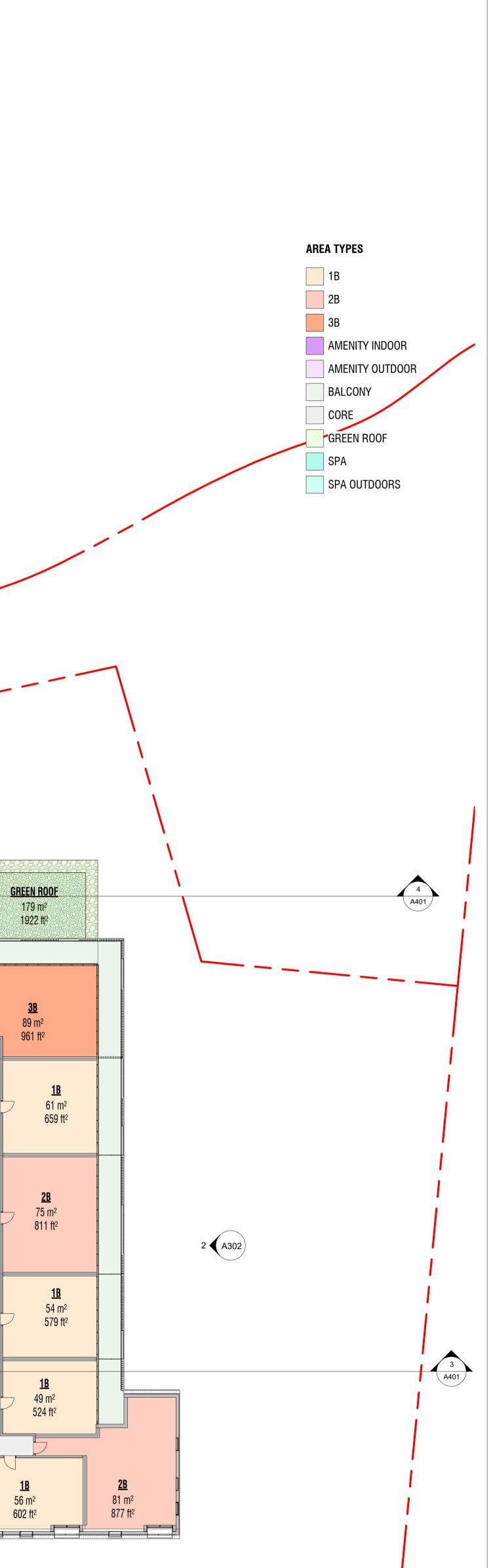




A301 A204 1 : 200

1 Level 4 Floor Plan

1B 57 m ²	10						GI
615 ft ² 2B 70 m ² 758 ft ²	48 m ² 513 ft ² 1B 51 m ² 549 ft ²	16 51 m ² 549 ft ² 18 51 m ² 549 ft ²	1B 51 m ² 549 ft ² 1B 51 m ² 549 ft ²	1B 48 m² 513 ft² 1B 51 m²	1B 51 m ² 549 ft ² 1B 51 m ²	1B 51 m ²	
	<u>GREEN ROOF</u> 427 m ² 4601 ft ²	18.1 m		549 ft ²	549 ft²	549 ft²	
1B 40 m² 431 ft² 1B 56 m² 602 ft²	2B 60 m ² 646 ft ² 1B 56 m ² 602 ft ²	60) m ²	2B 60 m ² 646 ft ²	50 1 533	n ² ft ² 1B 56 m ²	56
	57 m ² 615 ft ² 2B 70 m ² 758 ft ² 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	$ \begin{array}{ccccccccccccccccccccccccccccccccc$	18 18 18 18 18 18 18 18 18 18 18 18 19 18 19 18 19 19 10<	18 18 18 18 18 18 18 18 18 18 18 18 18 18 18 18 18 19 <th19< th=""> 19 19 19<!--</td--><td>10 11 11 10 10 10 10 11 11 11 11 12 12 12 11 11 13 14 11 11 11 13 14 11 11 11 14 11 11 11 11 15 11 11 11 11 13 11 11 11 11 14 15 11 11 11 15 11 12 13 13 15 11 11 11 11 15 11 12 13 13 13 11 13 14 15 17 15 11 12 13 14 15 17 14 15 12 12 13 14 15 17 14 17 13 13 <td< td=""></td<></td></th19<>	10 11 11 10 10 10 10 11 11 11 11 12 12 12 11 11 13 14 11 11 11 13 14 11 11 11 14 11 11 11 11 15 11 11 11 11 13 11 11 11 11 14 15 11 11 11 15 11 12 13 13 15 11 11 11 11 15 11 12 13 13 13 11 13 14 15 17 15 11 12 13 14 15 17 14 15 12 12 13 14 15 17 14 17 13 13 <td< td=""></td<>



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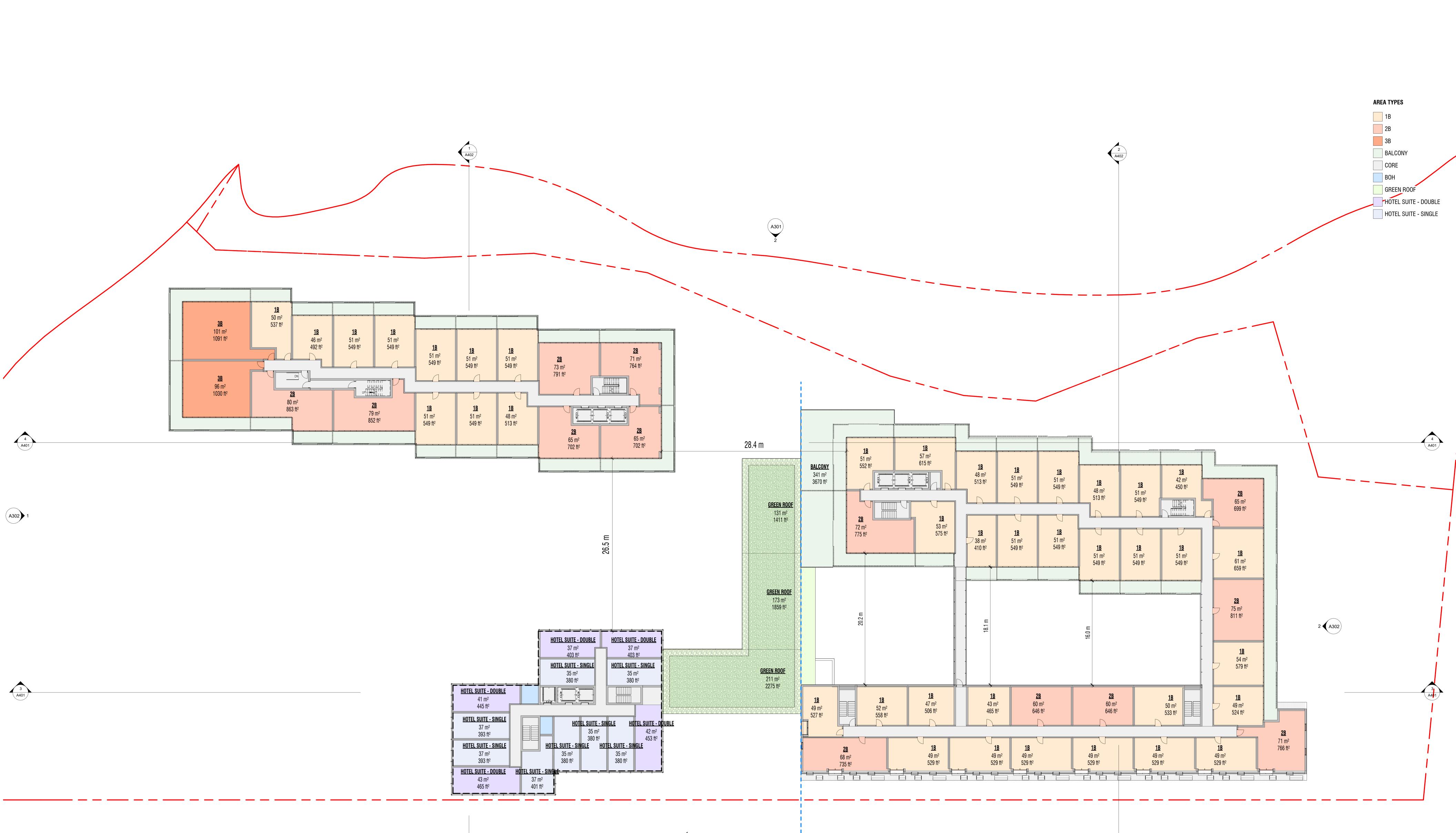
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LEVEL 4 FLOOR PLAN



A301 A205 1 : 200

Level 5 Floor Plan

A301

PHASE 1 NORTH PHASE 2 SOUTH

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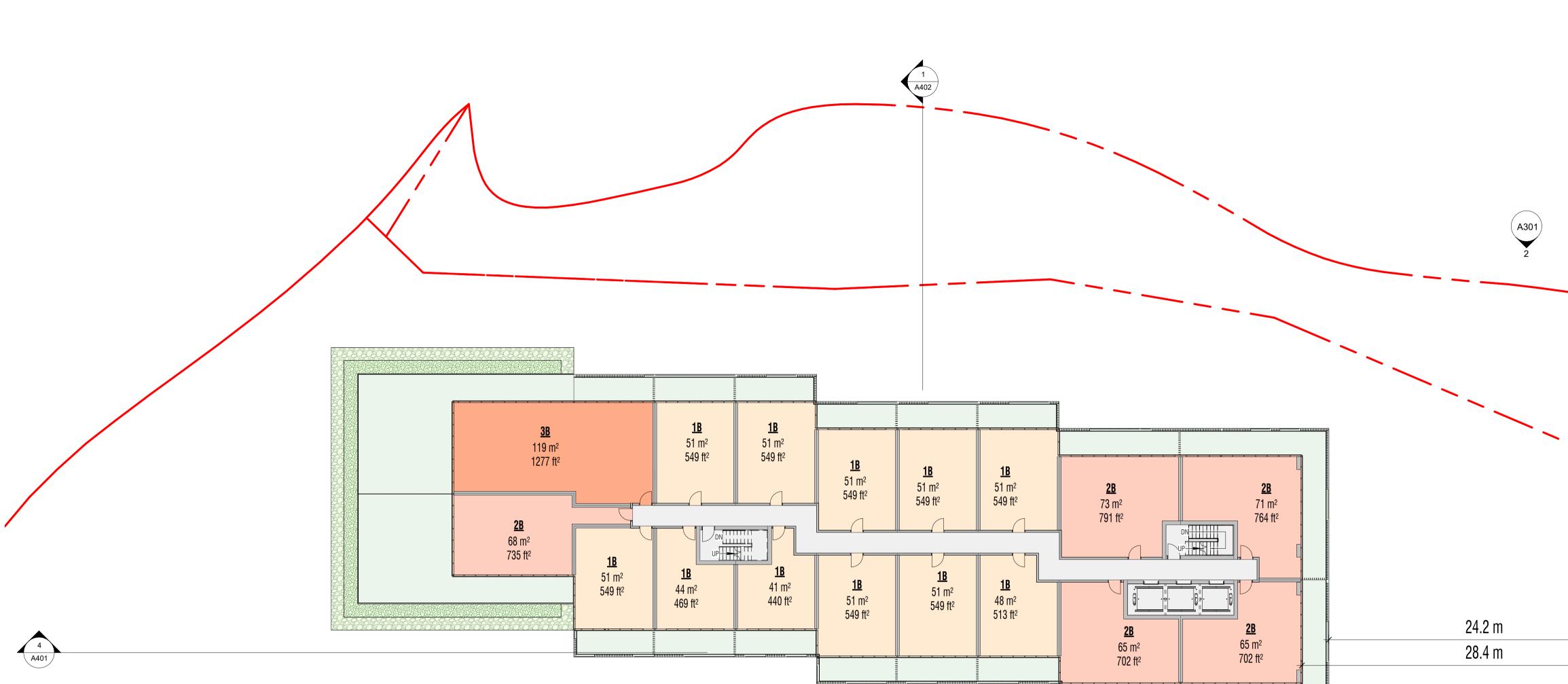
LEVEL 5 FLOOR

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Project North True North

SCALE 1 : 200 PROJECT NO. 202302

PLAN



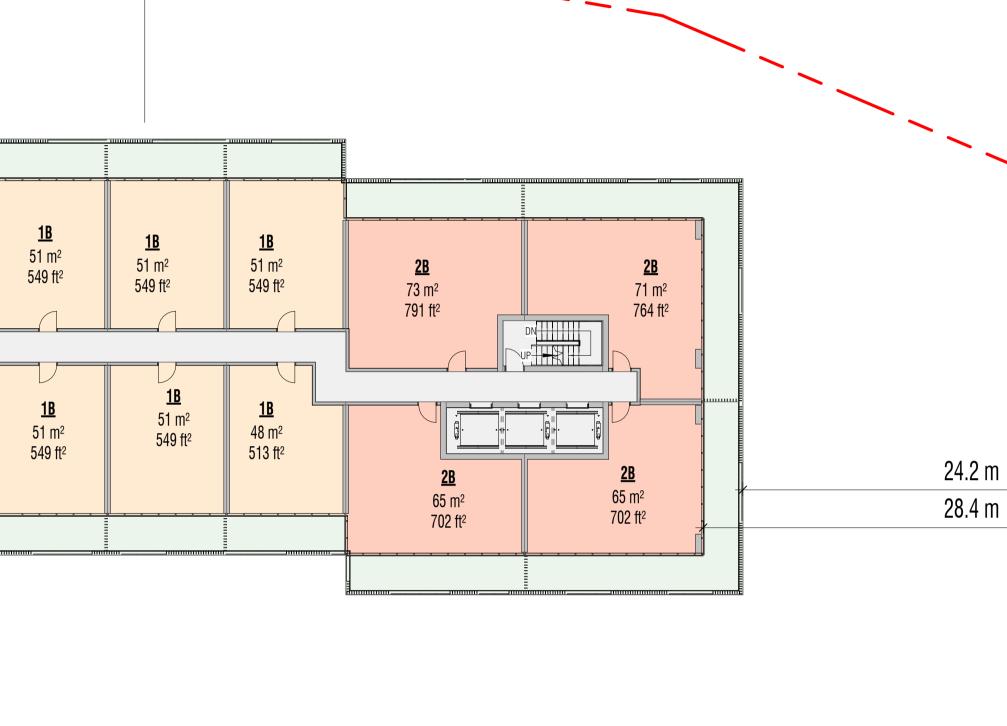
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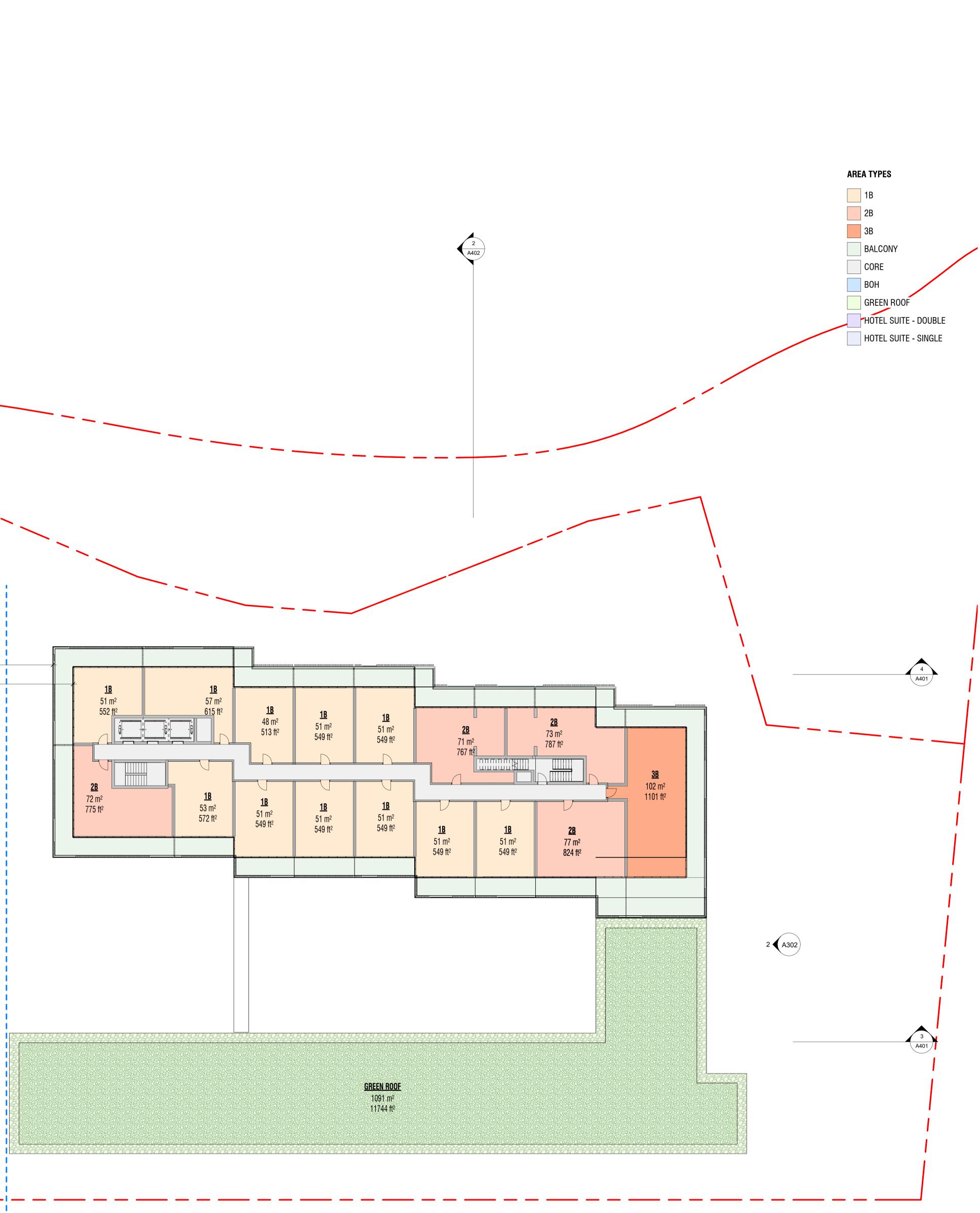
 1
 Level 6 Floor Plan

 A301
 A206
 1 : 200

A301

		0TEL SUITE - DOUBLE 37 m² 403 ft²		HOTEL SUITE - 37 m ² 403 ft ²	
	<u>.</u> н	OTEL SUITE - SINGLE 35 m ² 380 ft ²		HOTEL SUITE - 35 m ² 380 ft ²	
HOTEL SUITE - DOUBLE 41 m² 445 ft²					
HOTEL SUITE - SINGLE 37 m ² 393 ft ²		SUITE - SINGLE 35 m ² 380 ft ² SUITE - SINGLE 35 m ²	f2	SUITE - SINGLE 35 m ² 380 ft ²	<u>- DOUBLE</u> 1 ² ft ²
HOTEL SUITE - SINGLE 37 m ² 393 ft ²	SUITE - SINGLE 37 m ² 401 ft ²	HOTEL SUITE - SINGLE 35 m ² 380 ft ² HOTEL SUITE - SINGLE 35 m ²	380 ft ²	HOTEL SUITE - 35 m ² 380 ft ²	<u>HOTEL SUITE - DOUBLE</u> 42 m ² 453 ft ²
HOTEL SUITE - DOUBLE 43 m ² 465 ft ²	HOTEL SUITE - 37 m ² 401 ft ²		8		0 0





PHASE 1 NORTH PHASE 2 SOUTH

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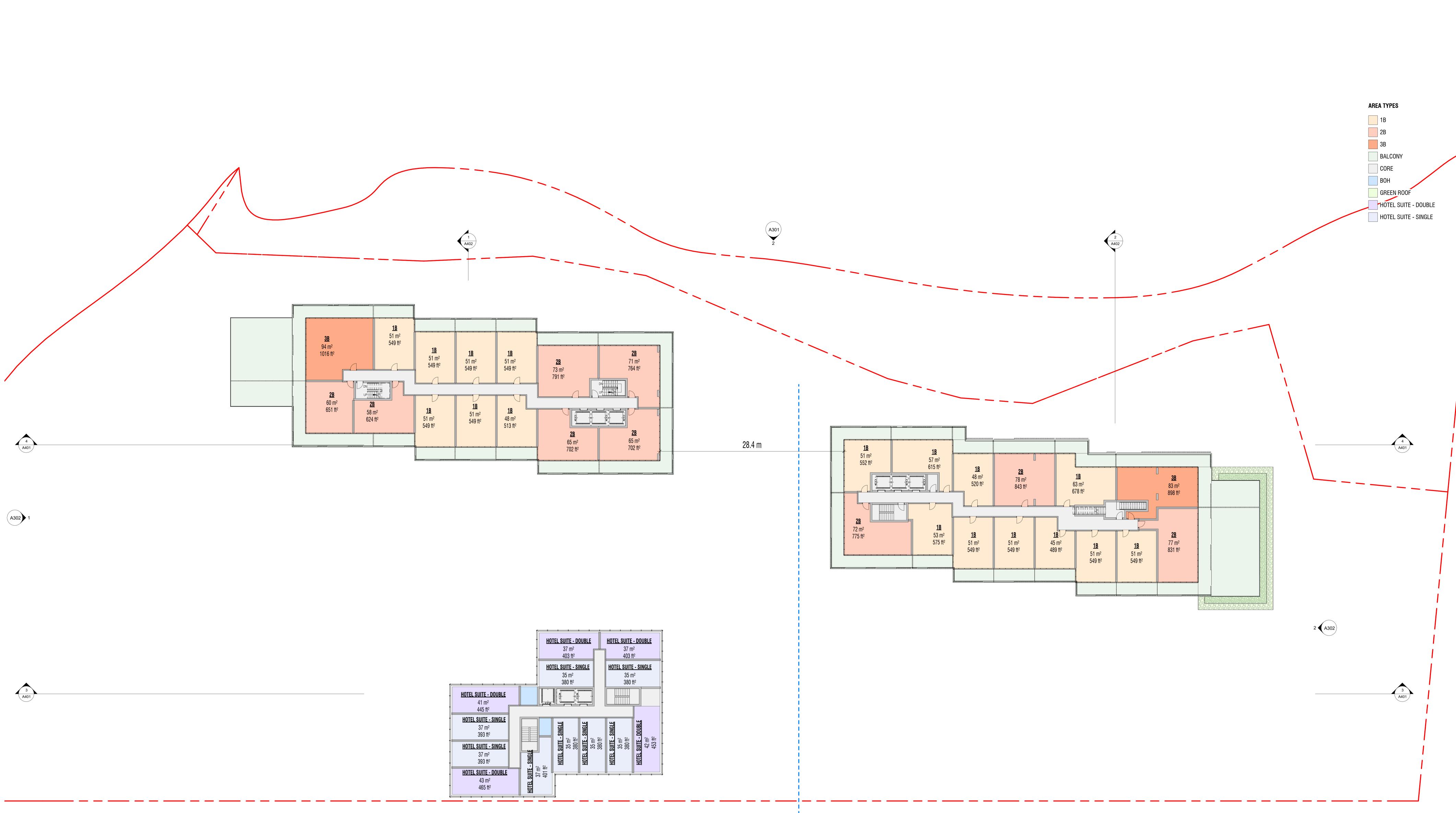
PLAN

A206

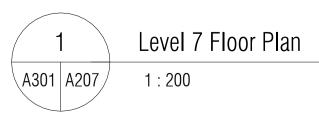
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LEVEL 6 FLOOR

VINELAND







A301

HOTEL SUITE - DOUBLE 41 m ² 445 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - DOUBLE 47 m ² 393 ft ² HOTEL SUITE - DOUBLE		HOTEL SUITE - DOUBLEHOTEL SUITE - DOUBLE37 m²37 m²403 ft²403 ft²HOTEL SUITE - SINGLEHOTEL SUITE - SINGLE35 m²35 m²380 ft²380 ft²
	41 m ² 445 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ²	HOTEL SUITE SINGLE HOTEL SUITE 35 m² 35 m² 380 ft² 360 ft² 380 ft² 37 m² 380 ft² 10TEL SUITE SINGLE 42 m² 45 ft² 45 ft² 45 ft²

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	6	HOTEL SUITE - DOUBLE		HOTEL SUITE - DOUBLE	c 3
	c -	37 m ²	<u>ш</u>	37 m ²	¢
	*	37 m² 403 ft² HOTEL SUITE - SINGLE		37 m ² 403 ft ² HOTEL SUITE - SINGLE	ф ф
P8888		403 ft ²		403 ft ²	e e
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HOTEL SUITE - DOUBLE 41 m ² 445 ft ² HOTEL SUITE - SINGLE		403 ft ² HOTEL SUITE - SINGLE 35 m ²		403 ft ² HOTEL SUITE - SINGLE 35 m ²	

PHASE 1 NORTH PHASE 2 SOUTH

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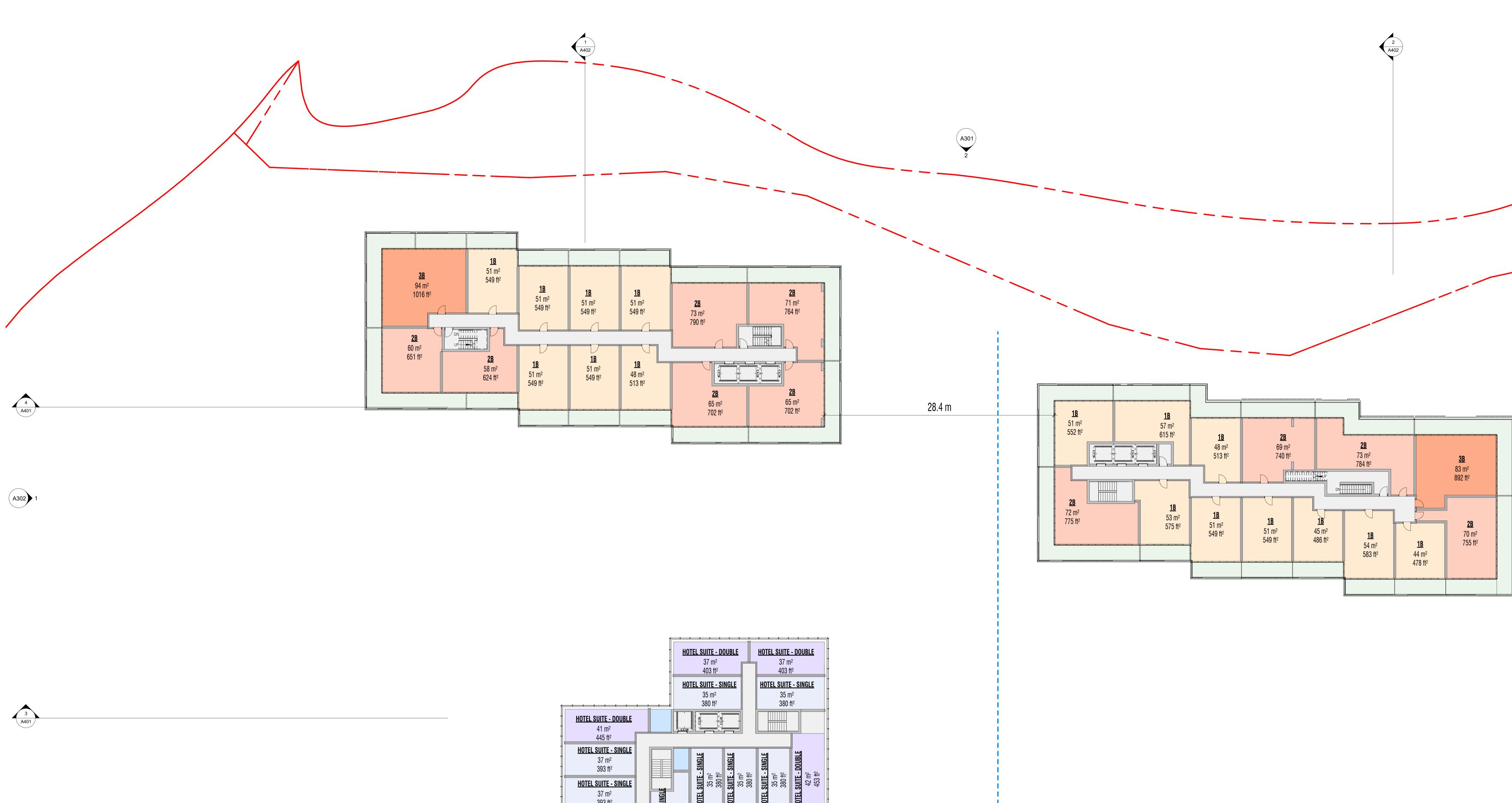
PLAN

A207

ISSUE DATE February, 23, 2024

LEVEL 7 FLOOR

VINELAND



 1
 Level 8 Floor Plan

 A301
 A208
 1 : 200

A301

35 m² 35 m² 380 ft² 380 ft² HOTEL SUITE - DOUBLE Image: Single singl		HOTEL SUITE - DOUBLEHOTEL SUITE - DOUBLE37 m²37 m²403 ft²403 ft²HOTEL SUITE - SINGLEHOTEL SUITE - SINGLE
445 ft² HOTEL SUITE - SINGLE 37 m² 393 ft² HOTEL SUITE - SINGLE 37 m² 393 ft² HOTEL SUITE - SINGLE 37 m² 393 ft² HOTEL SUITE - DOUBLE		35 m ² 380 ft ² 380 ft ² 380 ft ²
37 m² Image: Second	HOTEL SUITE - SINGLE 37 m ²	E - SINGLE The standard standar The standard stand The standard stand The standard stan The standard stand
	37 m ² 393 ft ²	

		EL SUITE - DOUBLE 37 m ² 403 ft ² EL SUITE - SINGLE	HOTEL SUITE 37 m 403 f	1 ² t ²
HOTEL SUITE - DOUBLE 41 m ² 445 ft ²		35 m ² 380 ft ²	35 n 380 -	
HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - SINGLE		HOTEL SUITE - SINGLE 35 m² 380 ft² HOTEL SUITE - SINGLE 35 m²	380 ft ² HOTEL SUITE - SINGLE 35 m ² 380 ft ²	SUITE - DOUBLE 42 m ² 453 ft ²
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PHASE 1 NORTH PHASE 2 SOUTH

AREA TYPES 1B 2B 3B BALCONY CORE BOH HOTEL SUITE - DOUBLE 4 A401 2 (A302) 3 A401

A208

Project North True North

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SCALE 1 : 200 PROJECT NO. 202302

ISSUE DATE February, 23, 2024

LEVEL 8 FLOOR PLAN



 1
 Level 9 Floor Plan

 A301
 A209
 1 : 200

A301

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-	HOTEL SUITE - DOUBLE 37 m ² 403 ft ²	OTEL SUITE - DOUBLE 37 m ² 403 ft ²
p <u></u>	HOTEL SUITE - SINGLE 35 m ² 380 ft ²	<mark>10TEL SUITE - SINGLE</mark> 35 m² 380 ft²
HOTEL SUITE - DOUBLE 41 m² 445 ft²		
HOTEL SUITE - SINGLE 37 m ² 393 ft ²	SUITE - SINGLE 35 m ² 380 ft ² 35 m ² 35 m ² 380 ft ²	SUITE - SINGLE 35 m ² 380 ft ² 380 ft ² 42 m ² 453 ft ²
HOTEL SUITE - SINGLE 37 m ² 393 ft ²		HOTEL SUITE - 35 m² 36 m² 42 m² 45 m² 45 m²
37 m² 393 ft² HOTEL SUITE - DOUBLE 1000000000000000000000000000000000000		

PHASE 1 NORTH PHASE 2 SOUTH

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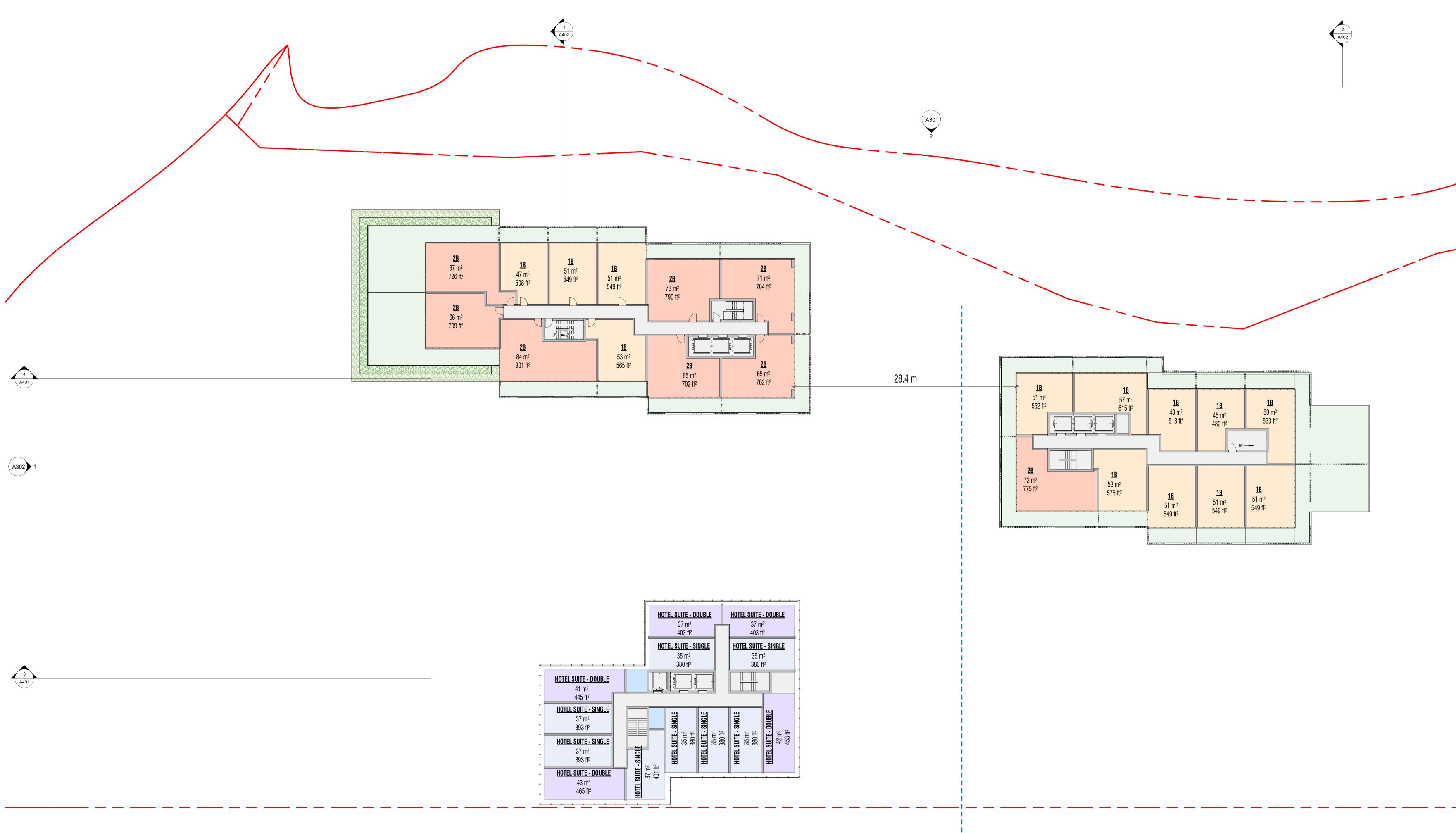
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PLAN

A209

ISSUE DATE February, 23, 2024

LEVEL 9 FLOOR



 1
 Level 10 Floor Plan

 A301
 A210
 1 : 200

A301

HOTEL SUITE - DOUBLE 37 m ² 403 ft ² HOTEL SUITE - DOUBLE 37 m ² 403 ft ² HOTEL SUITE - SINGLE 35 m ² 380 ft ² HOTEL SUITE - SINGLE 37 m ² 380 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - SINGLE 30 ft ² HOTEL SUITE -						
35 m² 35 m² 380 ft² 380 ft² HOTEL SUITE - DOUBLE Image: Suite - Single 445 ft² Image: Single 393 ft² Image: Single 37 m² Image: Single 393 ft² Image: Single HOTEL SUITE - DOUBLE Image: Single 43 m² Image: Single			37 m ²		37 m	2
41 m² 445 ft² HOTEL SUITE - SINGLE 37 m² 393 ft² HOTEL SUITE - DOUBLE 43 m²	<u> </u>		35 m ²		35 m	12
37 m² 393 t²² HOTEL SUITE - SINGLE 37 m² 37 m² 393 t²² HOTEL SUITE - SINGLE 300 t²² 37 m² 393 t²² HOTEL SUITE - DOUBLE 37 m² 43 m² 43 m²	41 m ² 445 ft ²					
HOTEL SUITE - DOUBLE 43 m ²	37 m² 393 ft²		ITE - SINGLE 5 m ² 80 ft ² ITE - SINGLE	0 ft ²	ITE - SINGLE 5 m² 50 ft²	ITE - DOUBLE 2 m ² 53 ft ²
43 m ²	37 m ² 393 ft ²	TE - SINGLE	HOTEL SU 37 38 38 38 38 40TEL SU	38		HOTEL SU 41 48
	43 m ²				E	

			<u>8 8 8 8 8 8</u>	
	HOTEL SUITE	2	EL SUITE - DOUBLE 37 m ²	
	+ 403 ft HOTEL SUITE		403 ft ² TEL SUITE - SINGLE	
<u> </u>	35 m ² 380 ft ²	2	35 m ² 380 ft ²	8
HOTEL SUITE - DOUBLE				
41 m ² 445 ft ²				m

PHASE 1 NORTH PHASE 2 SOUTH

AREA TYPES 1B 2B BALCONY CORE BOH GREEN ROOF HOTEL SUITE - DOUBLE HOTEL SUITE - SINGLE 4 A401 2 (A302 3 A401

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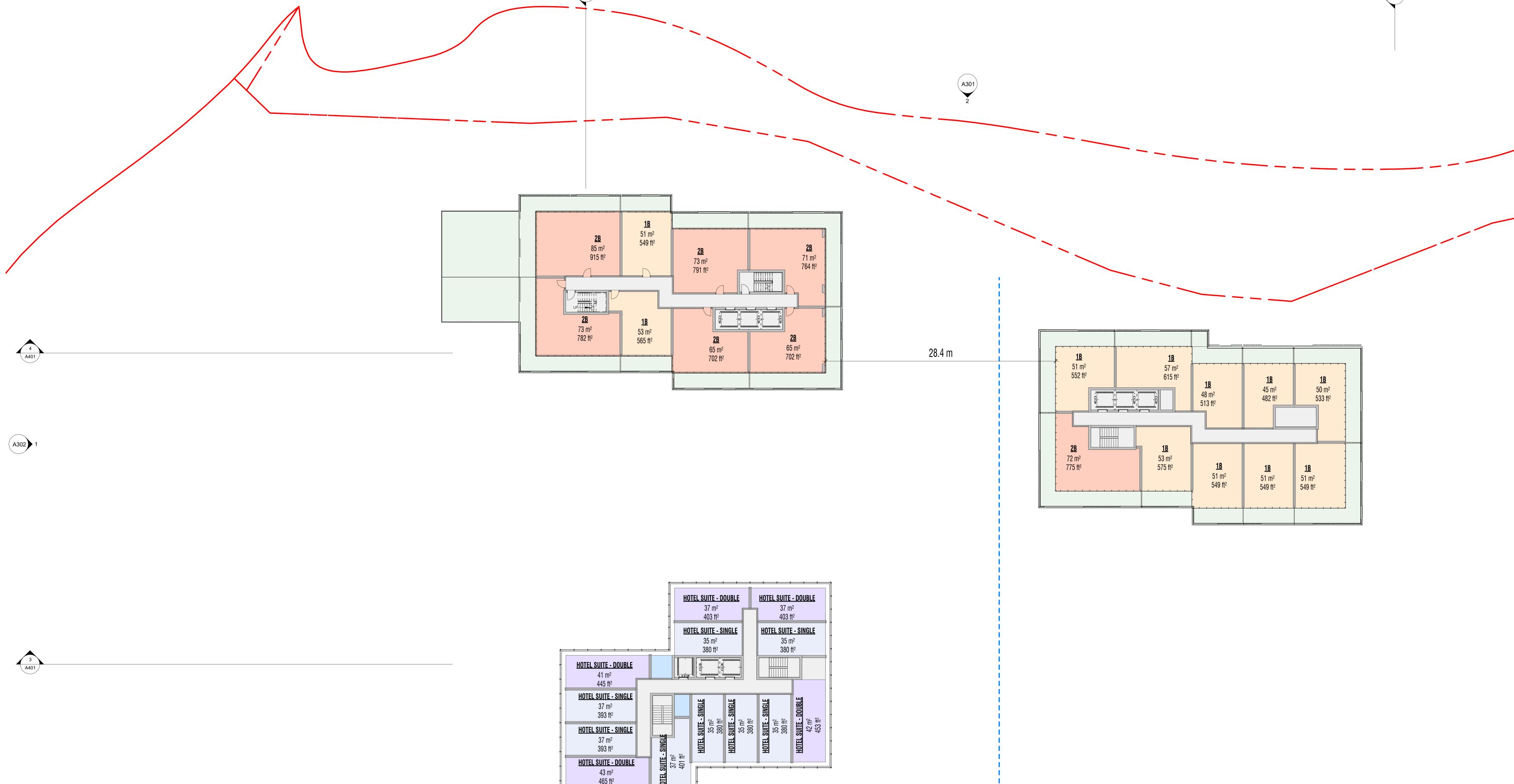
_____ Globizen VINELAND

4933 VICTORIA AVENUE NORTH _____

Project North True North

SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

LEVEL 10 **FLOOR PLAN**



 1
 Level 11 Floor Plan

 A301
 A211
 1 : 200

A301

	HOTEL SUITE - DOUBLE 37 m ² 403 ft ² 403 ft ²	2 t ²
HOTEL SUITE - DOUBLE	HOTEL SUITE - SINGLE 35 m ² 380 ft ² 380 ft ² 380 ft ²	ן ²
41 m ² 445 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ²	E E E E E E E E E E E E E E E E E E E	- DOUBLE
HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - DOUBLE	SUITE - SINGLE 37 m ² 401 ft ² 401 ft ² 401 ft ² 35 m ² 380 ft ²	HOTEL SUITE - DOUBLE 42 m ² 453 ft ²
43 m ² 465 ft ²		

PHASE 1 NORTH PHASE 2 SOUTH

AREA TYPES 1B 2B BALCONY CORE ВОН HOTEL SUITE - DOUBLE HOTEL SUITE - SINGLE 4 A401 2 (A302) 3 A401

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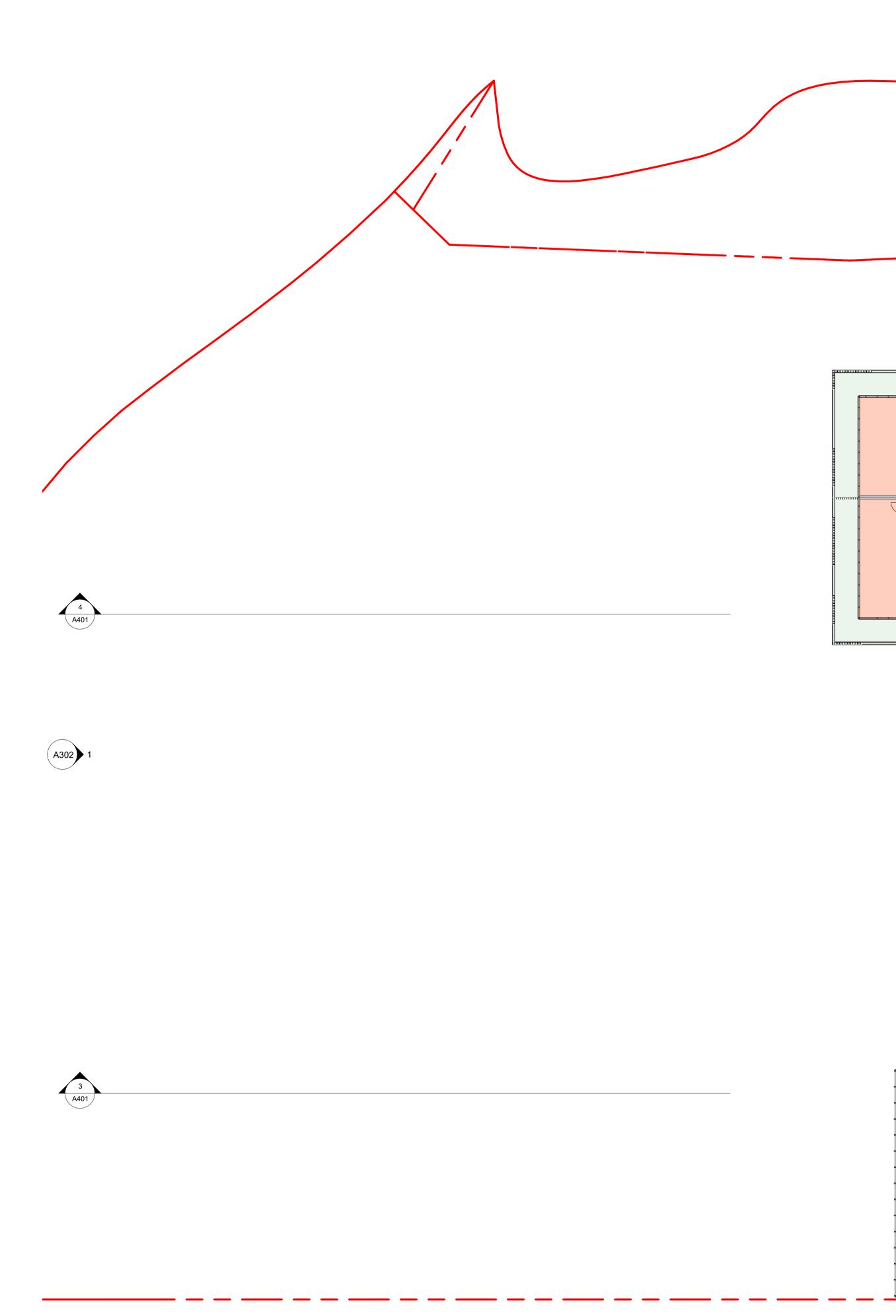
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Project North True North

SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

LEVEL 11 FLOOR PLAN



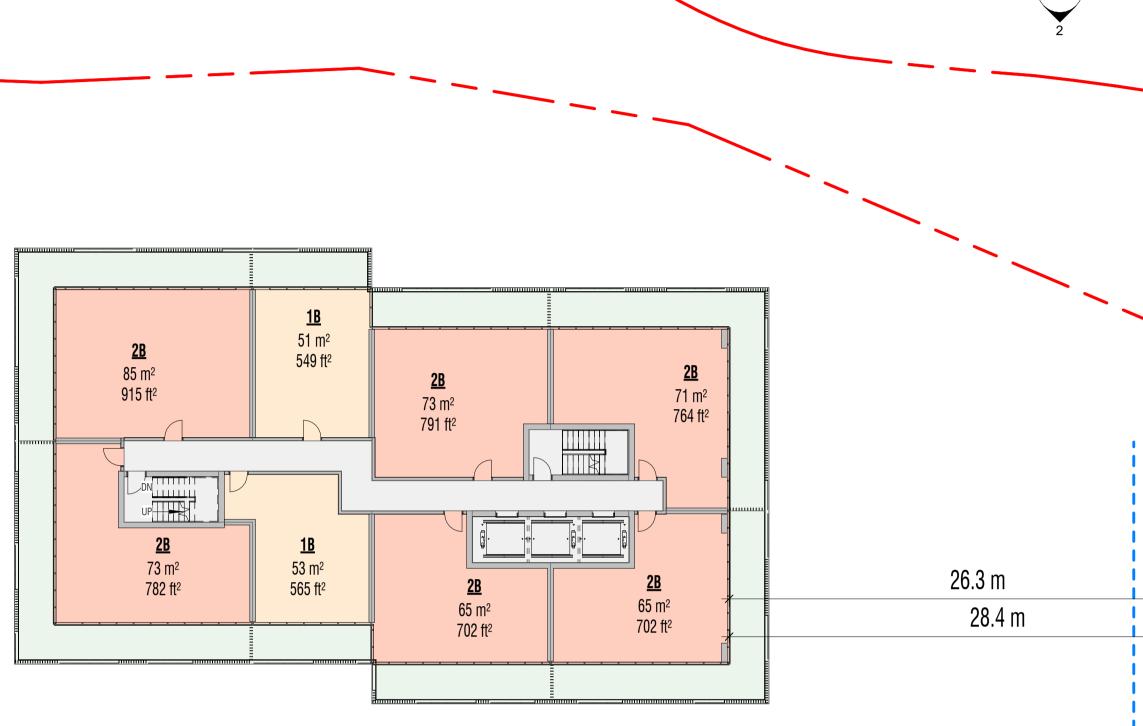
 1
 Level 12 Floor Plan

 A301
 A212
 1 : 200

1

A301

A301



2B 93 m ² 999 ft ²	2B 74 m ² 797 ft ²	2B 72 m ² 773 ft ²	
	2B 63 m ² 683 ft ²	2B 64 m ² 685 ft ²	

PHASE 1 NORTH PHASE 2 SOUTH

AREA TYPES 1B 2B BALCONY CORE ВОН GREEN ROOF HOTEL SUITE - DOUBLE HOTEL SUITE - SINGLE 4 A401 2 (A302 3 A401

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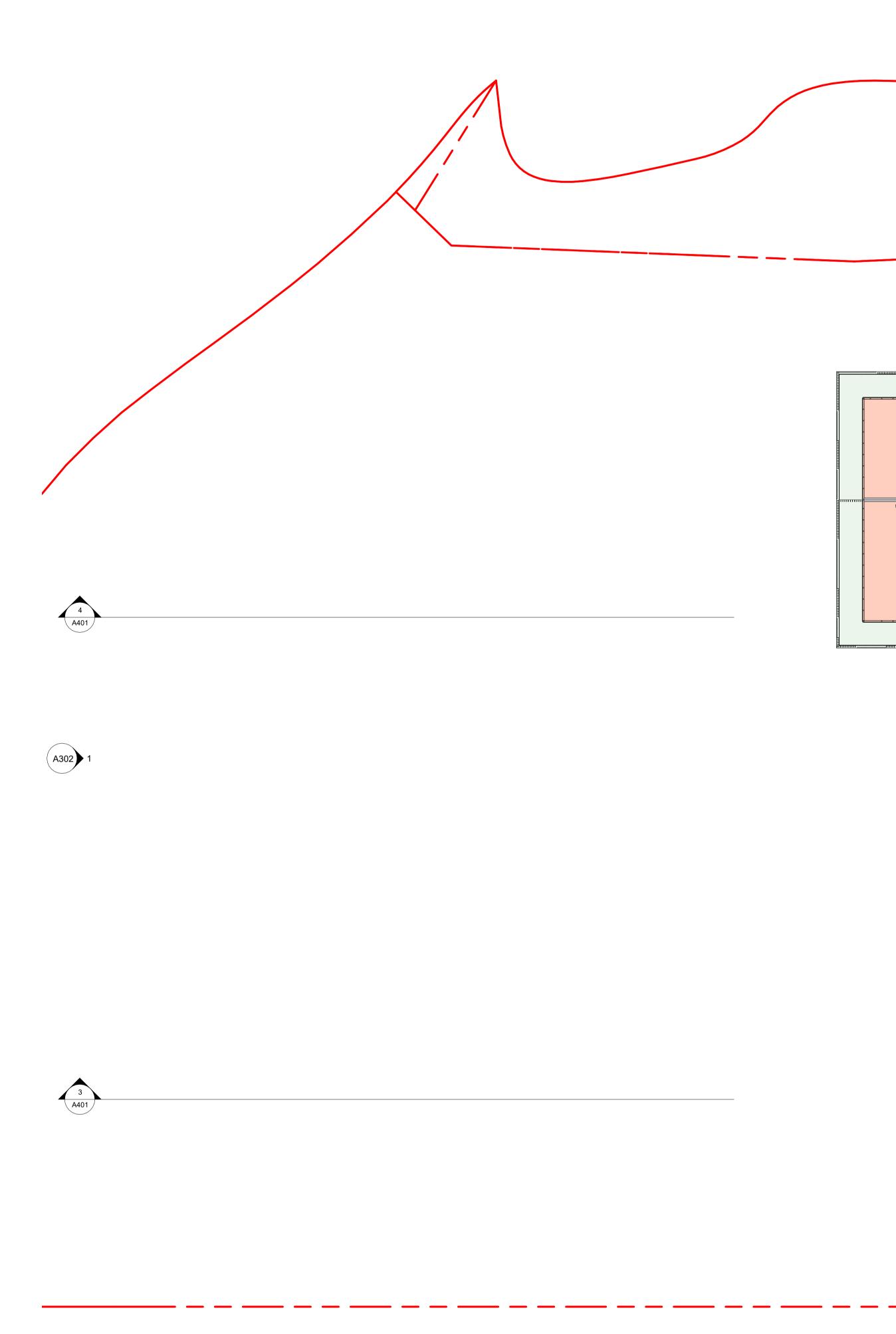
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Project North True North

SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

LEVEL 12 **FLOOR PLAN**



 1
 Level 13 Floor Plan

 A301
 A213
 1 : 200

1

A301

HOTEL SUITE - DOUBLE 41 m ² 445 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - SINGLE 37 m ² 393 ft ² HOTEL SUITE - DOUBLE 43 m ² 465 ft ²	HOTEL SUITE - DOUBLE 37 m ² 403 ft ² HOTEL SUITE - SINGLE 35 m ² 380 ft ² 1000	



	2 A402
2B 70 m ² 758 ft ²	

PHASE 1 NORTH PHASE 2 SOUTH

AREA TYPES 1B 2B BALCONY CORE ВОН HOTEL SUITE - DOUBLE HOTEL SUITE - SINGLE 4 A401 2 (A302 3 A401

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difference between the Consultants' documents with

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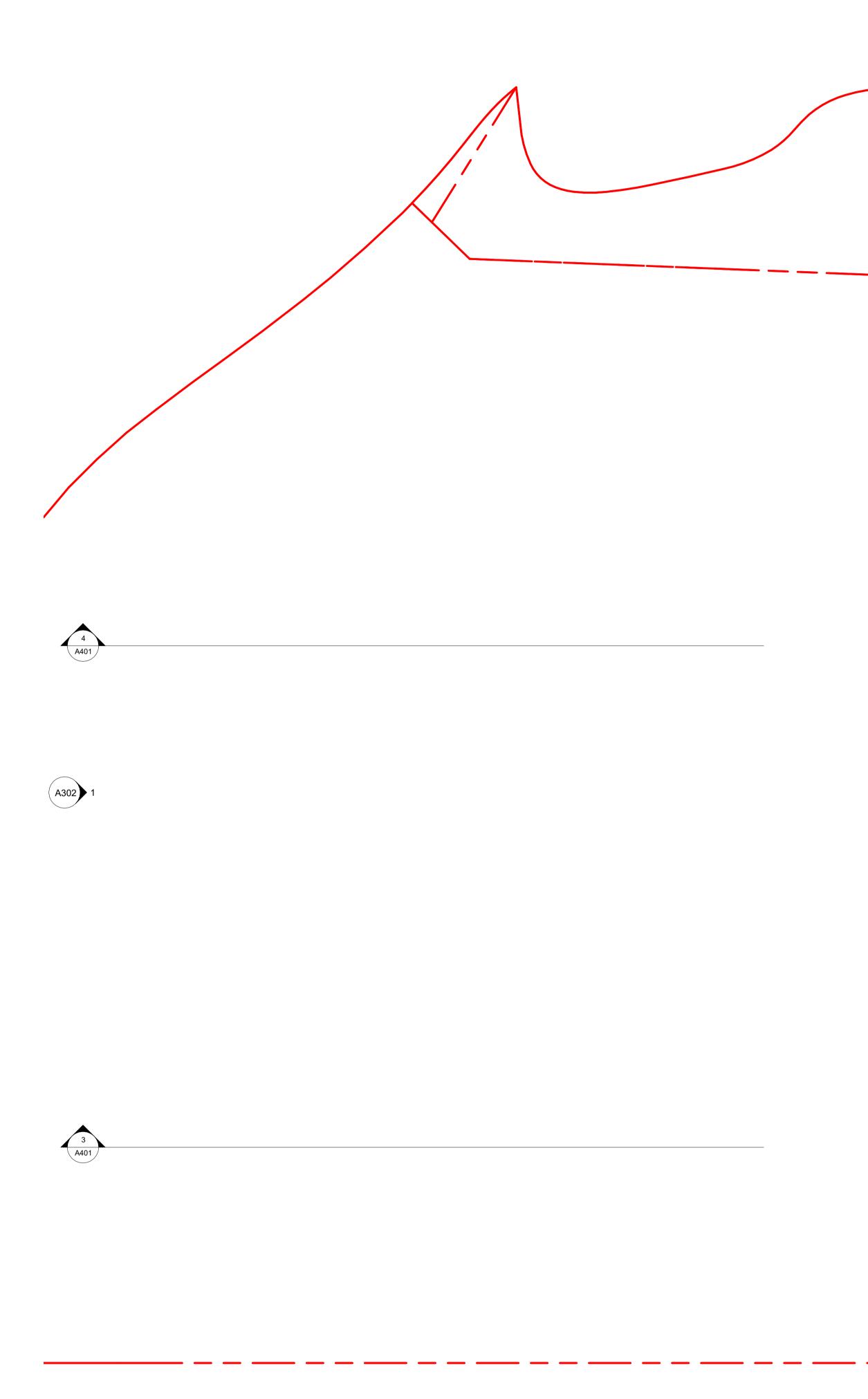
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SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

LEVEL 13 **FLOOR PLAN**



 1
 Level 14 Floor Plan

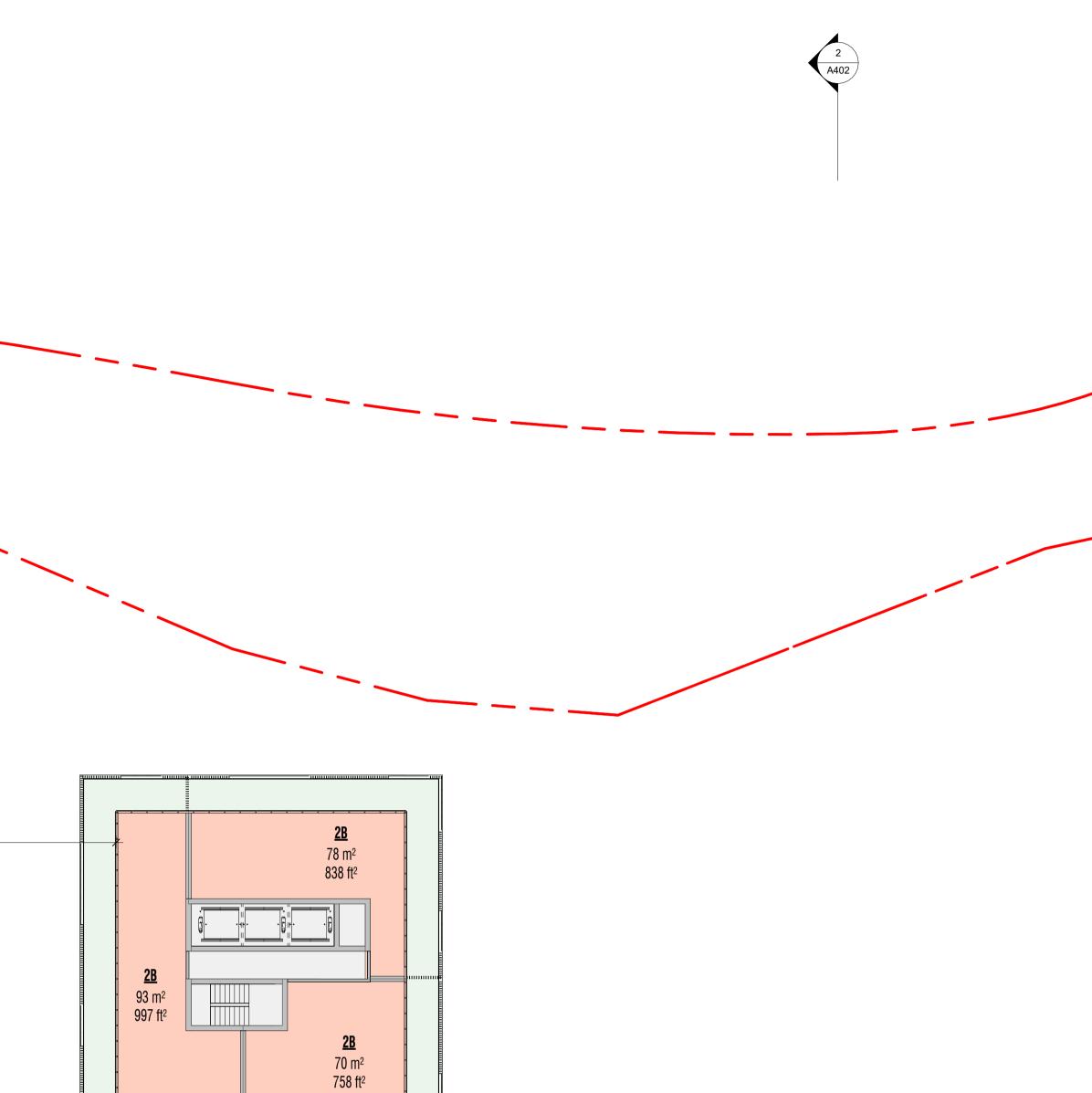
 A301
 A214
 1 : 200

A301

ľ	8 0			8 8 8 8		t
	HOTE	L SUITE - DOUBLE 37 m ² 403 ft ²		HOTEL SUITE 37 m ² 403 ft	2	
• •	HOTE	L SUITE - SINGLE 35 m² 380 ft²		HOTEL SUITE 35 m 380 f	2	
HOTEL SUITE - DOUBLE 41 m ² 445 ft ²						6
HOTEL SUITE - SINGLE 37 m ² 393 ft ²		SUITE - SINGLE 35 m ² 380 ft ² SUITE - SINGLE 35 m ²		SUITE - SINGLE 35 m ² 380 ft ²	DOUBLE	,
HOTEL SUITE - SINGLE 37 m ² 393 ft ²		HOTEL SUITE - SINGLE 35 m² 380 ft² HOTEL SUITE - SINGLE 35 m²	380 ft ²	HOTEL SUITE - 35 m ² 380 ft²	HOTEL SUITE - DOUBLE 42 m ² 453 ft ²	c c
37 m² 393 ft² HOTEL SUITE - DOUBLE 1000000000000000000000000000000000000	3/ m ² 401 ff ²		00			
		<u></u>				•

_ _

				A301 2
3B 133 m ² 1436 ft ²	2B 73 m ² 791 ft ² 6.75 m 6.75 m 6.75 m 6.75 m	2B 71 m ² 764 ft ²	28.4 m	



PHASE 1 NORTH PHASE 2 SOUTH

AREA TYPES 2B 3B BALCONY CORE ВОН GREEN ROOF HOTEL SUITE - DOUBLE HOTEL SUITE - SINGLE 4 A401 2 (A302 3 A401

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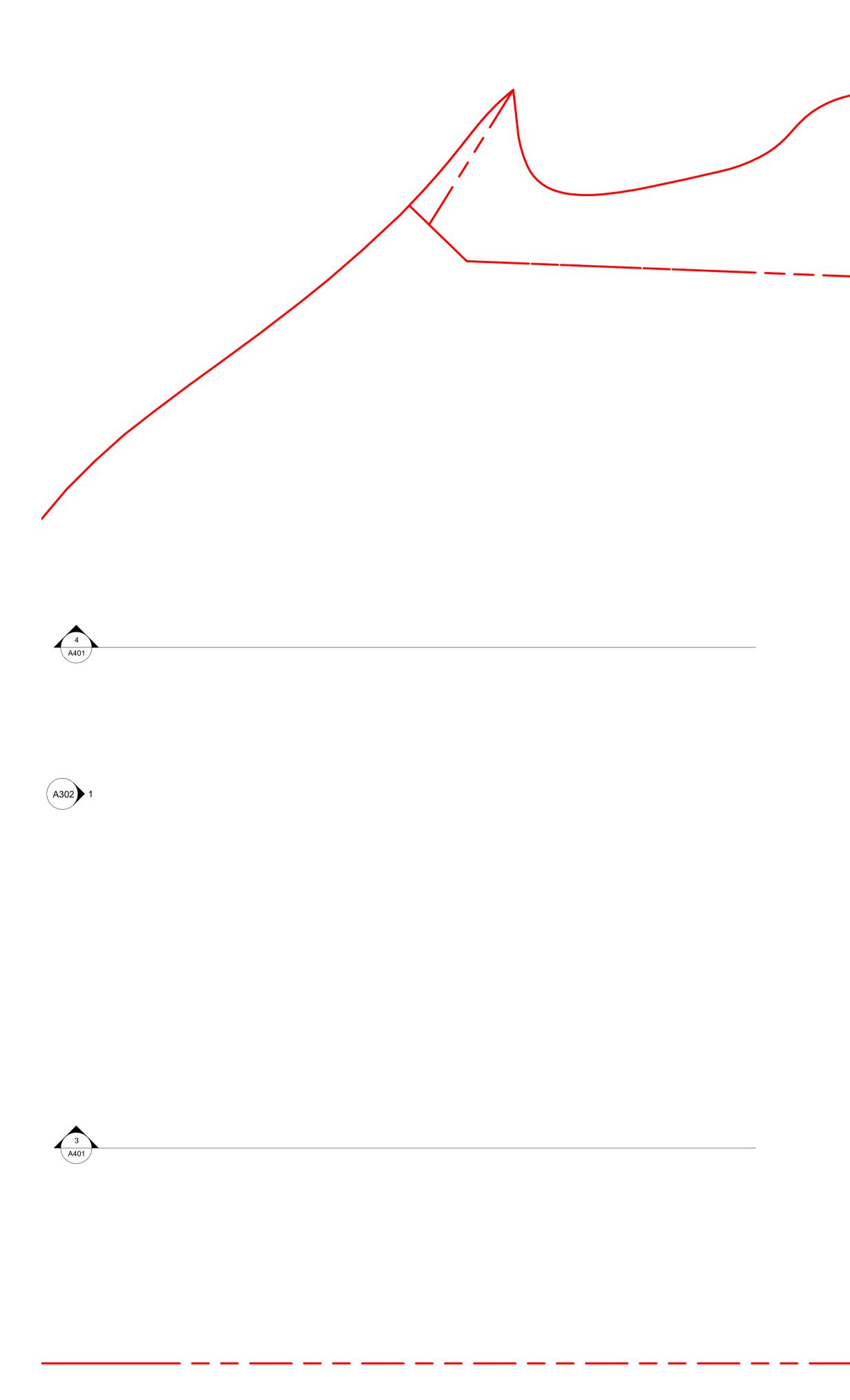
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Project North True North

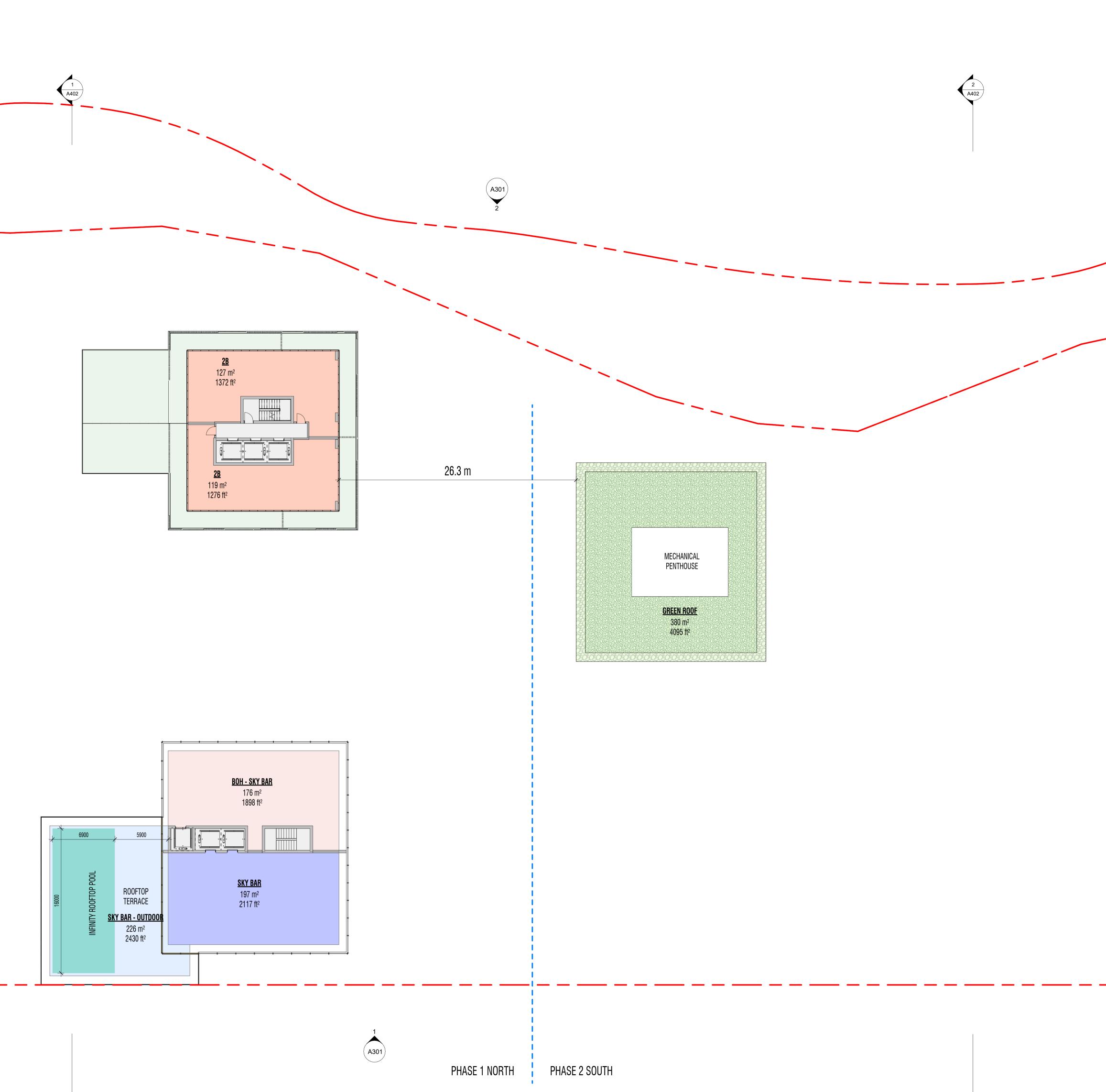
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LEVEL 14 **FLOOR PLAN**



 1
 Level 15 Floor Plan

 A301
 A215
 1 : 200



AREA TYPES 2B BALCONY CORE BOH - SKY BAR GREEN ROOF SKY BAR SKY BAR - OUTDOOR 4 A401 2 A302

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3 A401

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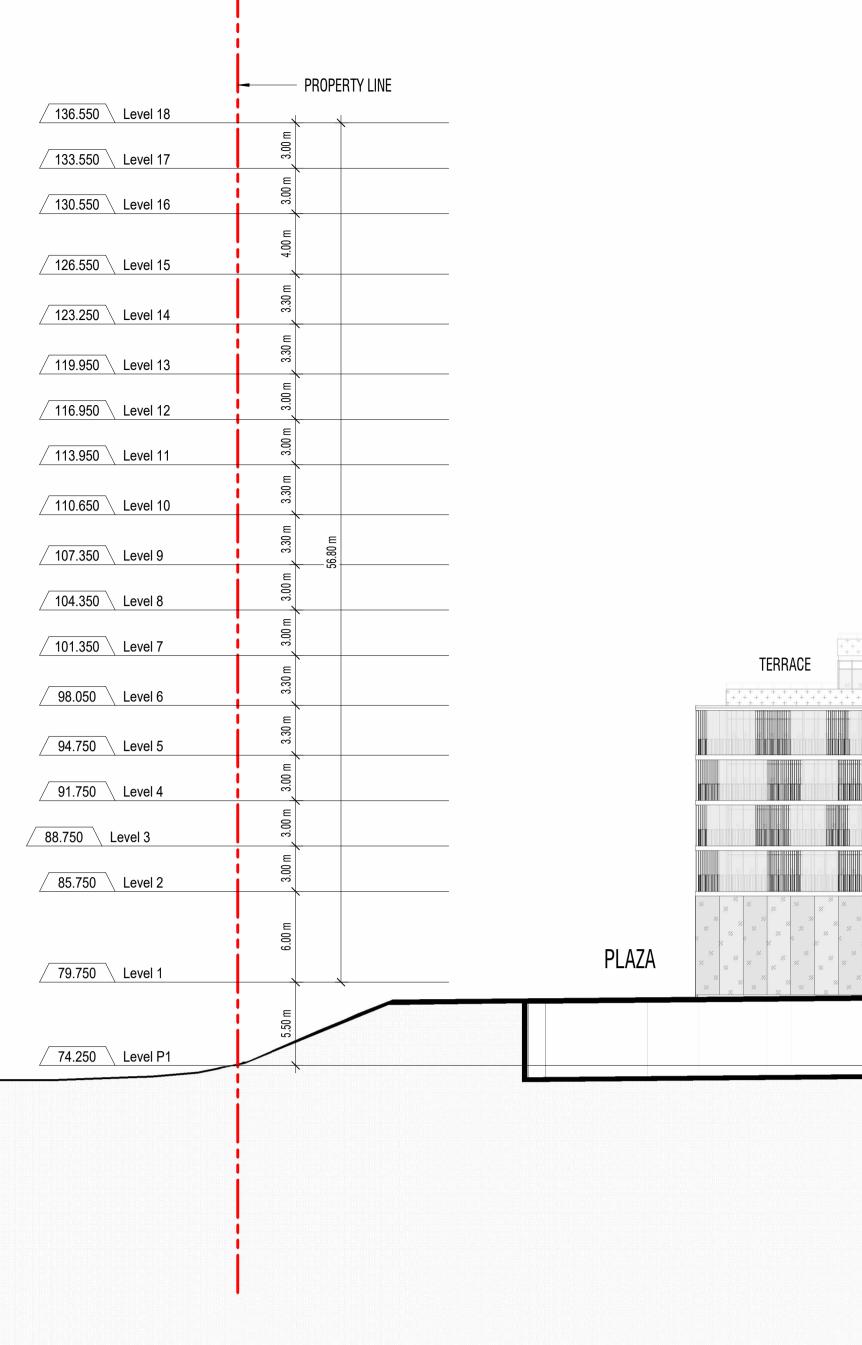
SCALE 1 : 200 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

LEVEL 15 **FLOOR PLAN**



Appendix D: Angular Planes Building A & Building B

Urban Design Study: 4933 Victoria Avenue North, Lincoln





Site Section North South1

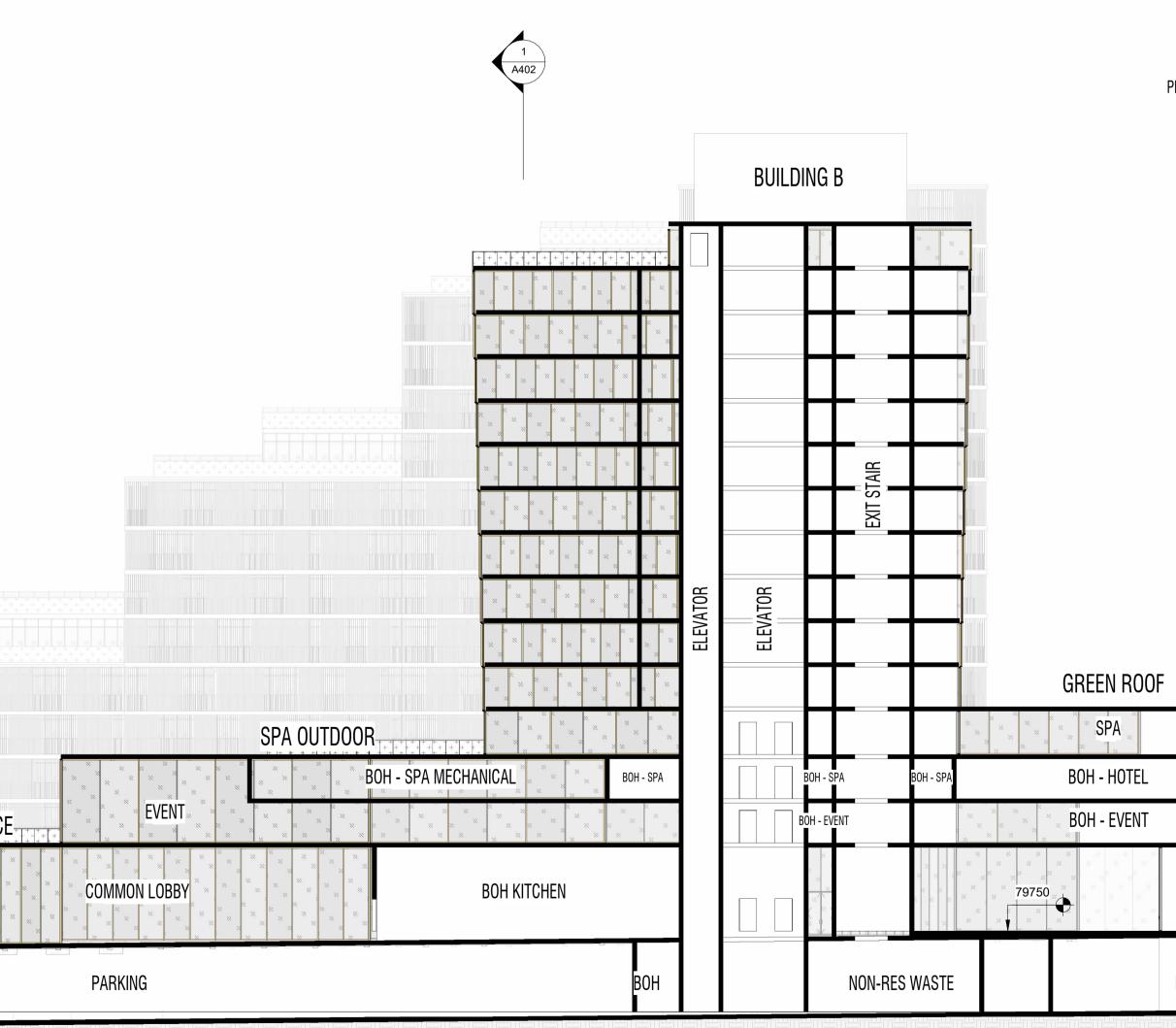
A105 A401 1 : 250

		Property line		
	✓ 131.050 \ Level 17 Hotel			
	128.050 Level 16 Hotel	3.00 m		
	125.050 Level 15 Hotel	E 00 80 80 80 80 80 80 80 80 80 80 80 80		
	122.050 Level 14 Hotel	3.00 m		
	119.050 Level 13 Hotel	ш 300 8 8		
	116.050 Level 12 Hotel	3.00 m 3.00 m		
	113.050 Level 11 Hotel	3.00 3.00 3.00		
	110.050 Level 10 Hotel	3.00 m 3.0		
	 ✓ 107.050 Level 9 Hotel ✓ 104.050 Level 8 Hotel 	3.00 m 51.30 m		
	✓ 101.050 \ Level 7 Hotel	E 00.00 80.00		
	98.050 Level 6 Hotel	E 00. 80. 80. 80. 80. 80. 80. 80. 80. 80.		
	95.050 Level 5 Hotel	3.00 E		
	91.750 Level 4	3.30 E		
	88.750 Level 3	3.00 m		TED
	85.750 Level 2	e e e e e e e e e e e e e e e e e e e		
PRUDEHOMME 100y FLOOE		е. 9. 9.	PLAZA	
	<u>/ 79.750 ∖ Level 1</u>	E		
LAKE	74.250 Level P1			
		#174#171#171#171#171#171#171#171#171#171		

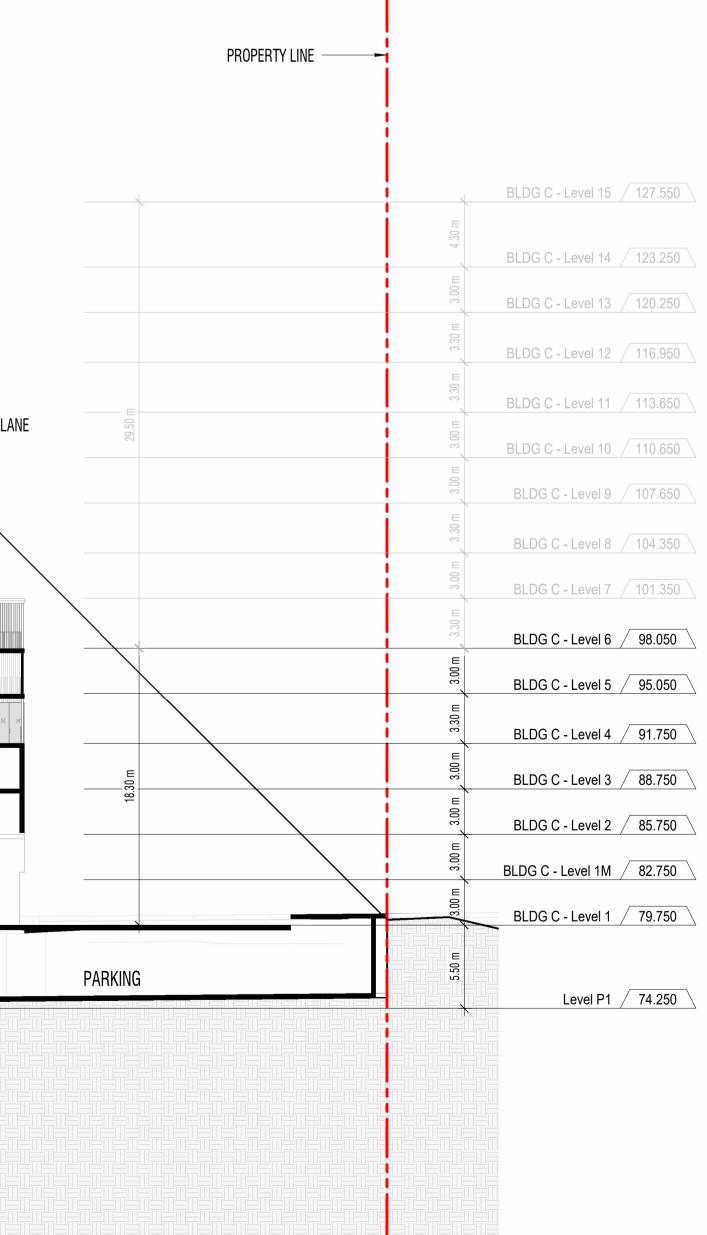


Site Section North South

1 Ad02		28.4 m PHASE 1 NORTH PHASE 2 SOUTH		PROPERTY LINE
TERRACE RESIDENTIAL UNIT RESIDENTIAL UNIT	RESIDENTIAL UNIT RESIDENTIAL UNIT	Image: Sidential unit Residential unit	TERRACE TERRACE ALCONY BALCONY BALC	BLDG C - Level 3 88.750 III E
AMENITY INDOOR	RETAIL ELECTRICAL A ELECTRICAL B MEC	COMMON LOBBY COMMON LOBBY CO	Image:	



PHASE 1 NORTH	PHASE 2 SO	UTH					2 A402					
											ANGULA	
F	RESIDENTIAL UNIT		RESIDENTIAL UNIT	RESIDENTIAL UNIT	RESIDENTIAL UNIT	ILDING C RESIDENTIAL UNIT	RESIDENTIAL UNIT	RESIDENTIAL UNIT		CORRIDOR		
	CORRIDOR		RESIDENTIAL UNIT	RESIDENTIAL UNIT	RESIDENTIAL UNIT	RESIDENTIAL UNIT	Residential Unit	RESIDENTIAL UNIT	\mathbf{T}	CORRIDOR COI	RESIDENTIAL UNIT	
	AME				PARKING					_ 0 _	PARKING	
_		STAIR			PARKING			—	STAIR			
RETAIL	CORRIDOR	EXIT :			PARKING			ELEVATOR	EXIT SI		LOADING	
	VESTIBULE				PARKING					L		
PARKING					PARKING	i						



A401

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SITE SECTIONS -NORTH SOUTH

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128.050 Level 16 Hotel			
125.050 Level 15 Hotel	3.00 m		
122.050 Level 14 Hotel	3.00 m		
✓ 119.050 \ Level 13 Hotel	3.00 m		
✓ 116.050 \ Level 12 Hotel	3.00 m		
✓ 113.050 \ Level 11 Hotel	3.00 m		
110.050 Level 10 Hotel	3.00 m		
107.050 Level 9 Hotel	3.00 m		
104.050 Level 8 Hotel	3.00 m	ш	
101.050 Level 7 Hotel	3.00 m	48.30 m	
98.050 Level 6 Hotel	3.00 m		
95.050 Level 5 Hotel	3.00 m		
91.750 Level 4	3.30 m		
88.750 Level 3	3.00 m		
85.750 Level 2	3.00 m		
	6.00 m		MILLE
79.750 Level 1	6.00		FORES
	5.50 m	<u> </u>	
74.250 Level P1	5.		R
		PROP	OSED STI PARI

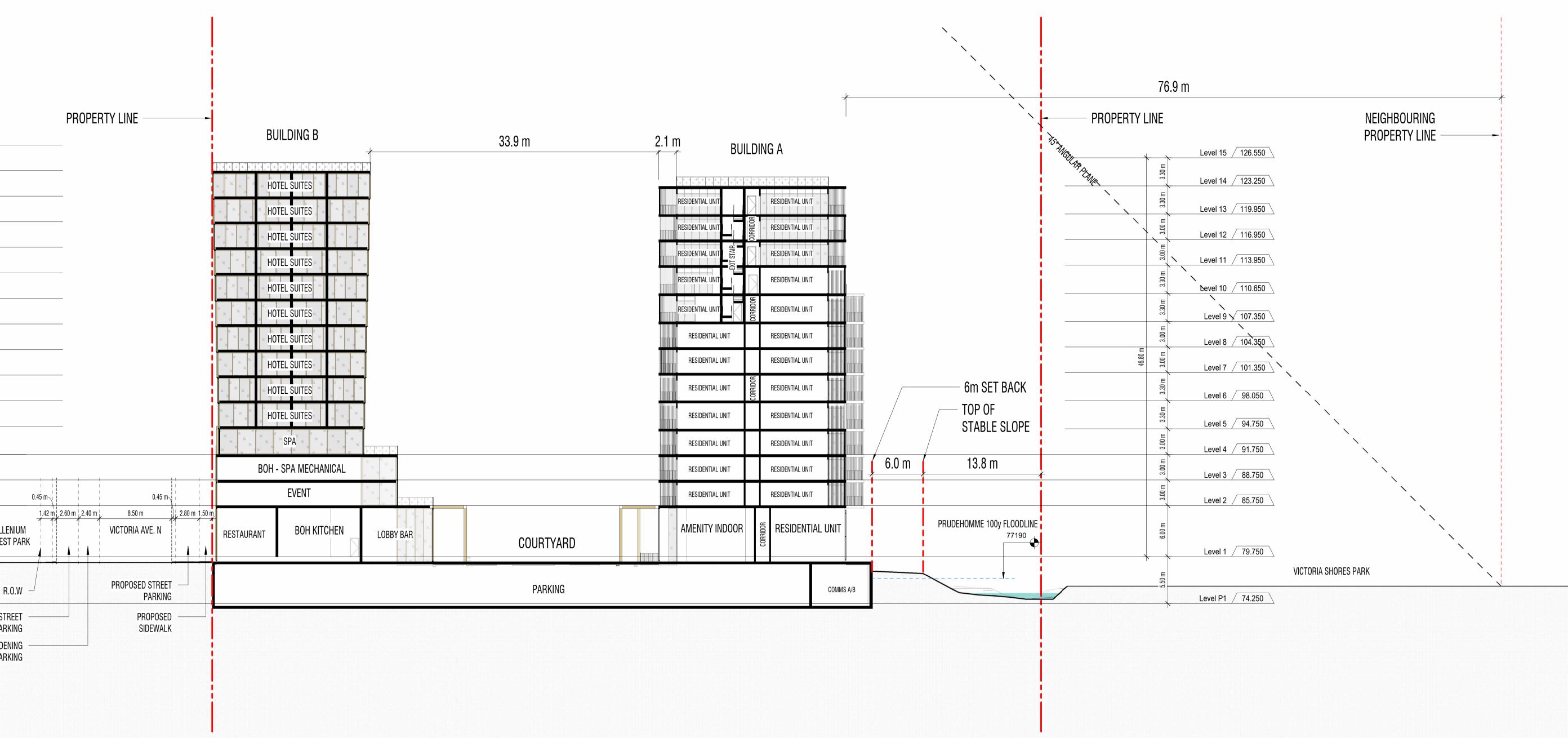
Potential road widening For street parking

_____ A104 A402 1 : 250

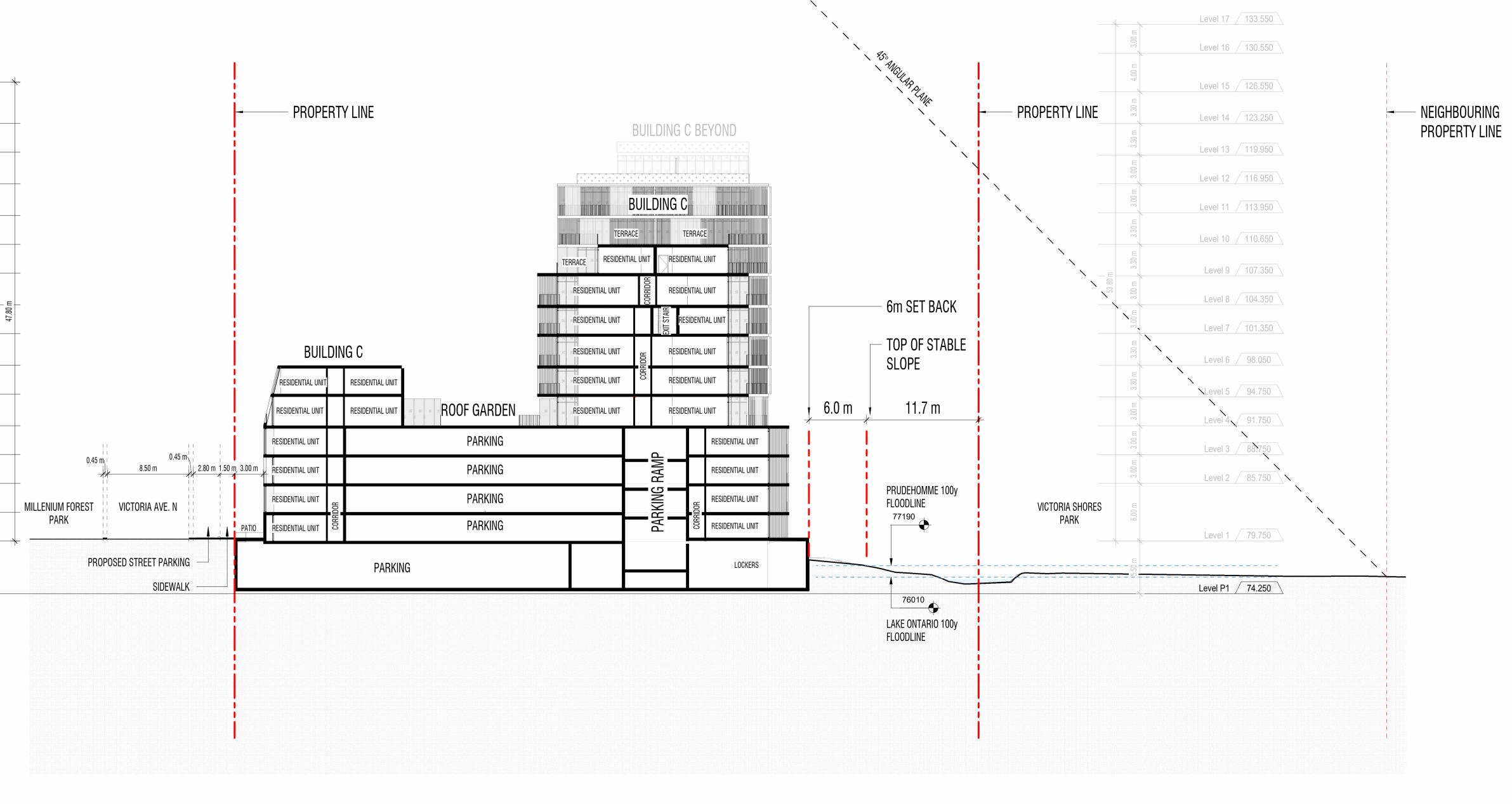
127.550 BLDG C - Level 15	
123.250 BLDG C - Level 14	4.30 m
120.250 BLDG C - Level 13	3.00 m
116.950 BLDG C - Level 12	3.30 m
113.650 BLDG C - Level 11	3.30 m
110.650 BLDG C - Level 10	3.00 m
107.650 BLDG C - Level 9	3.00 m
104.350 BLDG C - Level 8	3.30 m
/ 101.350 BLDG C - Level 7	3.00 m
98.050 BLDG C - Level 6	3.30 m
95.050 BLDG C - Level 5	3.00 m
91.750 BLDG C - Level 4	3.30 m
88.750 BLDG C - Level 3	3.00 m
85.750 BLDG C - Level 2	3.00 m
82.750 BLDG C - Level 1M	3.00 m
79.750 BLDG C - Level 1	3.00 m
	5.50 m

74.250 Level P1





Site Section - East West BLDG A + B



Site Section - East West BLDG C

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4933 VICTORIA AVENUE NORTH

SCALE 1 : 250 PROJECT NO. 202302 ISSUE DATE February, 23, 2024

SITE SECTIONS -EAST WEST



Appendix E: Conceptual Landscape Plan

Urban Design Study: 4933 Victoria Avenue North, Lincoln



APPLICATION FOR ZONING BY-LAW AMENDMENT

PROJECT TEAM

Developer Globizen group T: 647-408-8612 www.globizen.com

ARCHITECTURAL & LANDSCAPE ARCHITECTURE gh3* T: 416-915-1791

www.gh3.ca **Planner** Landwise T: 905-574-1993

www.landwise.ca TRANSPORTATION CROZIER CONSULTING ENGINEERS T: 548-708-0022

www.cfcrozier.ca **civil** Lithos group inc. T: 416-750-7769

www.LithosGroup.ca GEOTECH

LANDTEK LIMITED CONSULTING ENGINEERS T: 905-383-3733 www.landtek.ca

LANDSCAPE SHEET LIST

Sheet Number	Sheet Name
L-001	COVER SHEE
L-002	TREE PROTE
L-101	LANDSCAPE
L-302 L-303	LANDSCAPE LANDSCAPE

ENVIRONMENTAL Landtek Limited Consulting Engineers T: 905-383-3733 www.landtek.ca

Hydrogeology Landtek Limited Consulting Engineers T: 905-383-3733 www.landtek.ca

WIND Gradient wind engineers & Scientists T: 613-836-0934 www.gradientwind.com

ACOUSTICS/NOISE J.E. COULTER ASSOCIATES LIMITED T: 416-502-8598 www.jecoulterassoc.com

Shoreline Engineering Shoreplan Engineering T: 416-487-4756 www.shoreplan.com

ENVIRONMENTAL IMPACT / TPP Gei Consultants – Markham Branch T: 1-800-810-3281 https://canada.geiconsultants.com

EET TECTION PLAN PE PLAN

PE DETAILS PE DETAILS

L-001

COVER SHEET

SCALE PROJECT NO. 202302 ISSUE DATE February, 23, 2024

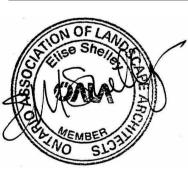
 $\bigoplus \ \bigoplus$ Project North True North

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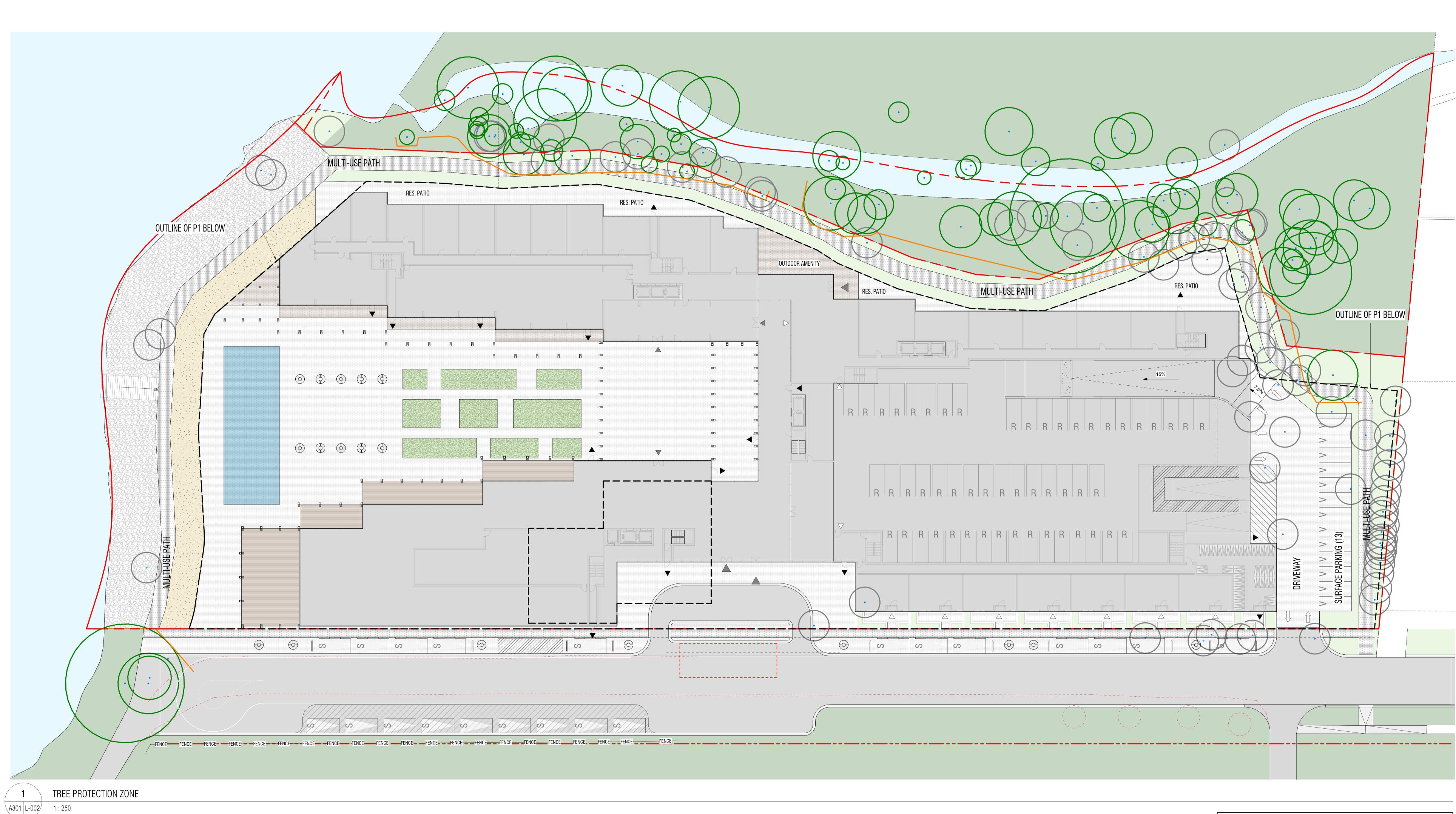
gh3

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1 Date 1 Revision 1

Rev. Date Issued







TREE PROTECTION ZONE

EXISTING TREE TO BE REMOVED

TREE HOARDING LINE

REFER TO THE ARBORIST REPORT FOR DETAILED INVENTORY OF TREES TO BE PROTECTED/REMOVED 1 Date 1 Revision
Rev. Date Issued

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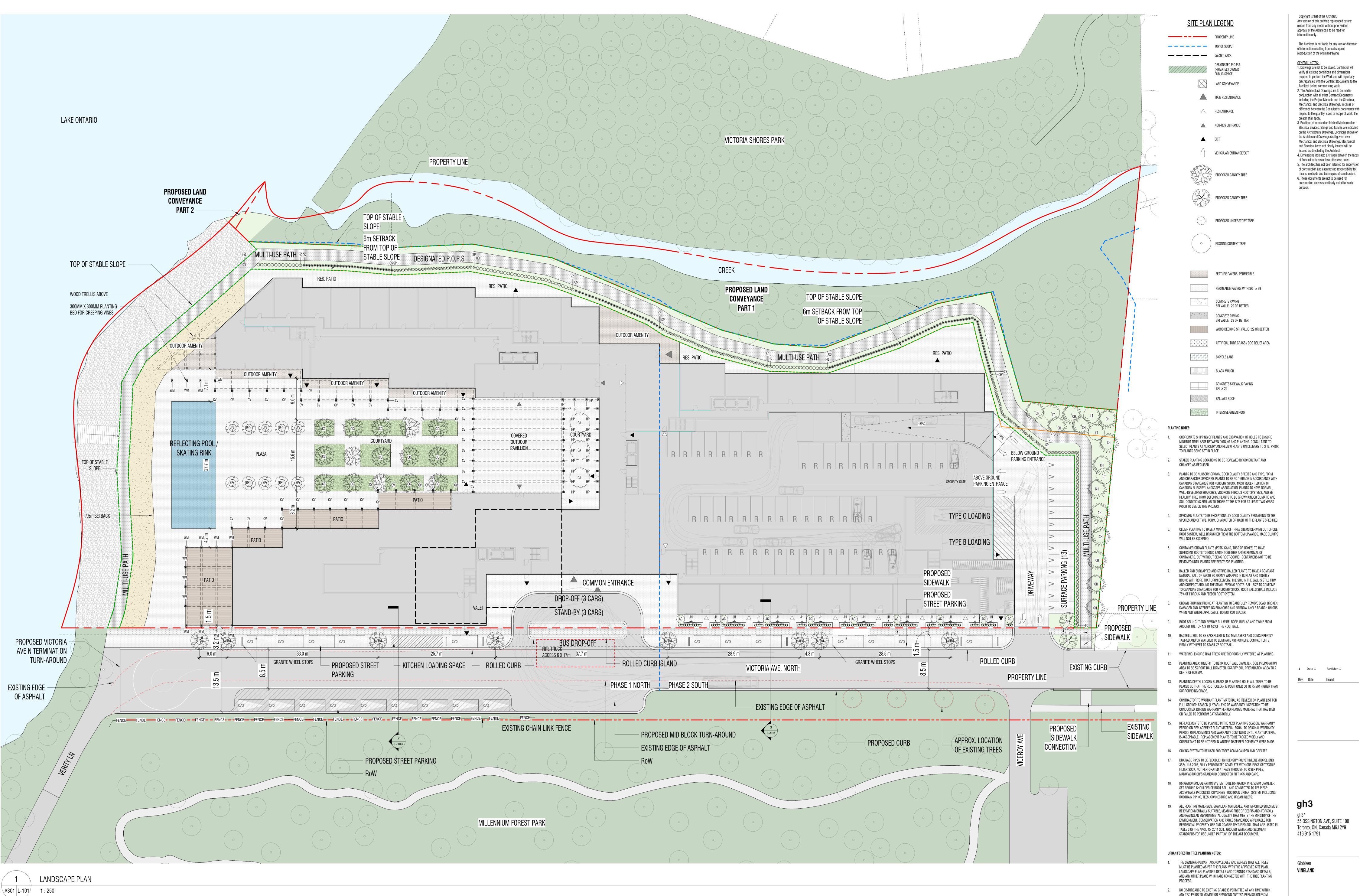
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4933 VICTORIA AVENUE NORTH

Project North True North

SCALEAs indicatedPROJECT NO.202302ISSUE DATEFebruary, 23, 2024

TREE Protection Plan L-002



			PLANTING	- SHA	de trees				
TAG SYM		BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES		
AF		$ACER \times FREEMANII$	FREEMAN MAPLE	10	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES		
BP		BETULA PAPYRIFERA	PAPER BIRCH	10	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIE		
CA		CORNUS ALTERNIFOLIA	ALTERNATE-LEAF DOGWOOD	3	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIE		
CC		CERCIS CANADENSIS	WHITE REDBUD	15	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES		
CH		TSUGA CANADENSIS	CANADIAN HEMLOCK	13	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES		
LT		LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES		
TOTAL				56					
			Planting - UN	DERS	IOREY IREE	S			
TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES		
AC		AMELANCHIER CANADENSIS	SERVICEBERRY	9	200 cm ht. multi-stemmed	WB	DROUGHT TOLERANT; NATIVE SPECIES		
AC Total		AMELANCHIER CANADENSIS	SERVICEBERRY	9 9	multi-stemmed		DRUUGHT TULERANT; T		

PLANTING - SHRUBS					PLANTING - GROUND COVER												
AG SYM	M BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING		ACING	NOTES	TAG BOTANICAL NAME	COMMON NAME	QTY	SPACING	NG AREA	NOTES			
AU S	IVI DUTANICAL NAME	COMMON NAME			CONDITION	0.C.	TYPE	NUTES	EF EUONYMUS FORTUNEI 'COLORATUS'	EUONYMUS GROUND COVER	1746	450 mm	306 m ²	TRIANGULAR SPACING			
3	CORNUS SERICEA	TUFTED HAIR GRASS	134	2 GAL.	POTTED	600 mm		DROUGHT TOLERANT; NATIVE SPECIES	GR	LOW PLANTER BED - MEADOW / PERENNIAL GRASSES	39070	300 mm	3045 m ²				
V	CLEMATIS VIRGINIAN	VIRGIN'S BOWER	43	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES	** ALL TREES, SHRUBS AND GROUNDCOVERS	* ALL TREES, SHRUBS AND GROUNDCOVERS ARE NATIVE SPECIES. ** ALL TREES, SHRUBS AND GROUNDCOVERS ARE DROUGHT RESISTANT SPECIES.							
P	HYDRANGEA PETIOLAR	IS CLIMBING HYDRANGEA	22	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES	*** A DRIP IRRIGATION SYSTEM IS TO BE INSTALLED THROUGHOUT THE NEW ROOT ZONES AND WILL OPERATE USING A WEATHER SENSOR TO SUPPLY IRRIGATION TO ALL PLANTING AS REQUIRED.								
Q	HYDRANGEA QUERCIFO	IA TUFTED HAIR GRASS	61	2 GAL.	POTTED	750 mm		DROUGHT TOLERANT; NATIVE SPECIES	GENERAL NOTES:								
H	JUNIPERUS HORIZONTA	LIS CREEPING JUNIPER	107	3 GAL.	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES									
P	SPIEA PRUNIFOLIA	TUFTED HAIR GRASS	102	2 GAL.	POTTED	600 mm		DROUGHT TOLERANT; NATIVE SPECIES	1. A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING. 2. LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR								
TC	TAXUS CANADENSIS	CANADIAN YEW	75	900 cm ht.	POTTED	600 mm	TRIANGULAR	DROUGHT TOLERANT; NATIVE SPECIES	ALL TREES. GREYWATER TO BE B	E USED. ADJUSTED OR REPLACED WITH SOIL OF EQU		FTTFR (עדו ועו ודע				
/M	WISTERIA MACROSTACH CLARA MACK	YA KENTUCKY WISTERIA	15	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES	4. SOIL FOR ALL TREE PLANTING	TO BE A SANDLY LOAM TEXTURE PROFILE (5							
TAL			559						ORGANIC MATTER BY DRY WEIGH 5. ALL GROUND LEVEL GRATES W	T) WITH A MAXIMUM PH OF 7.5. /ILL HAVE A POROSITY OF 20mm X 20mm OF	R 10mm)	x 40mm	1.				

TSCAPE Level 1

ARDSCAPE AND SOFTSCAPE AREAS (ON PROPERTY)

ASPHALT ROAD - 200mm	165 m ²
BRICK PAVERS - EXTERIOR (BROWN)	260 m ²
BRICK PAVERS - EXTERIOR (DRK GREY)	849 m ²
BRICK PAVERS - EXTERIOR (LT GREY)	3716 m ²
Concrete Curb - 200mm	28 m ²
LANDSCAPE - WATER	270 m ²
WOOD DECKING	366 m ²
	5653 m²

LANDSCAPE - GREEN SPACE LANDSCAPE - GROUND COVER

66 m² 5653 m² 3507 m² 306 m²

3813 m²

HARDSCAPE AND SOFTSCAPE AREAS (IN R.O.W.)

HARDSCAPE Level 1 Level 1

Level 1 Level 1

SOFTSCAPE Level 1

Level 1

ASPHALT ROAD - 200mm ASPHALT ROAD - 200mm **BRICK PAVERS - EXTERIOR (DRK GREY)** 306 m²

Concrete Curb - 200mm

2534 m² 85 m² 485 m² 199 m²

LANDSCAPE - GREEN SPACE

BRICK PAVERS - EXTERIOR (LT GREY)

19 m²

WATERING PROGRAM: 1. THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE

URBAN FORESTRY IS REQUIRED.

- ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF UTILIZING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS, MANUALLY FED BY WATER FROM THE BUILDING VIA NEIGHBORING HOSE BIBS, HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE MANAGEMENT OPERATIONS ON THE SURROUNDING HARDSCAPE IS REQUIRED FOR ALL OTHER TREES.
- WATERING SCHEDULE: • 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY • 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS AND AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1-1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INFILTRATION OF WATER AROUND THE TREE ROOT BALL Supported by the piping supplied in the soil cells.

L-101

PLAN

4933 VICTORIA AVENUE NORTH

Project North True North

SCALE As indicated

LANDSCAPE

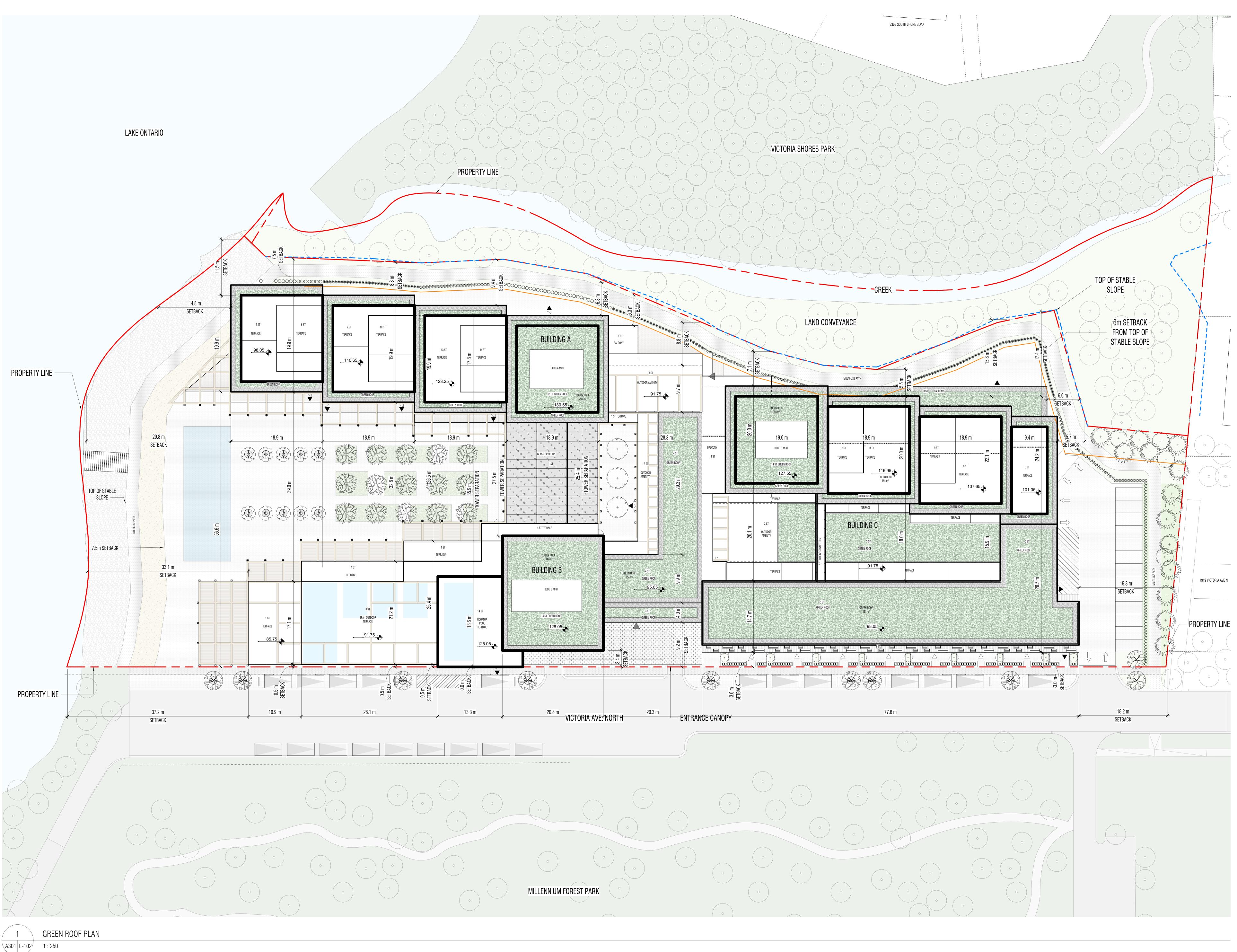
ISSUE DATE February, 23, 2024

PROJECT NO. 202302

1 Date 1

Revision

of finished surfaces unless otherwise noted.



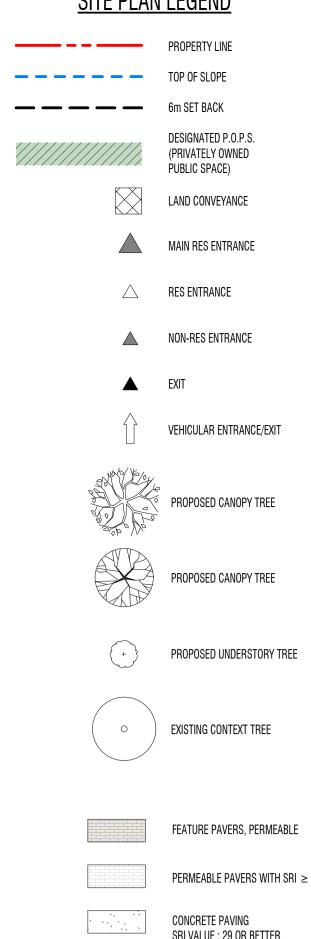
GREEN ROOF AREAS										
AREA	%	SOIL Volume	AVG SOIL Depth	PRODUCT	POLLINATOR Species					
1010 m ²	25%	151.44 m ³	150 mm							
3045 m ²	75%	456.76 m ³	150 mm	BIOROOF "ECO-SYSTEM" OR EQ.						
4055 m ²	100%	608.20 m ³		•						
4055 m ²	100%	608.20 m ³								
	AREA 1010 m ² 3045 m ² 4055 m ²	AREA % 1010 m² 25% 3045 m² 75% 4055 m² 100%	AREA % SOIL VOLUME 1010 m² 25% 151.44 m³ 3045 m² 75% 456.76 m³ 4055 m² 100% 608.20 m³	AREA % SOIL VOLUME AVG SOIL DEPTH 1010 m² 25% 151.44 m³ 150 mm 3045 m² 75% 456.76 m³ 150 mm 4055 m² 100% 608.20 m³ 5000000000000000000000000000000000000	AREA % SOIL VOLUME AVG SOIL DEPTH PRODUCT 1010 m² 25% 151.44 m³ 150 mm 3045 m² 75% 456.76 m³ 150 mm BIOROOF "ECO-SYSTEM" OR EQ. 4055 m² 100% 608.20 m³					

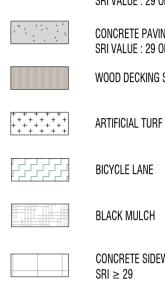
GREEN ROOF PLANTS (NATIVE POLLINATORS)

ASTER LAEVIS CAMPANULA ROTUNDIFOLIA GEUM TRIFLORUM DESCHAMPSIA CEPITOSA VERBENA SIMPLEX MONARDA FISTULOSA PANICUM VIRGATUM ECINACEA PALLIDA SHIZACHYRIUM SCOPARIUM CAREX PENNSYLVANICA

SMOOTH ASTER BELLFLOWER PRAIRIE SMOKE TUFTED HAIR GRASS SLENDER VERVAIN WILD BERGAMOT SWITCH GRASS PALE PURPLE CONEFLOWER LITTLE BLUESTEM SEDGE

<u>SITE PLAN LEGEND</u>





PERMEABLE PAVERS WITH SRI \geq 29 CONCRETE PAVING SRI VALUE : 29 OR BETTER CONCRETE PAVING SRI VALUE : 29 OR BETTER WOOD DECKING SRI VALUE : 29 OR BETTER ARTIFICIAL TURF GRASS / DOG RELIEF AREA

BICYCLE LANE

CONCRETE SIDEWALK PAVING

BALLAST ROOF

INTENSIVE GREEN ROOF

PLANTING NOTES

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING. CONSULTANT TO SELECT PLANTS AT NURSERY AND REVIEW PLANTS ON DELIVERY TO SITE, PRIOR TO PLANTS BEING SET IN PLACE.
- STAKED PLANTING LOCATIONS TO BE REVIEWED BY CONSULTANT AND CHANGED AS REQUIRED.
- PLANTS TO BE NURSERY-GROWN, GOOD QUALITY SPECIES AND TYPE, FORM AND CHARACTER SPECIFIED. PLANTS TO BE NO 1 GRADE IN ACCORDANCE WITH CANADIAN STANDARDS FOR NURSERY STOCK, MOST RECENT EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION. PLANTS TO HAVE NORMAL, WELL-DEVELOPED BRANCHES, VIGOROUS FIBROUS ROOT SYSTEMS, AND BE HEALTHY, FREE FROM DEFECTS. PLANTS TO BE GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMLIAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
- SPECIMEN PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERTAINING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED. CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS DERIVING OUT OF ONE
- ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MADE CLUMPS WILL NOT BE EXCEPTED. CONTAINER GROWN PLANTS (POTS, CANS, TUBS OR BOXES) TO HAVE
- SUFFICIENT ROOTS TO HOLD EARTH TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
- BALLED AND BURLAPPED AND STRING BALLED PLANTS TO HAVE A COMPACT NATURAL BALL OF EARTH SO FIRMLY WRAPPED IN BURLAB AND TIGHTLY BOUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AROUND THE SMALL FEEDING ROOTS. BALL SIZE TO CONFOMR TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% OF FIBROUS AND FEEDER ROOT SYSTEM.
- CROWN PRUNING: PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES AND NARROW ANGLE BRANCH UNIONS WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER. ROOT BALL: CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 1/3 TO 1/2 OF THE ROOT BALL.
- 10. BACKFILL: SOIL TO BE BACKFILLED IN 150 MM LAYERS AND CONCURRENTLY TAMPED AND/OR WATERED TO ELIMINATE AIR POCKETS. COMPACT LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
- 11. WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING. 2. PLANTING AREA: TREE PIT TO BE 3X ROOT BALL DIAMETER. SOIL PREPARATION AREA TO BE 5X ROOT BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 600 MM.
- 13. PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 50 TO 75 MM HIGHER THAN SURROUNDING GRADE.
- 14. CONTRACTOR TO WARRANT PLANT MATERIAL AS ITEMIZED ON PLANT LIST FOR FULL GROWTH SEASON (1 YEAR). END OF WARRANTY INSPECTION TO BE CONDUCTED. DURING WARRANTY PERIOD REMOVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
- 15. REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY CONTINUED UNTIL PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
- 16. GUYING SYSTEM TO BE USED FOR TREES 80MM CALIPER AND GREATER 17. DRAINAGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE), BNQ 3624-115-2007, FULLY PERFORATED COMPLETE WITH ONE-PIECE GEOTEXTILE FILTER SOCK, NOT PERFORATED AT PASS THROUGH TO RISER PIPES,
- MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS. 18. IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, SET AROUND SHOULDER OF ROOT BALL AND CONNECTED TO TEE PIECE: ACCEPTABLE PRODUCTS: CITYGREEN 'ROOTRAIN URBAN' SYSTEM INCLUDING ROOTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
- 19. ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SUITABLE, MEANING FREE OF DEBRIS AND (FORSOIL) AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND COARSE-TEXTURED SOIL THAT ARE LISTED IN TABLE 3 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.10F THE ACT DOCUMENT.

URBAN FORESTRY TREE PLANTING NOTES:

- 1. THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TORONTO STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
- NO DISTURBANCE TO EXISTING GRADE IS PERMITTED AT ANY TIME WITHIN ANY TPZ. PRIOR TO MOVING OR REMOVING ANY TPZ, PERMISSION FROM URBAN FORESTRY IS REQUIRED.

WATERING PROGRAM:

- 1. THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF UTILIZING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS, MANUALLY FED BY WATER FROM THE BUILDING VIA NEIGHBORING HOSE BIBS, HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE MANAGEMENT OPERATIONS ON THE SURROUNDING HARDSCAPE IS REQUIRED FOR ALL OTHER TREES.
- WATERING SCHEDULE: • 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY • 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS AND AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1-1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INFILTRATION OF WATER AROUND THE TREE ROOT BALL Supported by the piping supplied in the soil cells.

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1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work. 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultants' documents with

respect to the quantity, sizes or scope of work, the greater shall apply. 3. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect. 4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.

5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction. 6. These documents are not to be used for construction unless specifically noted for such

purpose.

gh3

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Rev. Date Issued

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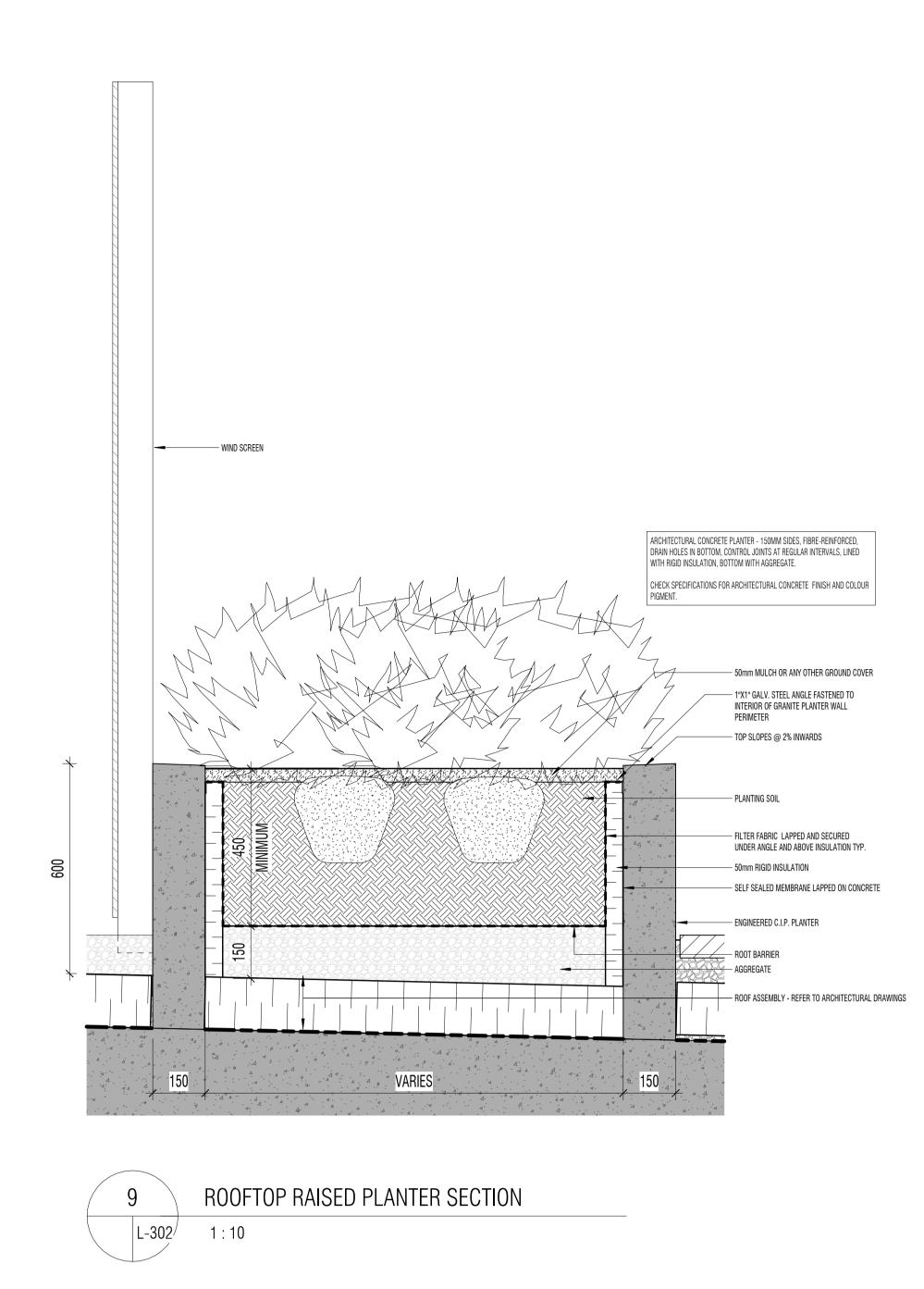
4933 VICTORIA AVENUE NORTH

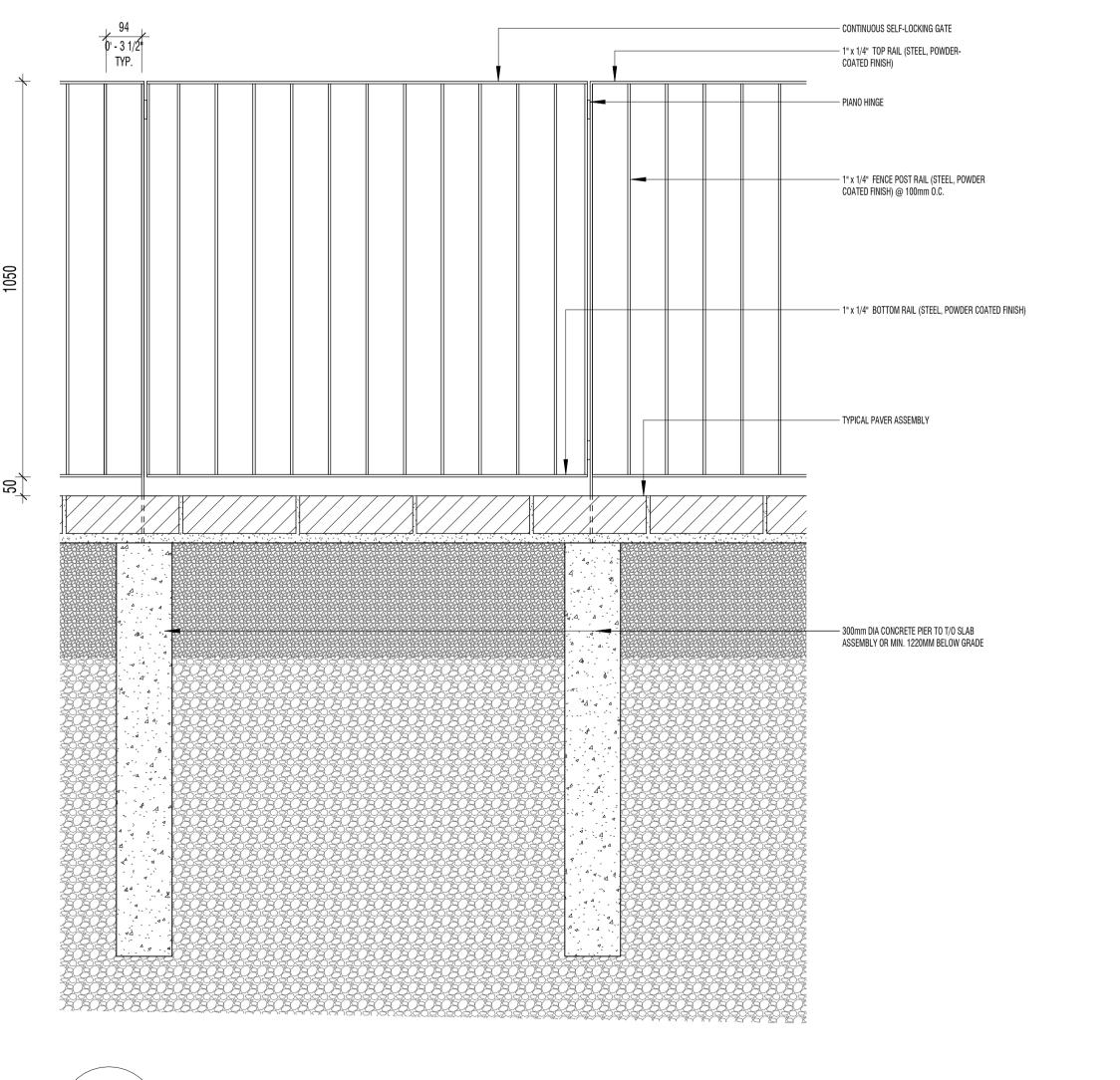
Project North True North SCALE As indicated

PROJECT NO. 202302 ISSUE DATE February, 23, 2024

GREEN ROOF PLAN

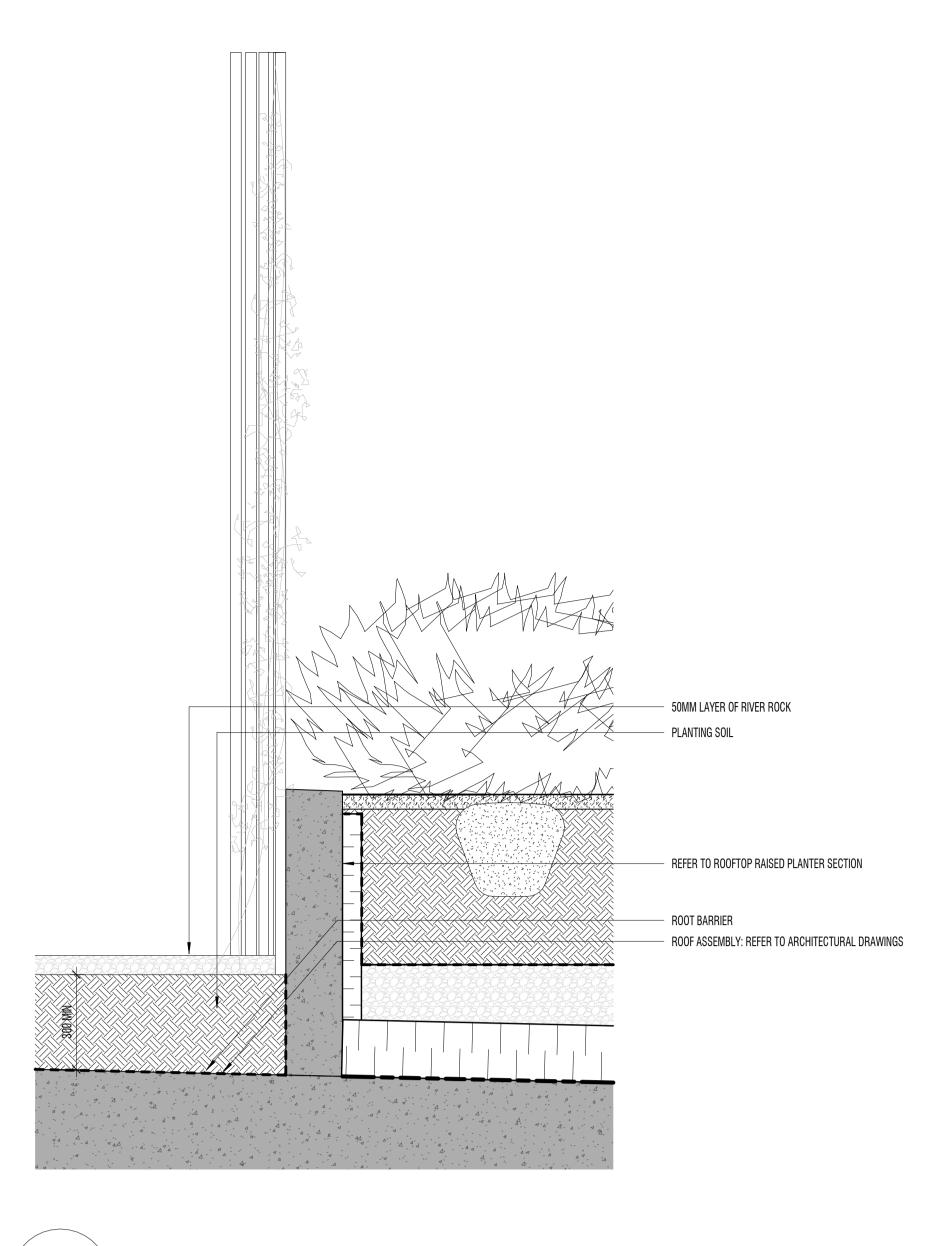
L-102





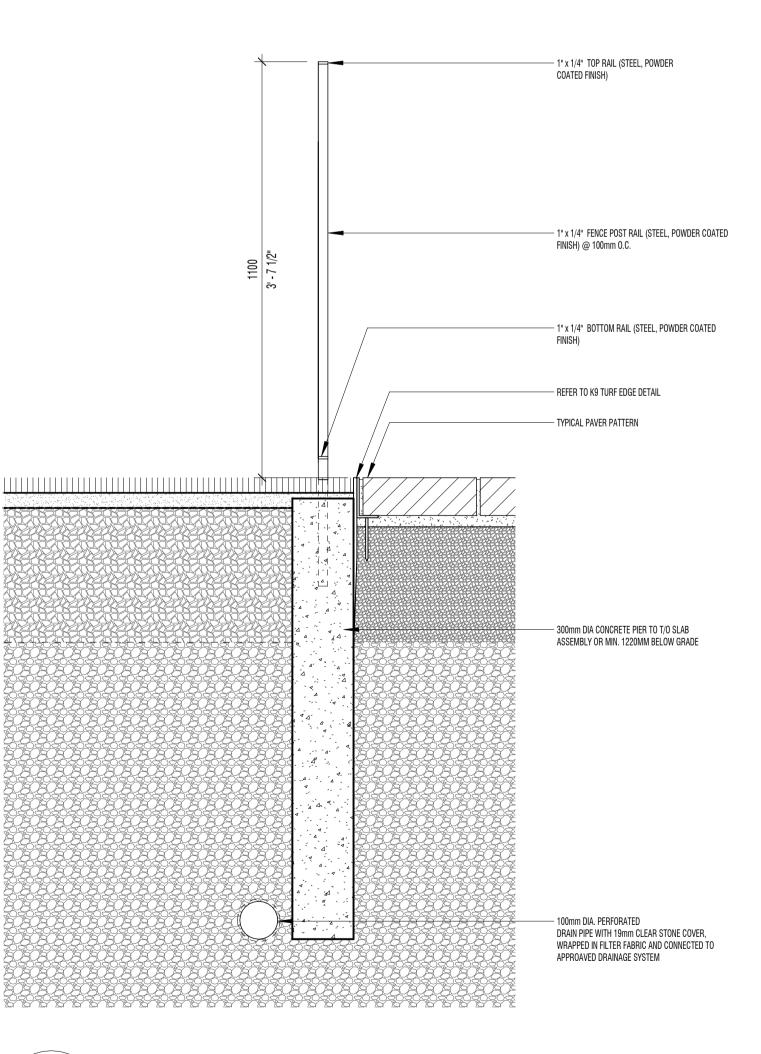
TYPICAL PICKET FENCE ELEVATION

L-302[/] 1 : 10

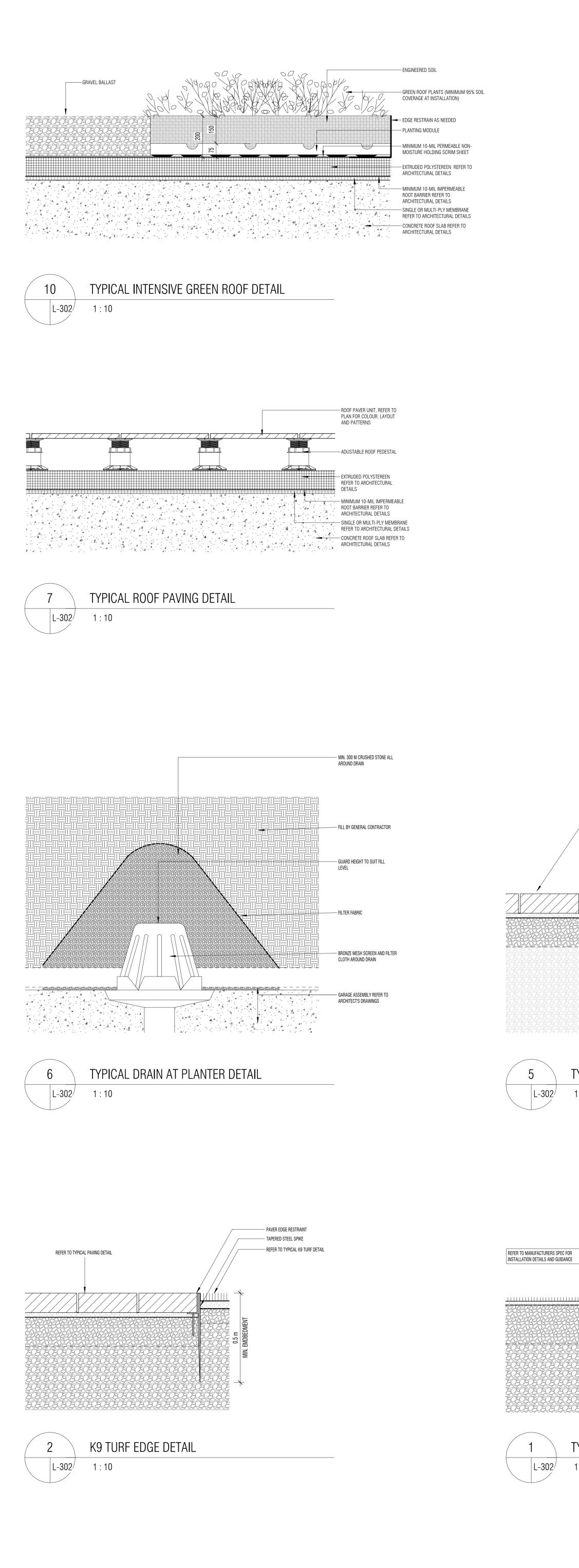












— MECHANICAL GRATING TO HAVE A POROSITY OF LESS THAN 20mm X 20mm OR 40mm X 10mm REFER TO ARCHITECTURAL FOR BUILDING DETAIL 4⁴ 4 44 INTERIOR GARAGE 4.4 TYPICAL SHAFT DETAIL L-302 1 : 10 REFER TO MANUFACTURERS SPEC FOR - Sand MINIMUM 75MM GRANULAR "A" COMPACTED 100% SPMDD. ADDITIONAL WHERE REQUIRED BY SITE CONDITIONS OR GRADES THE SUBBASE MUST BE A MINIMUM 150 MM WHEN IT DOES NOT OVERLAY THE GARAGE SLAB ASSEMBLY.

5

- ADJACENT HARDSCAPE, REFER TO PLAN

- GALV. METAL ANGLE PER GRATE REQUIREMENTS ANCHORED TO TOP OF CONCRETE SHAFT WALL

TYPICAL K9 TURF DETAIL L-302 1 : 20

1 Date 1 Revision 1 Rev. Date Issued

L-302

_____ LANDSCAPE DETAILS

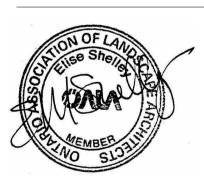
SCALE As indicated PROJECT NO. 202302 ISSUE DATE February, 23, 2024

 \bigcirc \bigcirc Project North True North

4933 VICTORIA AVENUE NORTH _____

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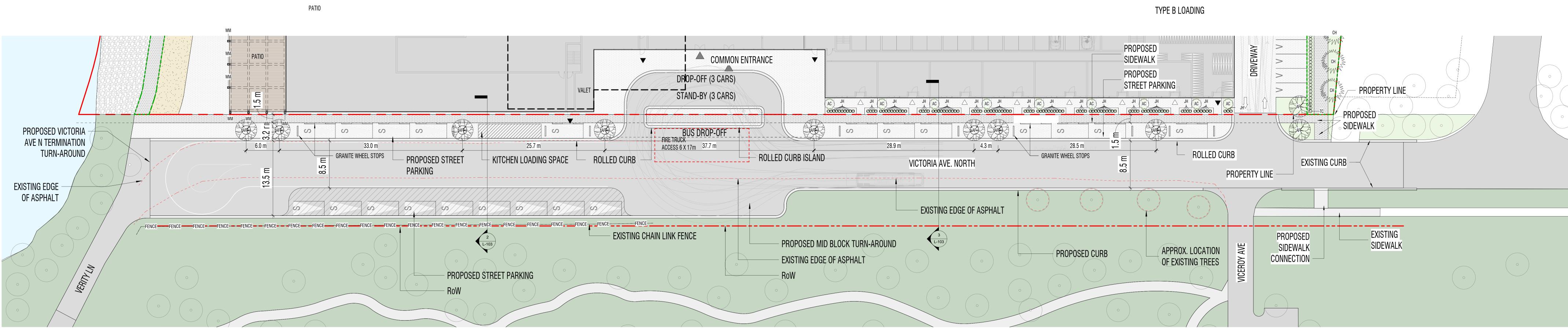
gh3 gh3* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791



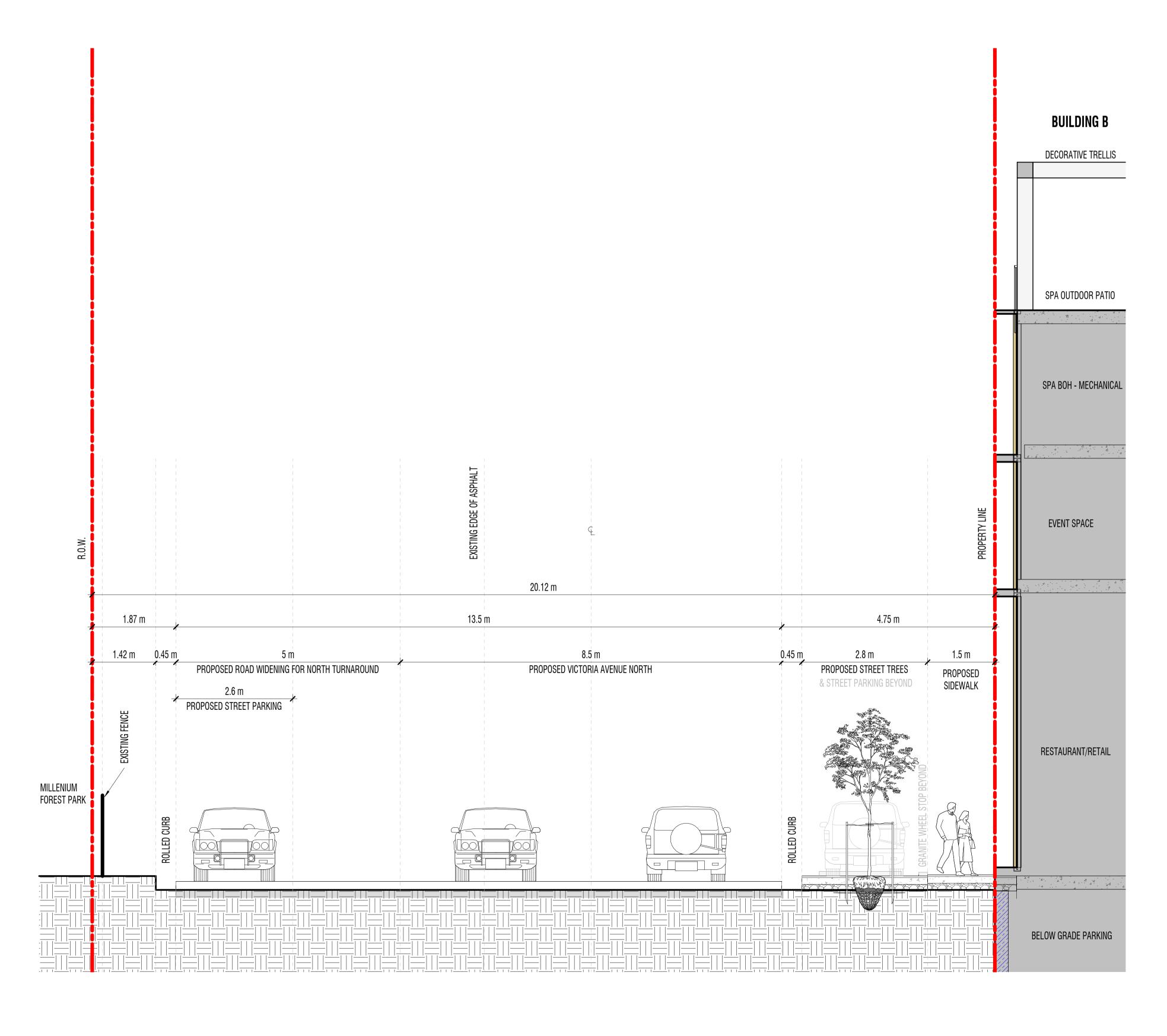


Appendix F: Conceptual Streetscape Plan

Urban Design Study: 4933 Victoria Avenue North, Lincoln



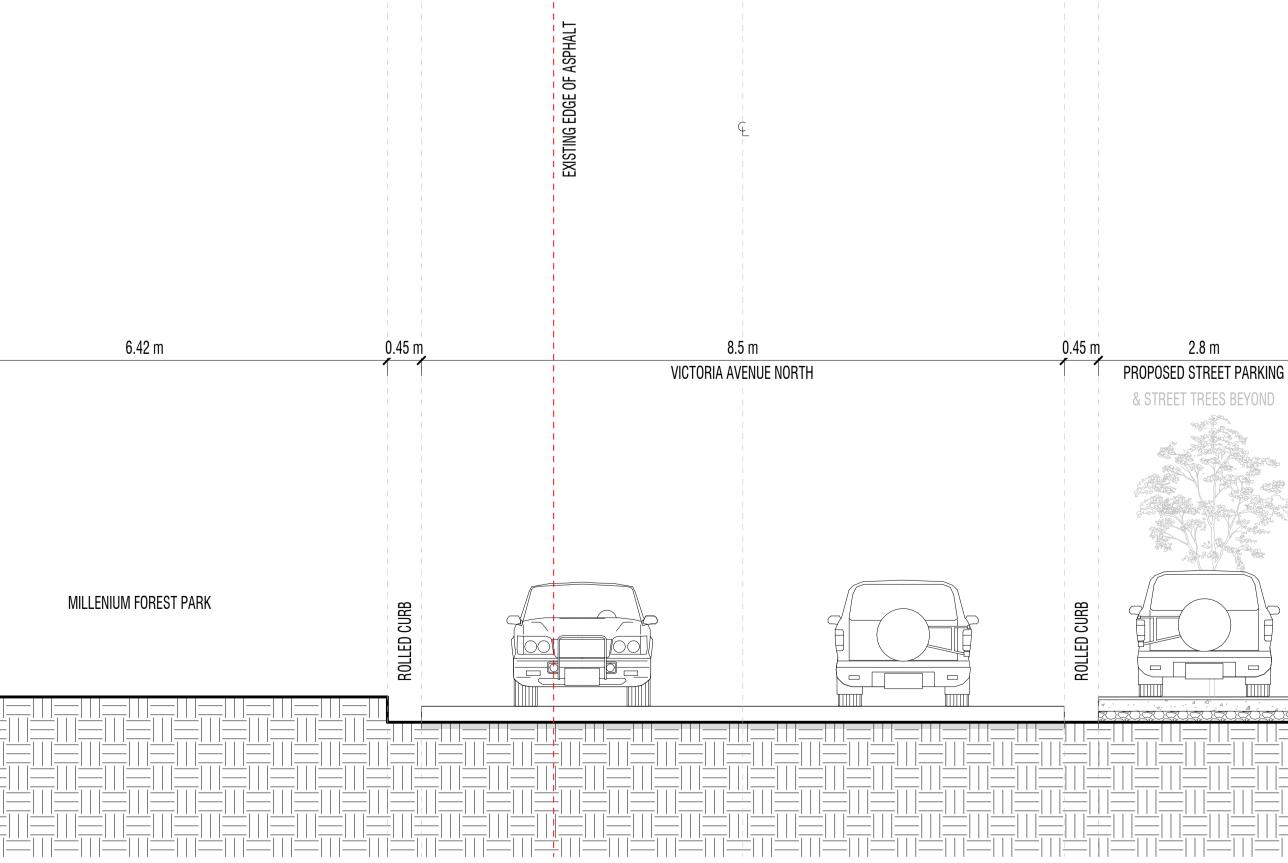




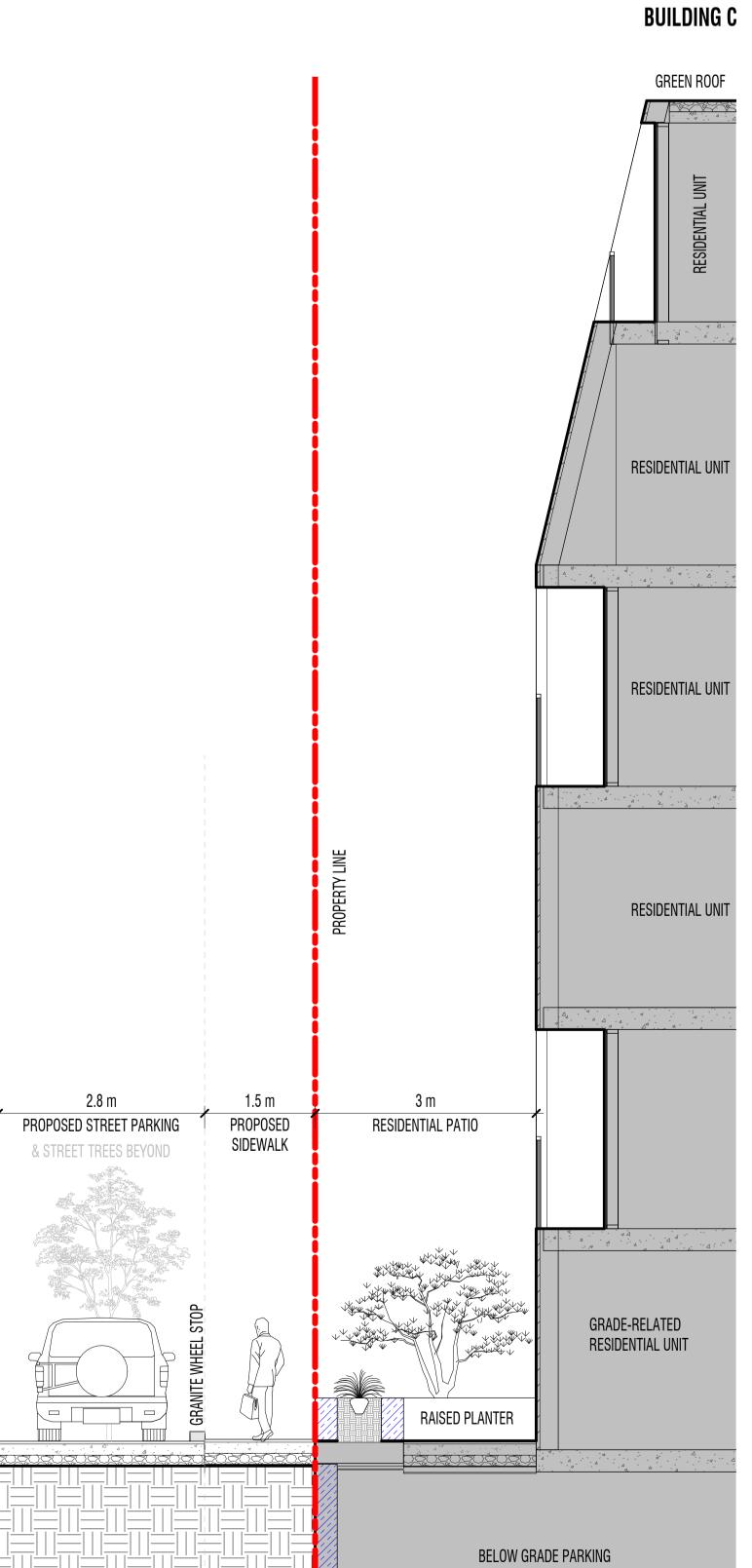


MILLENNIUM FOREST PARK

A104 L-103 1 : 50



VICTORIA AVE - PROPOSED



L-103

STREETSCAPE

SCALE As indicated PROJECT NO. 202302 ISSUE DATE February, 23, 2024

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<u>GENERAL NOTES:</u> 1. Drawings are not to be scaled. Contractor will

verify all existing conditions and dimensions

2. The Architectural Drawings are to be read in

conjunction with all other Contract Documents

including the Project Manuals and the Structural,

Mechanical and Electrical Drawings. In cases of

3. Positions of exposed or finished Mechanical or

Electrical devices, fittings and fixtures are indicated

on the Architectural Drawings. Locations shown on

the Architectural Drawings shall govern over

Mechanical and Electrical Drawings. Mechanical

and Electrical items not clearly located will be located as directed by the Architect.

of finished surfaces unless otherwise noted.

6. These documents are not to be used for

4. Dimensions indicated are taken between the faces

5. The architect has not been retained for supervision

of construction and assumes no responsibility for

means, methods and techniques of construction.

construction unless specifically noted for such

difference between the Consultants' documents with

respect to the quantity, sizes or scope of work, the

Architect before commencing work.

greater shall apply.

purpose.

required to perform the Work and will report any discrepancies with the Contract Documents to the

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Appendix G: Sun/Shadow Study

Urban Design Study: 4933 Victoria Avenue North, Lincoln



SUN-SHADOW STUDY

4933 VICTORIA AVENUE NORTH

TOWN OF LINCOLN Niagara region

PREPARED FOR: 4933 VIC COURT GLOBIZEN LP ("GLOBIZEN")

PREPARED BY: gh3* inc 55 Ossington Ave Toronto, on M6J 2y9

FEBRUARY 2024



4933 VICTORIA AVE N VINELAND STATION, ON LOR 2E0

43°11'36" N, 79°23'41" W

EXECUTIVE SUMMARY

This report is a sun-shadow study for a proposed mixed-use development located at 4933 Victoria Avenue North in Lincoln, Ontario. Using 3d massing designed by gh3* Architects, site information found on the site survey provided by JD Barnes, and additional context information available from NPCA and the Town of Lincoln, the study investigates shadow impact of the proposed built development on the site as well as the neighbouring context.

Based on the sun-shadow study results on key dates of April 21st, June 21st, September 21st, and December 21st, the project has a limited impact on the neighbouring sites, with adjacent sites east and west receiving a minimum 6h of uninturrpted day light through all year around. The massing distribution and stepping also ensures the publically accessible landscaped area and lookout along the lake shore receives nearly uninturrpted daylight for 3 seasons of the year.

The report has been prepared according to the Town of Lincoln's Sun/Shadow draft Terms of Reference dated August 4, 2023.



4933 VICTORIA AVE N VINELAND STATION, ON LOR 2E0

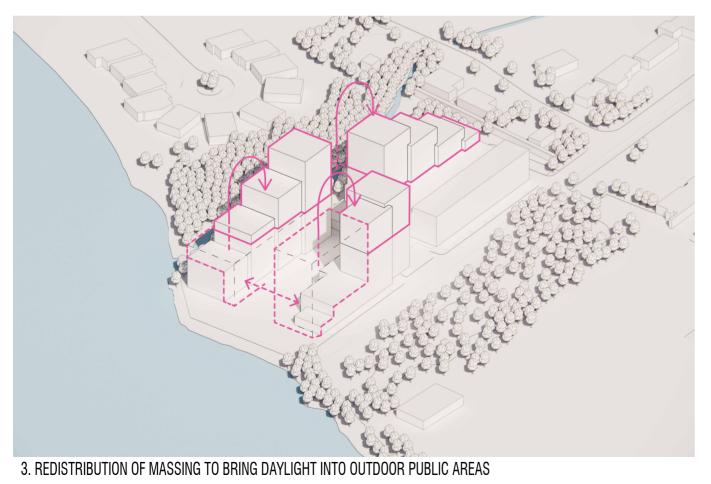
43°11'36" N, 79°23'41" W

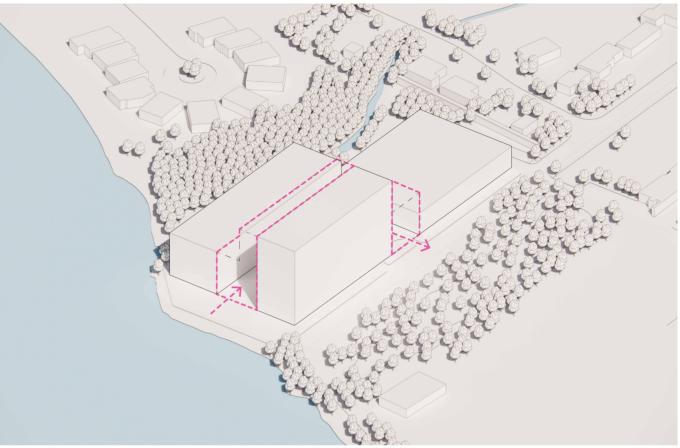
The subject site is located on the north termination of Victoria Ave N. To the east of the property, there is an Prudhomme Creek, Victoria Shores Park, and a low density residential cul-de-sac. To the south of the property are 3 detached houses. To the west is the Millenium Park and farmland beyond. To the north is the Lake Ontario.

The site is designated under Prudhommes Secondary Plan as Mixed-Use. The previously existing 1 storey industrial building has been demolished and the site is currently undeveloped. The net site area is 16,299m2, with proposed structures of 15 and 14 storey residentials, 15 Storey Hotel/Commercial, and a 5 storey at-grade residential. Majority of the parking is within the structure, to maximize publically accessible landscaped areas along the north shoreline. The massing carefully distributes built elements to promote daylight deep into the site, while minimizing impact on the adjacent Victoria Shores Park and residential dwellings to the east.

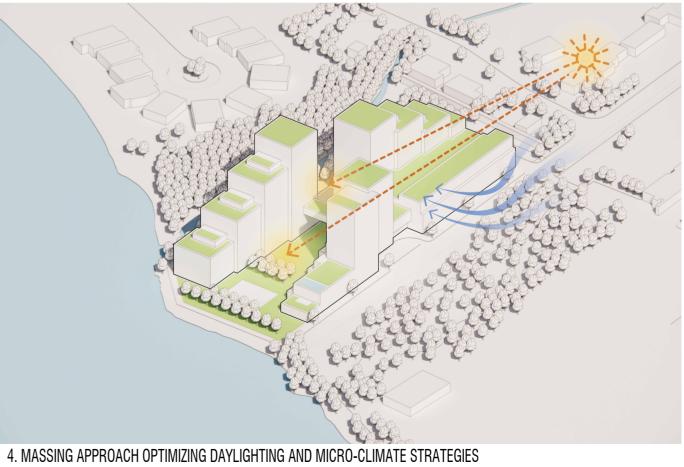


1. PREVIOUS EXISTING CONDITION





2. INITIAL MASSING PER SECONDARY PLAN SCHEDULE B-2 PRE-STUDY HEIGHT





















APRIL 21

Based on the shadow study for April 21st, the development does not have adverse impact on surrounding private and public realms including:

Private Realm

Outdoor Amenity on adjacent properties - all properties on the S Shores Blvd receive a minimum of 6 hours of daylight between 10am - 6pm. Shadows reach the rear boundary of the residential lots starting at 6pm.

Outdoor Amenity on private amenity areas within the proposed development include patios, and common rooftops. The majority of private amenity areas will receive a minimum of 4 hours of daylight between 10am - 6pm.

Public Realm

Public outdoor spaces along the shoreline to the north will receive a continuous daylight between 10am - 6pm. Public outdoor courtyard space located in the middle of the site between the towers will receive a minimum of 3h of daylight between 10am -6pm, suitable for passive and programmed amenity opportunities for spill-out activities.

The design of the Victoria Avenue North streetscape is proposed to be improved through the proposed redevelopment including the introduction of sidewalks. The proposed development will not adversly impact the sun access to the street, as a minimum of 4 hours of daylight will be achieved. Furthermore, the trees of the Millenium Forest Park across the street will not be adversly impacted, as limited shadow impacts are only between 10-11 am

Impacts to Victoria Sores Park are mitigated as the park will have a continuous sunlight access from 10am - 4 pm. Shadows start at 4pm at the most westerly end of the park and gradually increase until 6pm.



SHADOW - PROPOSED DEVELOPMENT



















JUNE 21

Based on the shadow study for June 21st, the development does not have adverse impact on surrounding private and public realms including:

Private Realm

Outdoor Amenity on adjacent properties - all properties on the S Shores Blvd receive a minimum of 6 hours of daylight between 10am - 6pm. Shadows reach the rear boundary of the residential lots starting at 6pm.

Outdoor Amenity on private amenity areas within the proposed development include patios, and common rooftops. The majority of private amenity areas will receive a minimum of 4 hours of daylight between 10am - 6pm.

Public Realm

Public outdoor spaces along the shoreline to the north will receive a continuous daylight between 10am - 6pm. Public outdoor courtyard space located in the middle of the site between the towers will receive a minimum of 4h of daylight between 10am -6pm.

The design of the Victoria Avenue North streetscape is proposed to be improved through the proposed redevelopment including the introduction of sidewalks. The proposed development will not adversly impact the sun access to the street, as a minimum of 4 hours of daylight will be achieved. Furthermore, the trees of the Millenium Forest Park across the street will not be adversly impacted, as limited shadow impacts are only between 10-11 am

Impacts to Victoria Sores Park are mitigated as the park will have a continuous sunlight access from 10am - 4 pm. Shadows start at 4pm at the most westerly end of the park and gradually increase until 6pm.





SHADOW - PROPOSED DEVELOPMENT





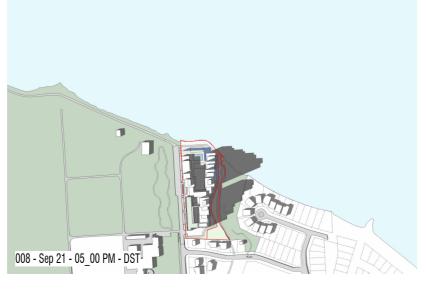














SEPTEMBER 21

Based on the shadow study for September 21st (the equinox), the development does not have adverse impact on surrounding private and public realms including:

Private Realm

Outdoor Amenity on adjacent properties - all properties on the S Shores Blvd receive a minimum of 6 hours of daylight between 10am - 6pm. Shadows reach the rear boundary of the residential lots starting at 6pm.

Outdoor Amenity on private amenity areas within the proposed development include patios, and common rooftops. The majority of private amenity areas will receive a minimum of 4 hours of daylight between 10am - 6pm.

Public Realm

Public outdoor spaces along the shoreline to the north will receive a continuous daylight between 10am - 6pm. Public outdoor courtyard space located in the middle of the site between the towers will receive a minimum of 3h of daylight between 10am -6pm, suitable for passive and programmed amenity opportunities for spill-out activities.

The design of the Victoria Avenue North streetscape is proposed to be improved through the proposed redevelopment including the introduction of sidewalks. The proposed development will not adversly impact the sun access to the street, as a minimum of 4 hours of daylight will be achieved. Furthermore, the trees of the Millenium Forest Park across the street will not be adversly impacted, as limited shadow impacts are only between 10-11 am

Impacts to Victoria Sores Park are mitigated as the park will have a continuous sunlight access from 10am - 4pm. Shadows start at 4pm at the most westerly end of the park and gradually increase until 6pm.

SHAD

SHADOW - PROPOSED DEVELOPMENT









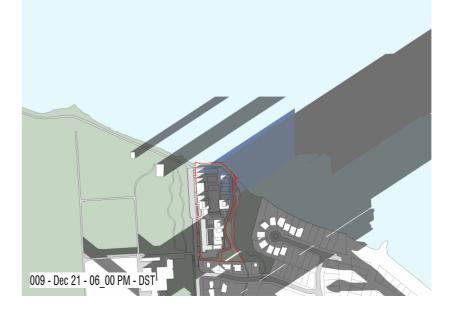












DECEMBER 21

The Terms of Reference for December shadows is specific to protecting access to sunlight on school yards and children's play areas. The subject lands are not within the proximity to those uses. Regardless of the ToR, the sun-shadow study for December 21 illustrates that the proposed development mitigates adverse shadowing impact on adjacent public and private realms:

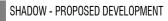
Private Realm

Outdoor Amenity on adjacent properties - all properties on the S Shores Blvd receive a minimum of 6 hours of daylight between 10am - 6pm. Shadows reach the rear boundary of the residential lots starting at 5pm. As such, the residential yards will receive a full day of daylight during the shorter winter days.

Public Realm

The proposed development will not adversely impact the sun access to the street as a minimum of 4 hours of daylght will be achieved. Furthermore, the trees of Millenium Forest Park across the street will not be adversly impacted, as limited shadow impacts are only between 10-11am.

Impacts to Victoria Sores Park are mitigated as the park will have a continuous sunlight access from 10am - 3pm. Shadows start at 3pm at the most westerly end of the park and gradually increase until 6pm.









The proposed massing has been strategically designed with daylighting and prevailing wind in mind.

The buildings have been set back from the northern shoreline provisioned for publically accessible landscaped plaza with landscaped amenities, furniture, and plantings to provide a unique waterfront experience in the Vineland region. The hotel building is set back further from the north to maximize afternoon daylight onto the waterfront lookout and the plaza. This massing strategy allows for a continuous uninturrupted daylight along the shoreline for 3 seasons of the year.

The residential towers have their maximum height at the center of the site, reducing shadow impact on the adjacent Victoria Shores Park and the residentials to the east. This ensures the adjacent park and the residentials to the east receive a minimum 6h of daylight all year around.

Based on the sun-shadow study, the proposed massing and its shadow satisfies the requirements set in Terms of Reference.





















SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT

SHADOW - PROPOSED DEVELOPMENT

APRIL 21





















SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT

SHADOW - PROPOSED DEVELOPMENT

JUNE 21





















SHADOW - PROPOSED DEVELOPMENT









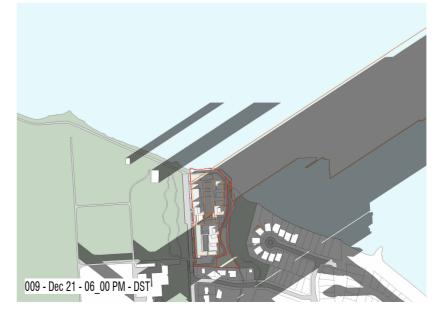












DECEMBER 21



SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT

SHADOW - PROPOSED DEVELOPMENT