

Urban Design Study

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

gh3*

Prepared For:

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1.0 Introduction

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 of Lincoln (“subject lands”).

1.1 Purpose

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 proposed redevelopment is in keeping with applicable design 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.

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 mixed-use 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± 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



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).

Figure 3: Northern property line of subject lands



Figure 4: Subject lands looking northeast



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:

1. 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:

1. 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 as 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.	<ul style="list-style-type: none"> • ±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.	<ul style="list-style-type: none"> • ±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	<ul style="list-style-type: none"> • ±16,716m² (179.833ft²) residential (±204 dwelling units). Mix of 1, 2, and 3-bedroom units.

townhouse style dwellings facing Victoria Ave N.	<ul style="list-style-type: none"> • ±38m² (409 ft²) of indoor amenity area. • ±165m² (1,776ft²) of outdoor amenity area.
Publicly Accessible Space	<ul style="list-style-type: none"> • 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

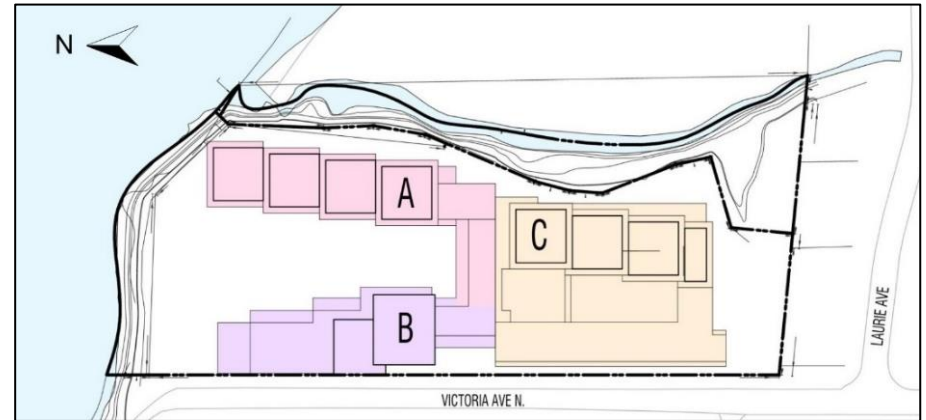


Figure 19: Proposed Building Heights



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 multi-use path between the building and passive recreation use. The shrubs and trees proposed along the frontage of the grade-related 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 flange 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*
- (l) 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;*
- (l) 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 pedestrian-scaled features for visual interest at the sidewalk and in publicly accessible spaces. The proposed premium waterfront experience for the public and a contemporary design celebrating the agro-industrial vernacular of Vineland incorporating industry leading sustainable features, the proposed development 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

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Terri Johns, MCIP, RPP
Founder & President

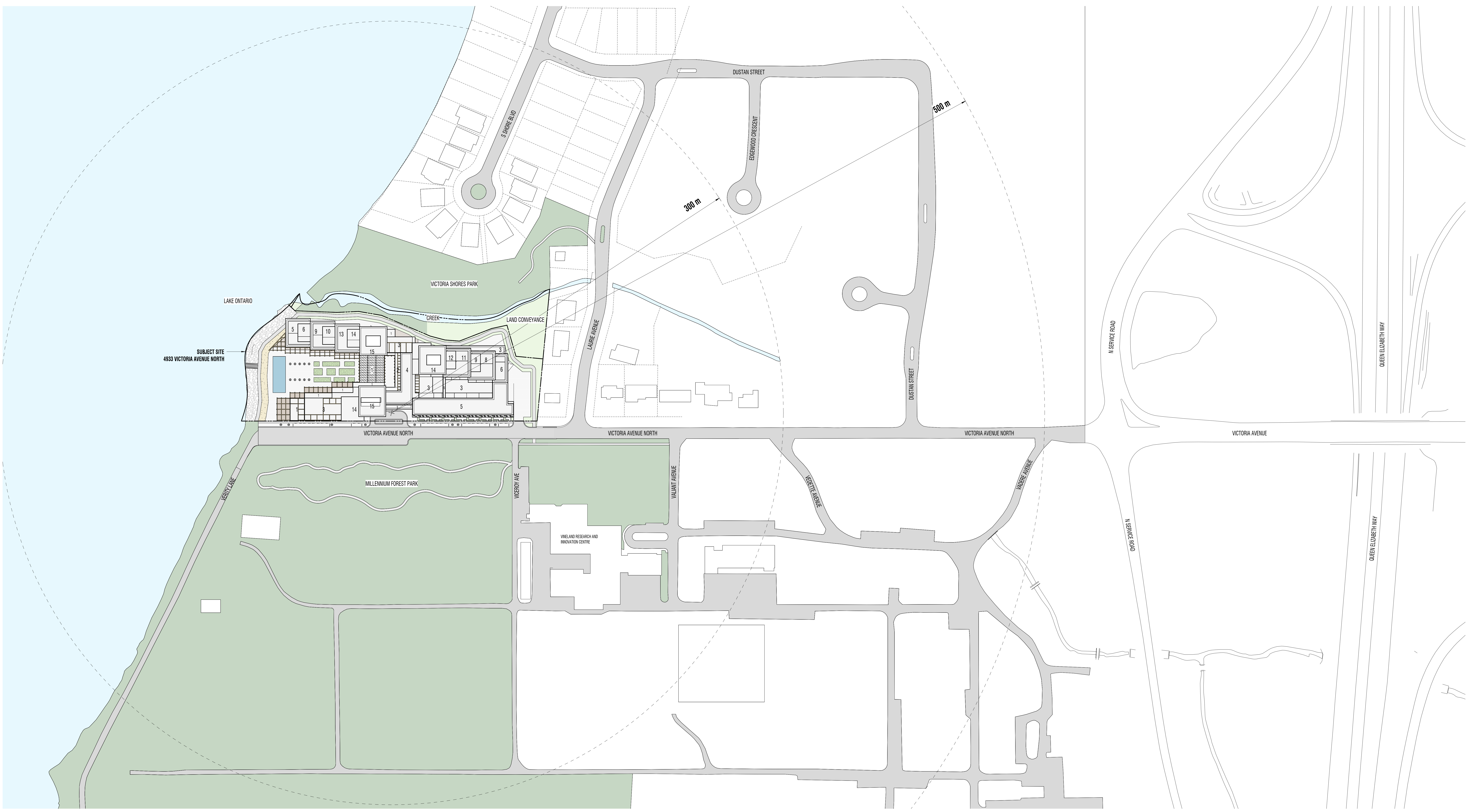
Appendix A: Conceptual Site Plan

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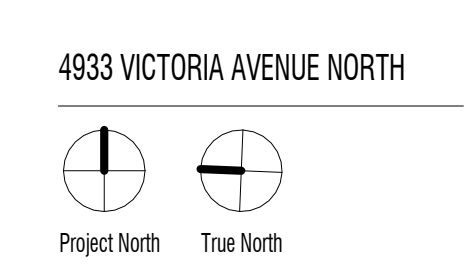
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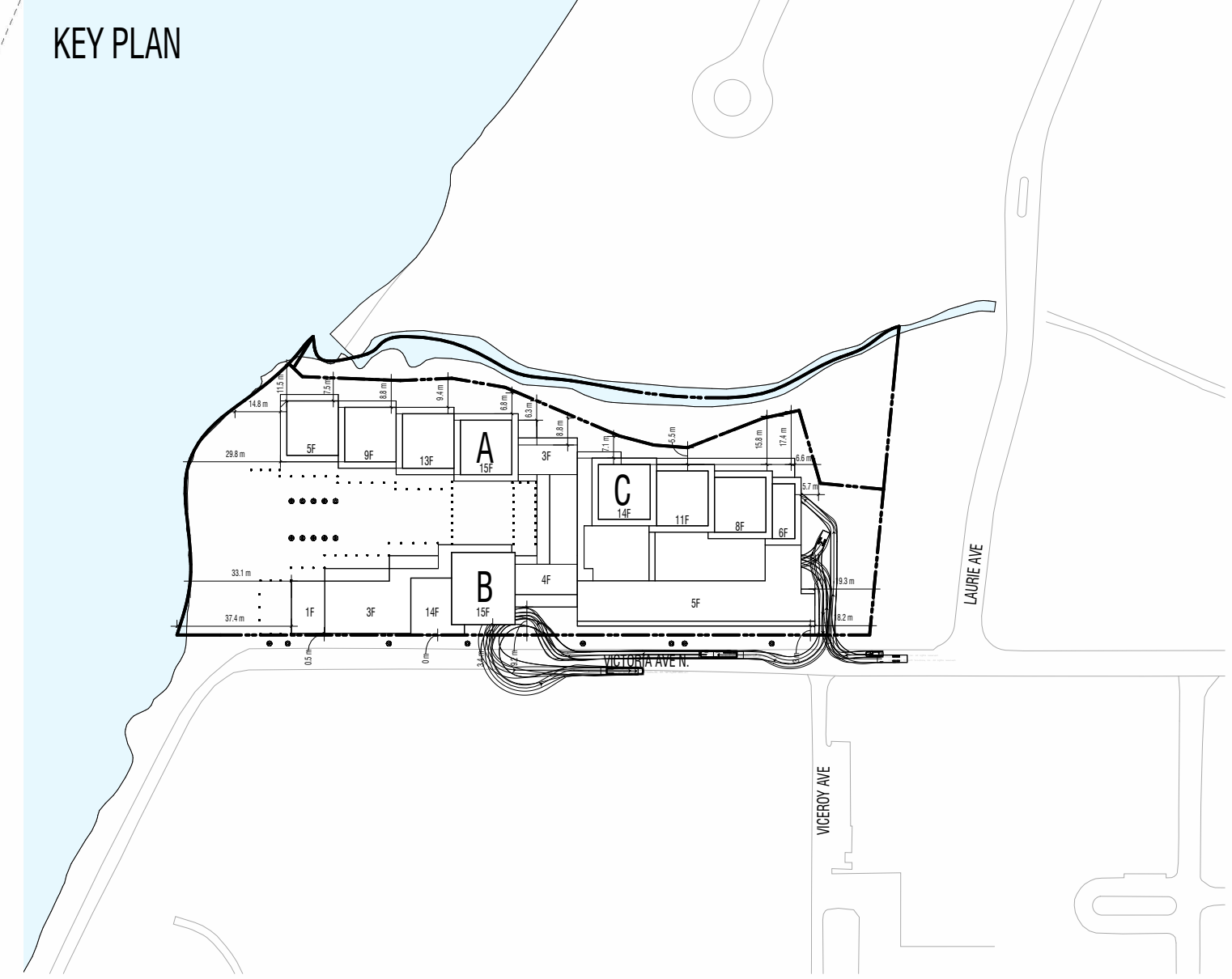
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CONTEXT PLAN



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2 ROOF SITE PLAN
A301 A103 1:400

1.0 SUMMARY

TOTAL SITE AREA	19,348.3 m ²
NET SITE AREA	16,299.1 m ²
LAND CONVEYANCE PART 1	3,035.7 m ²
LAND CONVEYANCE PART 2	13.5 m ²

2.0 BUILDING HEIGHTS

Building A:	50.8 m (15 Storeys)
Building B:	48.3 m (15 Storeys)
Building C:	47.8 m (14 Storeys)
Building C TOWN:	18.3 m (5 Storeys)

COVERAGE

BUILDING COVERAGE	8502 m ²
PERCENTAGE OF NET SITE AREA	52.1%

PARKING & LOADING

PARKING SUMMARY				
RESIDENTIAL	VISITOR	OUTDOOR VISITOR	STREET	Total Car Parking
427	197	13	21	658

LOADING SUMMARY	
Type	Count
TYPE 'G' LOADING	1
TYPE 'B' LOADING	1
TYPE 'C' LOADING	3

LANDSCAPED AREA

LANDSCAPED AREA SUMMARY	
Designated P.O.P.S.	Area
DESIGNATED P.O.P.S.	1797 m ²
PUBLIC LANDSCAPED AREA	2638 m ²
TOTAL	4435 m ²

PERCENTAGE OF NET SITE AREA: 27.2%

*WITH REFERENCE TO THE TOWN OF LINCOLN COMPREHENSIVE ZONING BY-LAW NO.2022-50, SECTION 2.151: LANDSCAPED AREA OR LANDSCAPED STRIP means a permeable area not built upon and not used for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation and decorative paths, decorative walkways, fences and similar appurtenances, but does not include parking areas, driveways, service walkways or ramps. The words "landscaping" and "landscaped" shall have the same meaning.

TOTAL GFA - 46,941 m²
FSI - 2.88

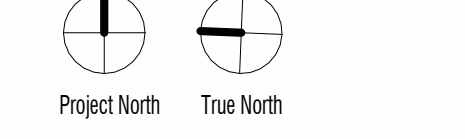
PROPOSED BUILDING SUMMARY		
BUILDING	BUILDING TYPE	TOTAL GFA (m ²)
BELOW-GRADE NON-PARKING		2,156 m ²
BLDG 'A'	RESIDENTIAL	15,354 m ²
BLDG 'B'	HOTEL & RETAIL	12,715 m ²
BLDG 'C'	RESIDENTIAL	16,716 m ²
TOTAL		46,941 m ²

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4933 VICTORIA AVENUE NORTH



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ROOF SITE PLAN

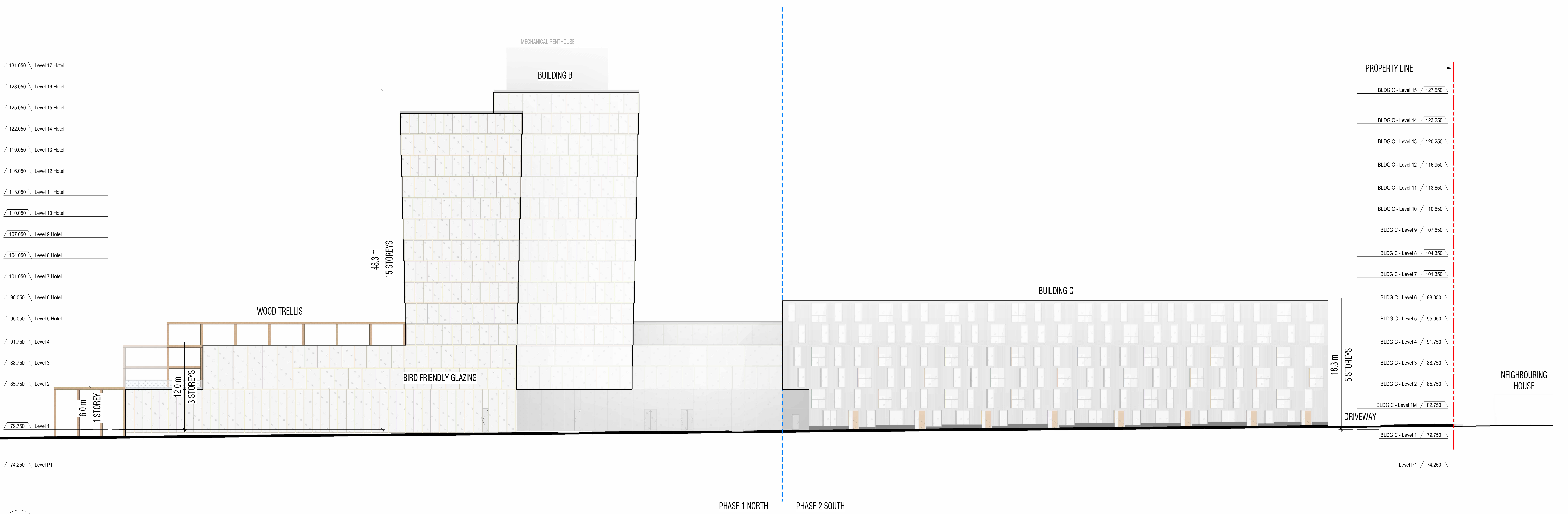
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Appendix B: Conceptual Elevations

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2 Elevation - East
 A201 A301 1 : 200



1 Elevation - West
 A201 A301 1 : 200

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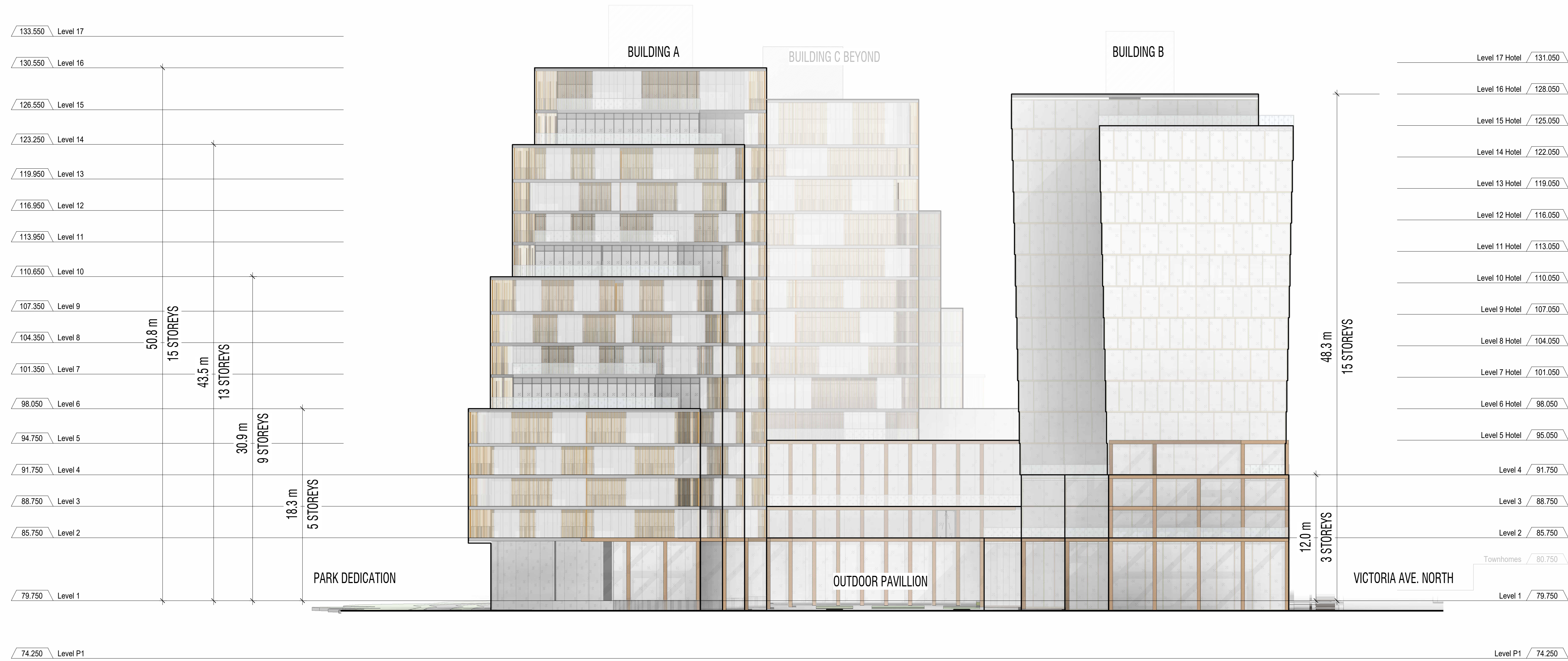
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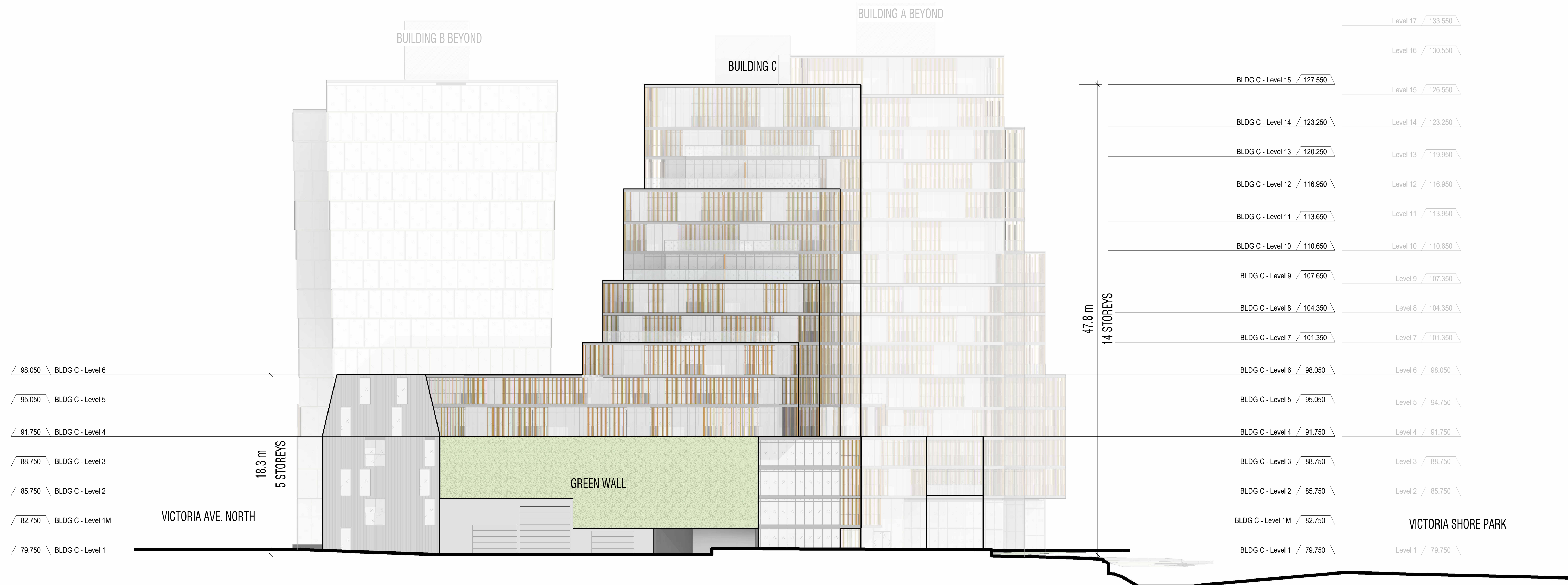
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EAST & WEST ELEVATIONS

A301



1 Elevation - North
A201 A302 1:200



2 Elevation - South
A201 A302 1:200

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ISSUE DATE February, 23, 2024

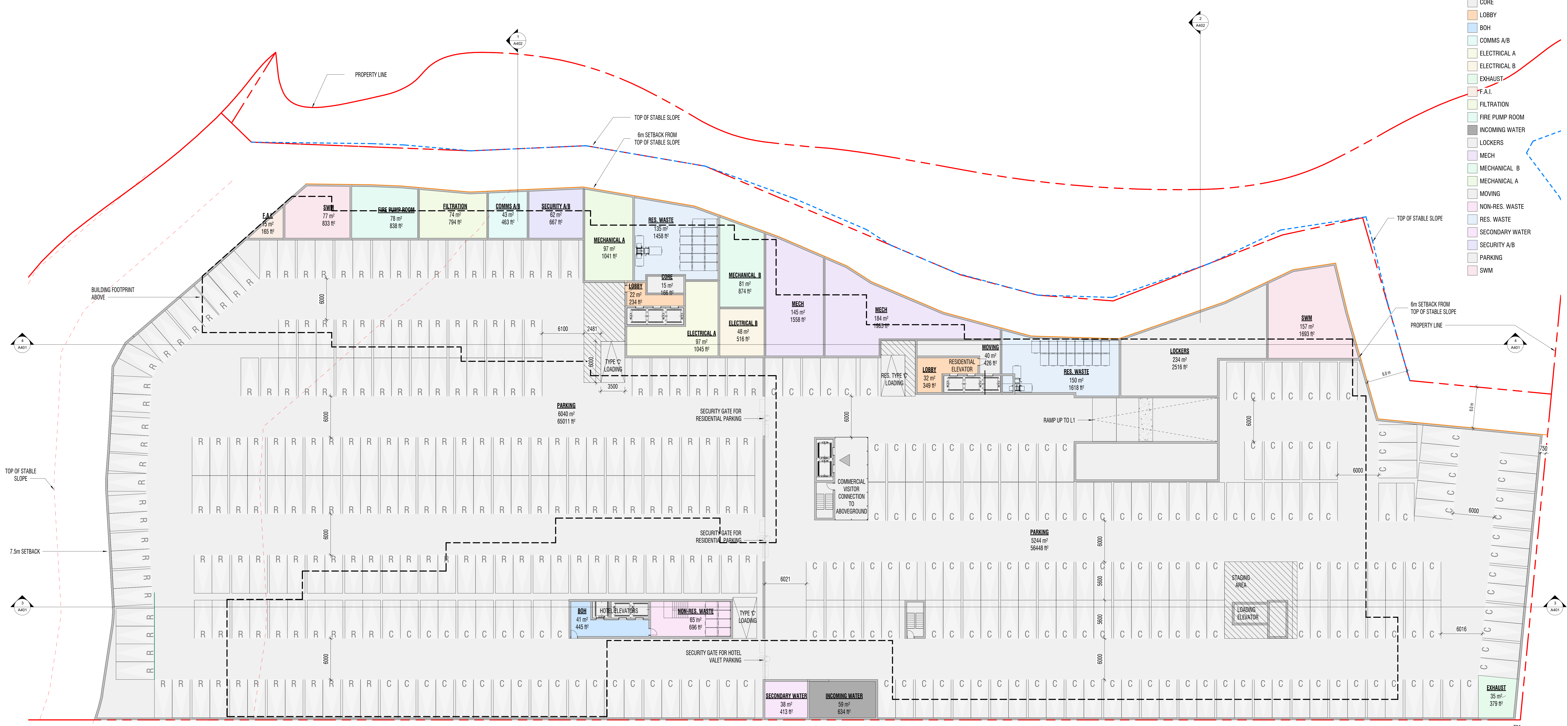
NORTH & SOUTH ELEVATIONS
A302

Appendix C: Schematic Floor Plans

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- AREA TYPES**
- CORE
 - LOBBY
 - BOH
 - COMMS A/B
 - ELECTRICAL A
 - ELECTRICAL B
 - EXHAUST
 - F.A.I.
 - FILTRATION
 - FIRE PUMP ROOM
 - INCOMING WATER
 - LOCKERS
 - MECH
 - MECHANICAL B
 - MECHANICAL A
 - MOVING
 - NON-RES. WASTE
 - RES. WASTE
 - SECONDARY WATER
 - SECURITY A/B
 - PARKING
 - SWM

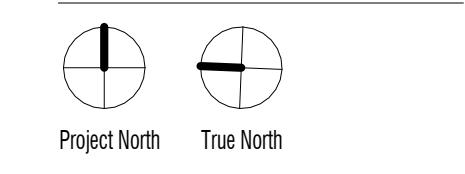


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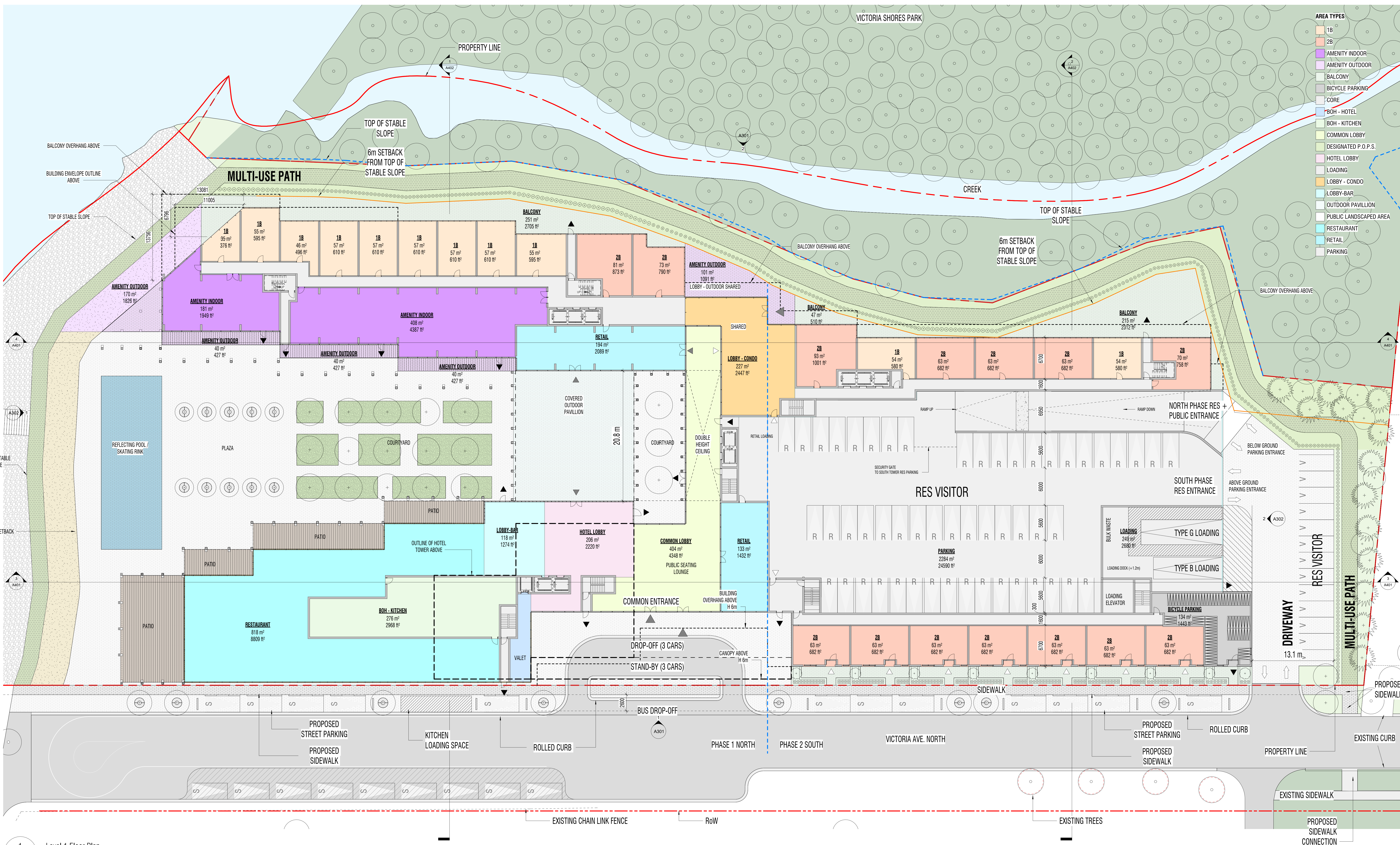
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**LEVEL P1
 FLOOR PLAN**

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AREA TYPES

1B
2B
AMENITY INDOOR
AMENITY OUTDOOR
BALCONY
BICYCLE PARKING
CORE
BOH - HOTEL
BOH - KITCHEN
COMMON LOBBY
DESIGNATED P.O.P.S.
HOTEL LOBBY
LOADING
LOBBY - CONDO
LOBBY-BAR
OUTDOOR PAVILLION
PUBLIC LANDSCAPED AREA
RESTAURANT
RETAIL
PARKING

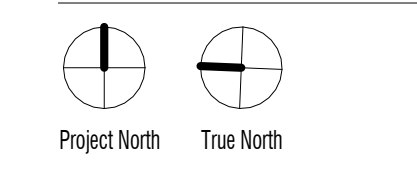
1 Level 1 Floor Plan
 A301 A201 1:200

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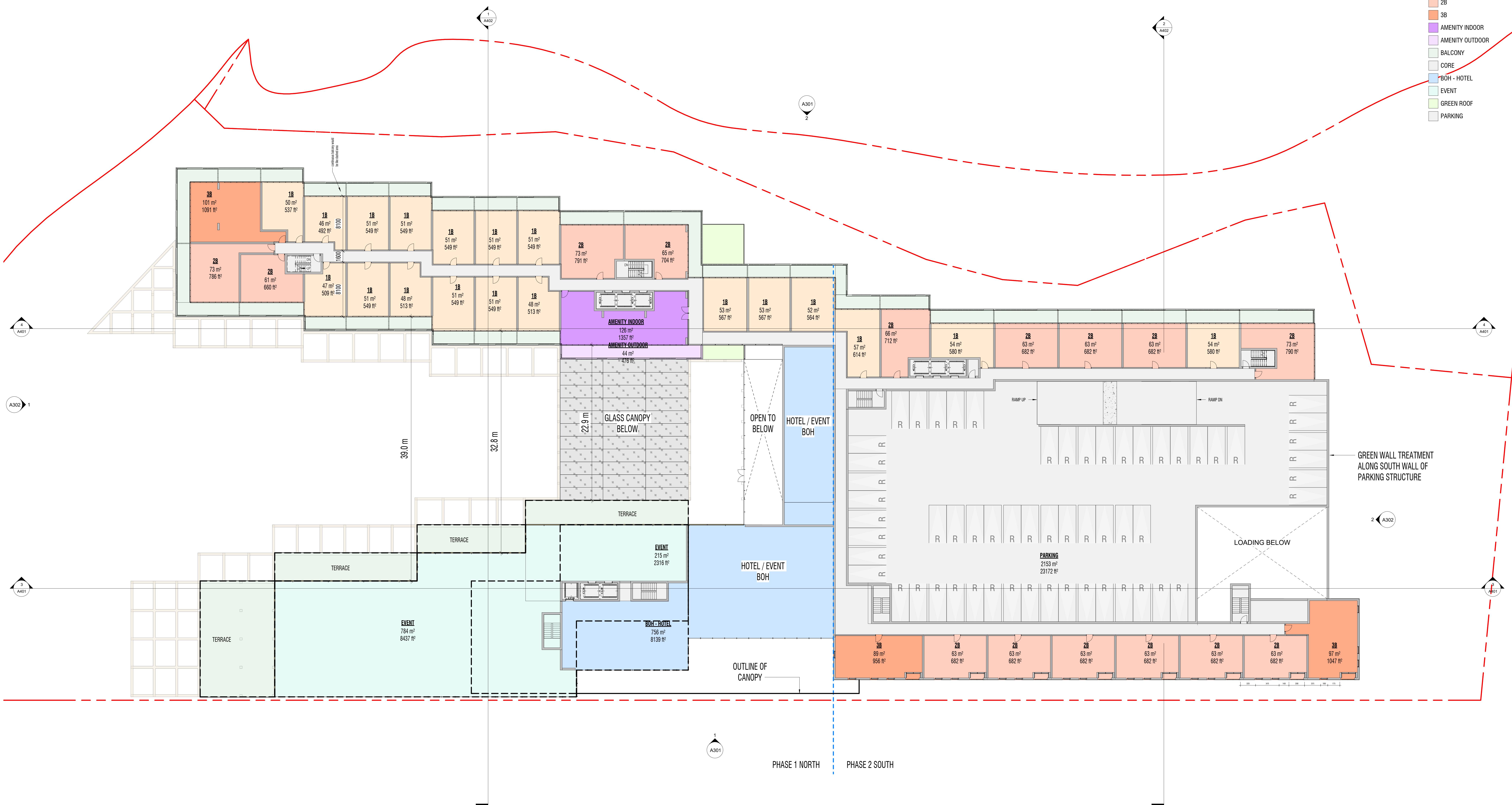
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LEVEL 1 FLOOR PLAN

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- AREA TYPES**
- 1B
 - 2B
 - 3B
 - AMENITY INDOOR
 - AMENITY OUTDOOR
 - BALCONY
 - CORE
 - BOH - HOTEL
 - EVENT
 - GREEN ROOF
 - PARKING



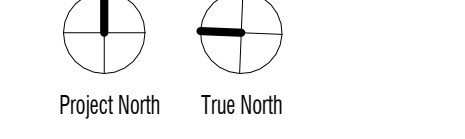
1 Level 2 Floor Plan
 A301 A202 1 : 200

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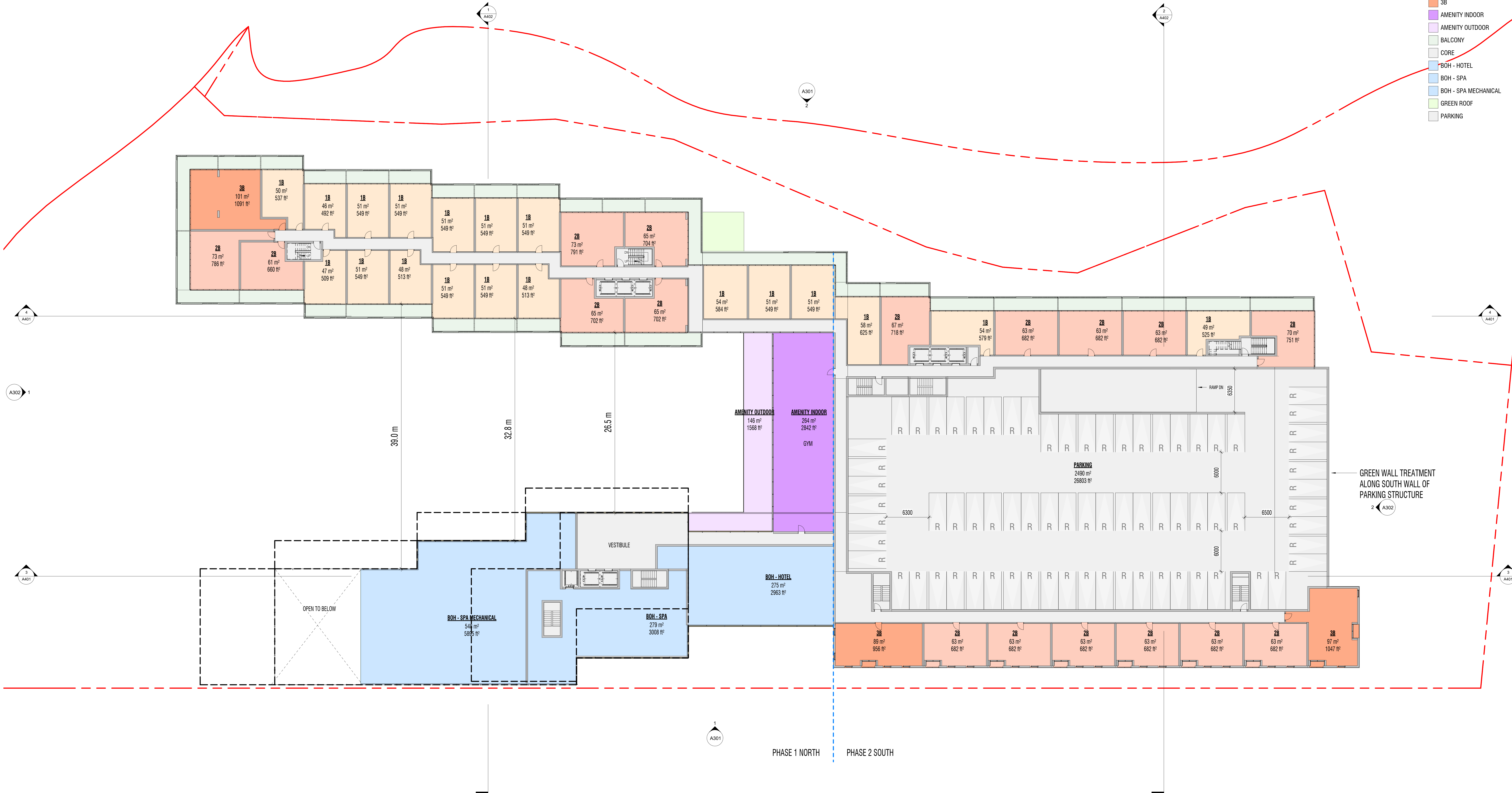
LEVEL 2 FLOOR PLAN

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- AREA TYPES**
- 1B
 - 2B
 - 3B
 - AMENITY INDOOR
 - AMENITY OUTDOOR
 - BALCONY
 - CORE
 - BOH - HOTEL
 - BOH - SPA
 - BOH - SPA MECHANICAL
 - GREEN ROOF
 - PARKING



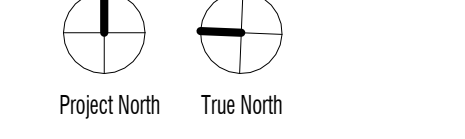
1 Level 3 Floor Plan
 A301 A203 1:200

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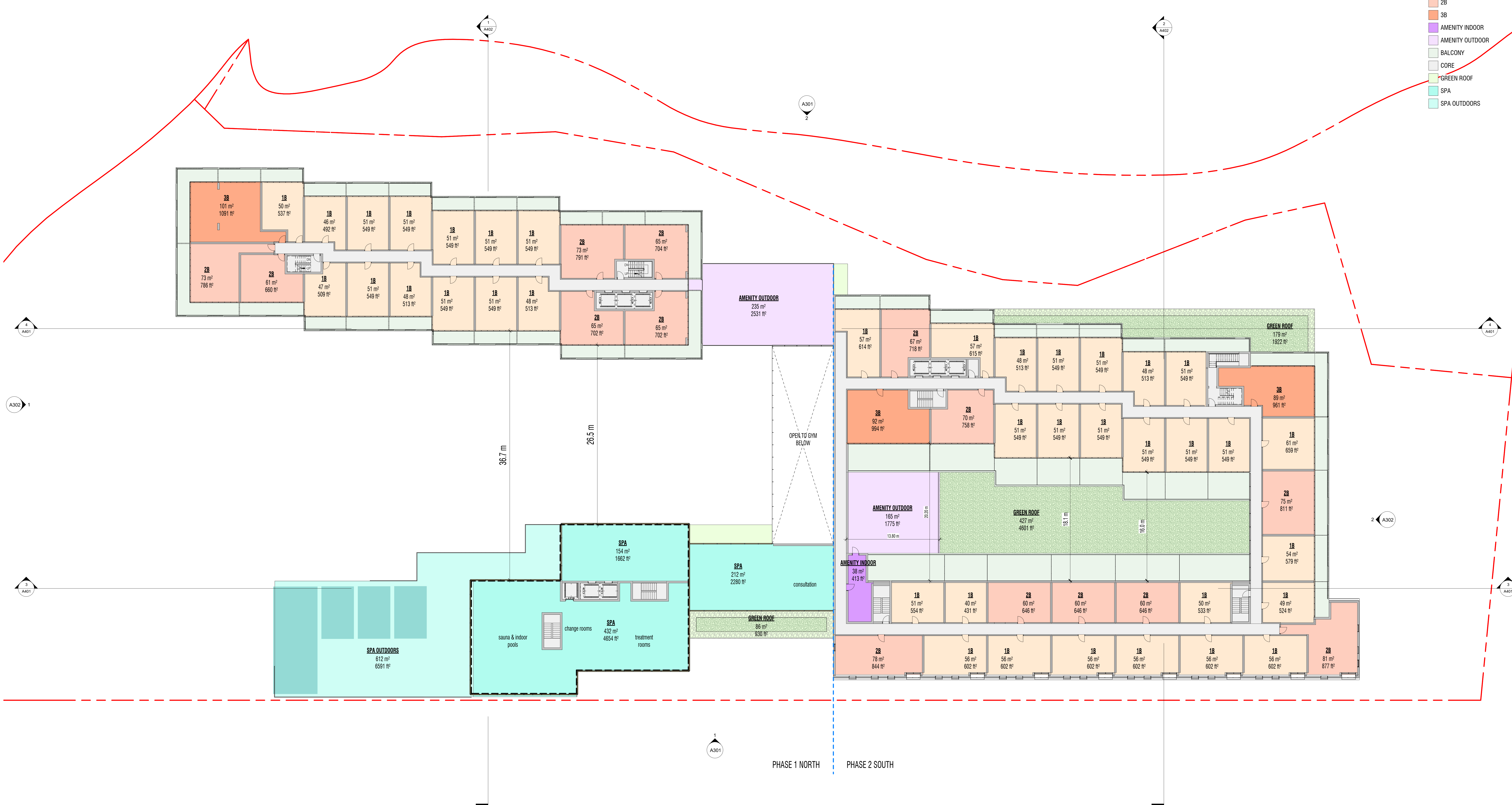
LEVEL 3 FLOOR PLAN

A203

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- AREA TYPES**
- 1B
 - 2B
 - 3B
 - AMENITY INDOOR
 - AMENITY OUTDOOR
 - BALCONY
 - CORE
 - GREEN ROOF
 - SPA
 - SPA OUTDOORS

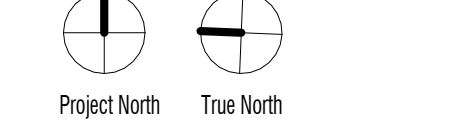


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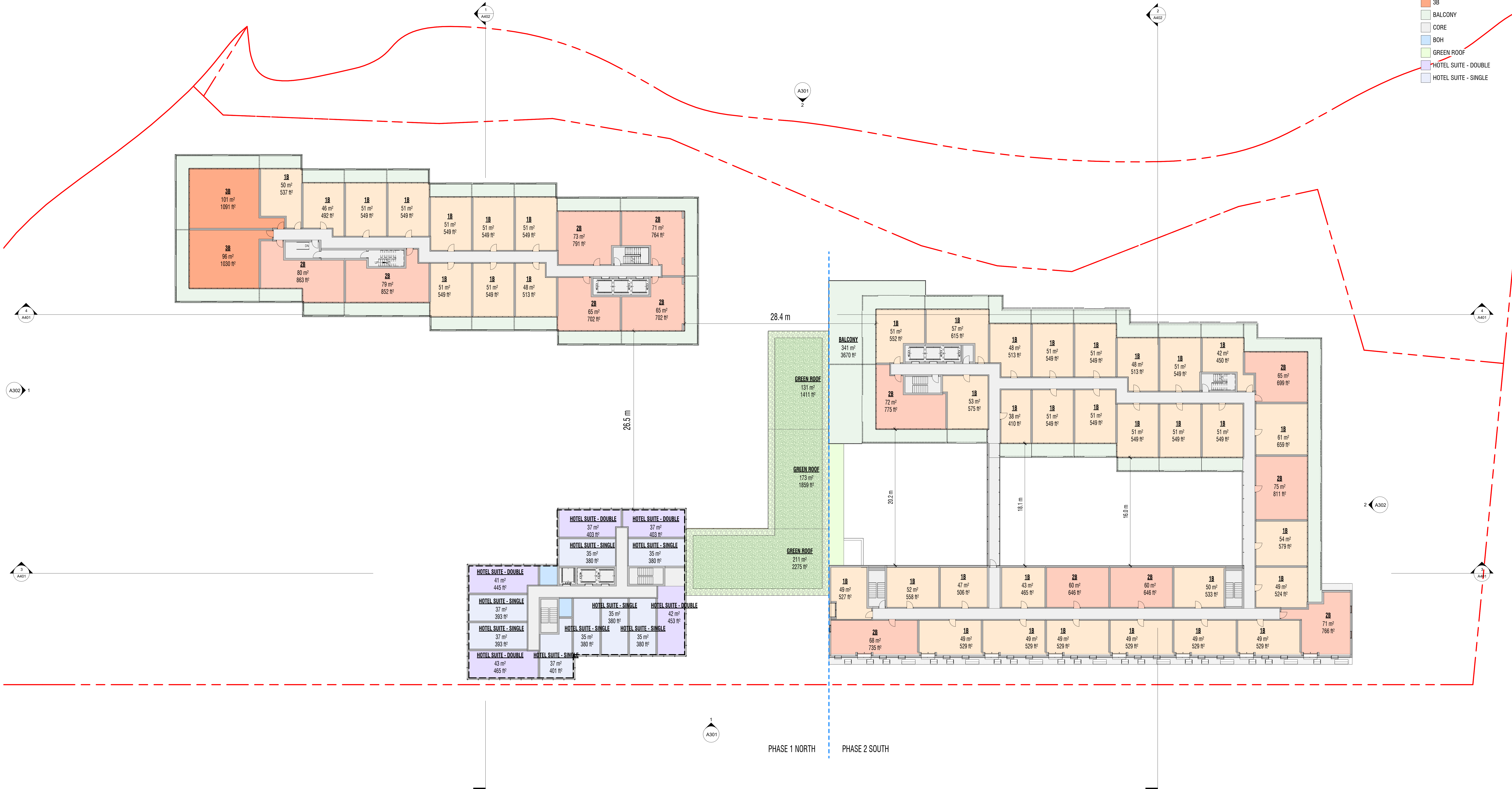
LEVEL 4 FLOOR PLAN

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- AREA TYPES**
- 1B
 - 2B
 - 3B
 - BALCONY
 - CORE
 - BOH
 - GREEN ROOF
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE



1 Level 5 Floor Plan
 A301 A205 1:200

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LEVEL 5 FLOOR PLAN

A205

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- AREA TYPES**
- 1B
 - 2B
 - 3B
 - BALCONY
 - CORE
 - BOH
 - GREEN ROOF
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE



1 Level 6 Floor Plan
 A301 A206 1:200

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LEVEL 6 FLOOR PLAN

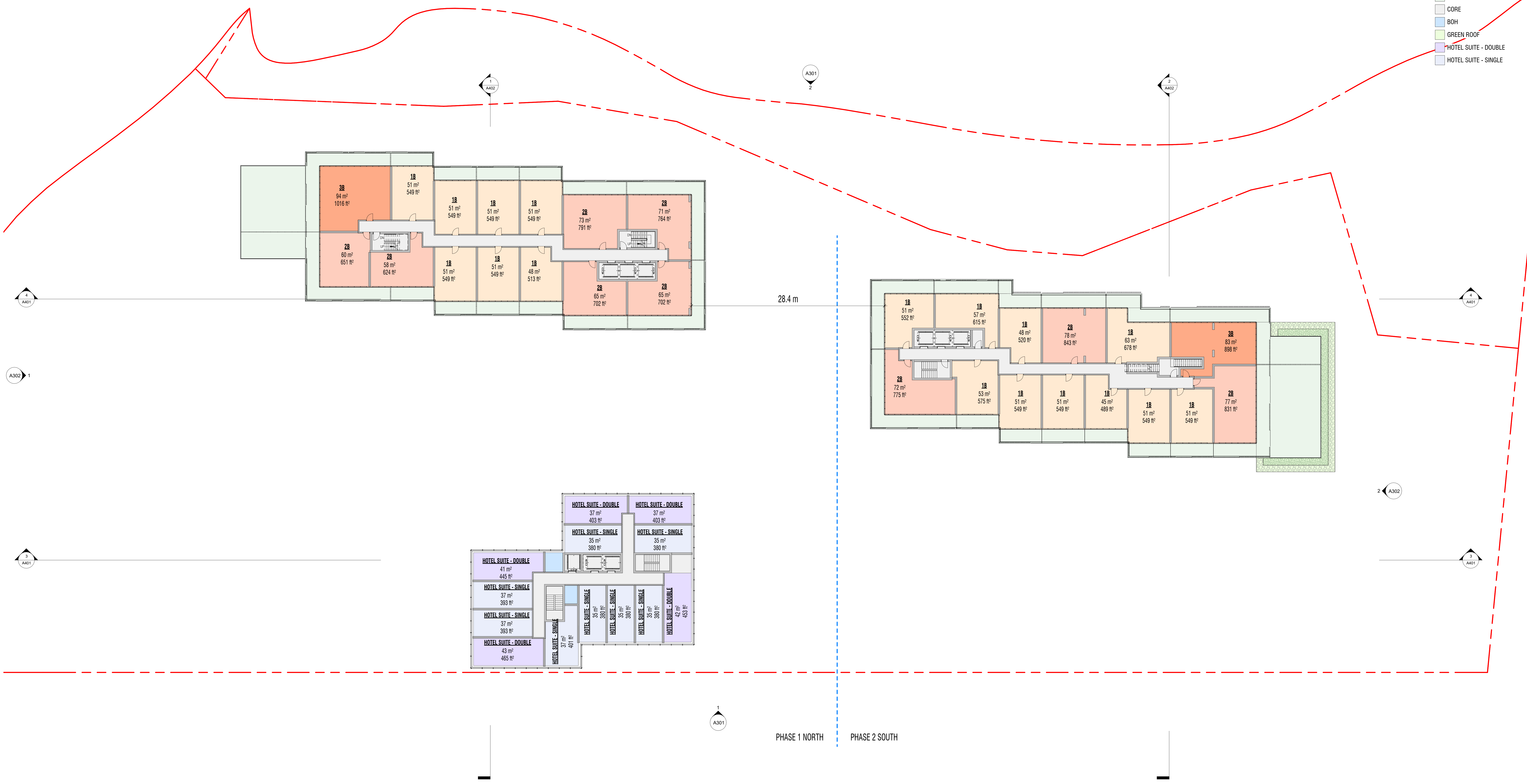
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- AREA TYPES**
- 1B
 - 2B
 - 3B
 - BALCONY
 - CORE
 - BOH
 - GREEN ROOF
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE



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LEVEL 7 FLOOR PLAN

A207

1 Level 7 Floor Plan
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1 Level 8 Floor Plan
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LEVEL 8 FLOOR PLAN

A208

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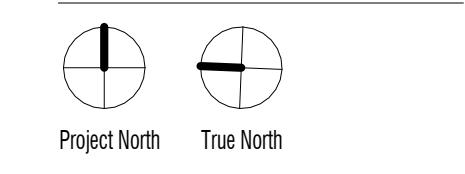
1 Level 9 Floor Plan
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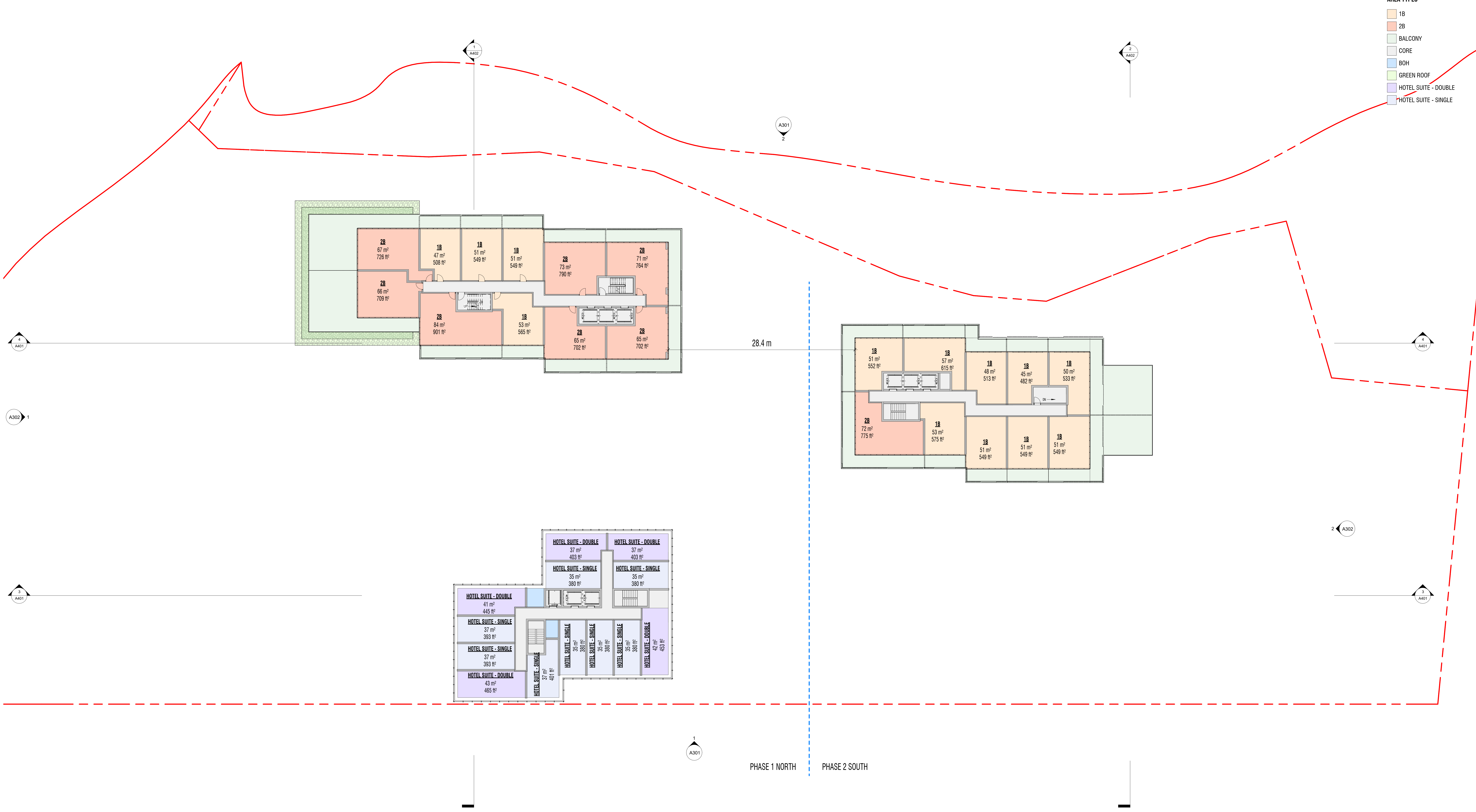
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LEVEL 9 FLOOR PLAN

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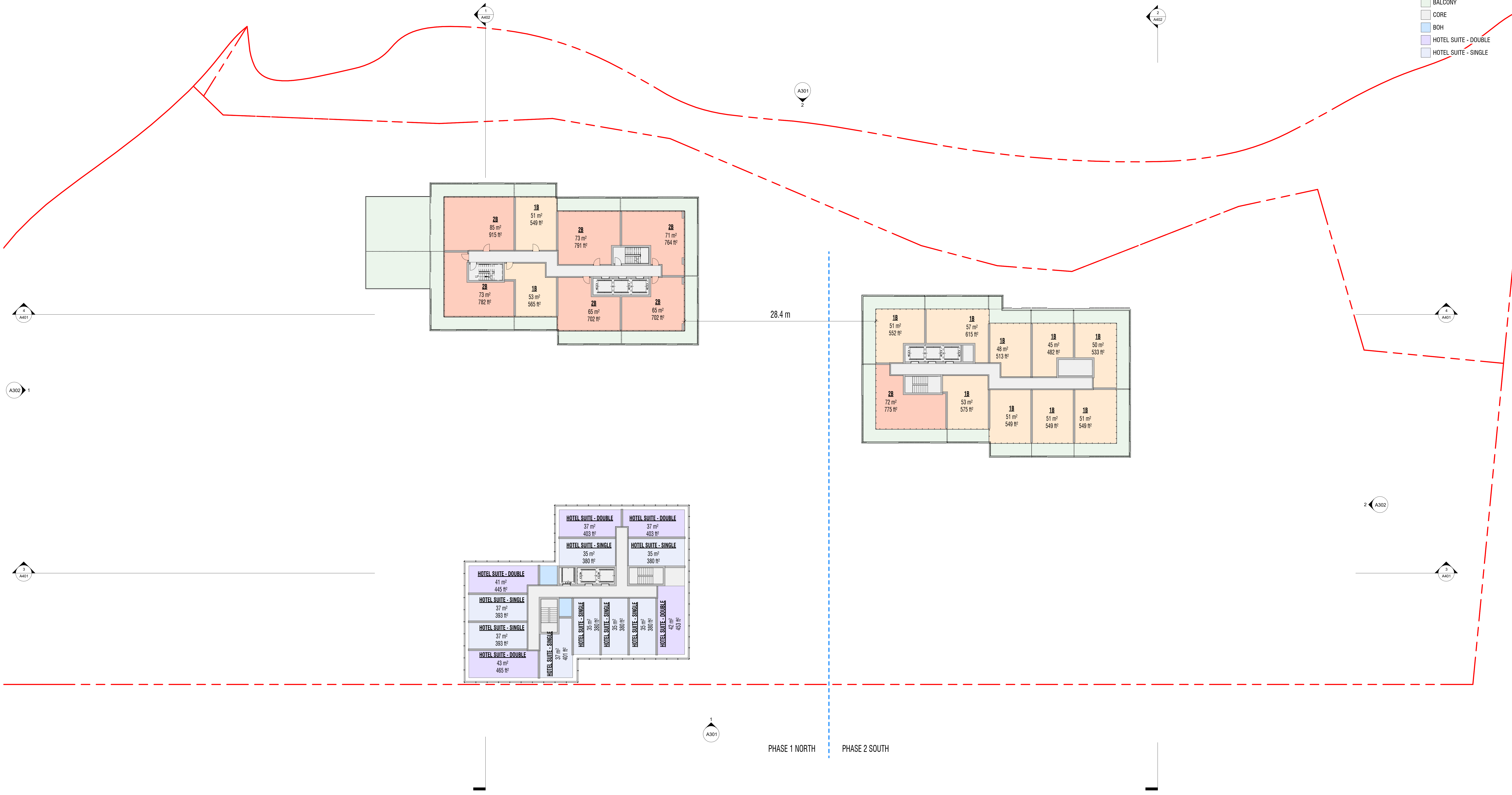


- AREA TYPES**
- 1B
 - 2B
 - BALCONY
 - CORE
 - BOH
 - GREEN ROOF
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE

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- AREA TYPES**
- 1B
 - 2B
 - BALCONY
 - CORE
 - BOH
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE



1 Level 11 Floor Plan
 A301 A211 1:200

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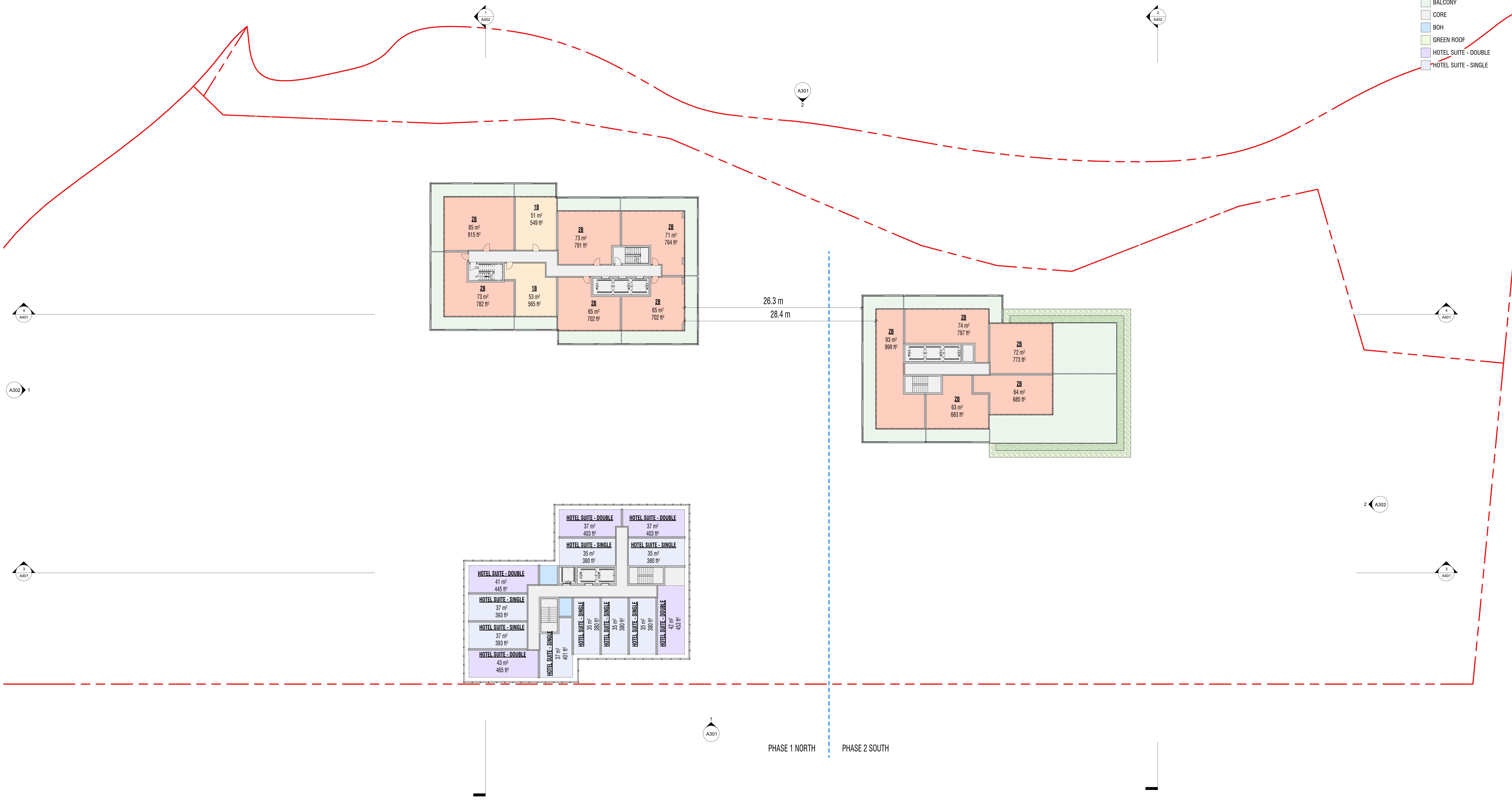
**LEVEL 11
 FLOOR PLAN**

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- AREA TYPES**
- 1B
 - 2B
 - BALCONY
 - CORE
 - BOH
 - GREEN ROOF
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE



1 Level 12 Floor Plan
 A301 | A212 1 : 200

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LEVEL 12 FLOOR PLAN

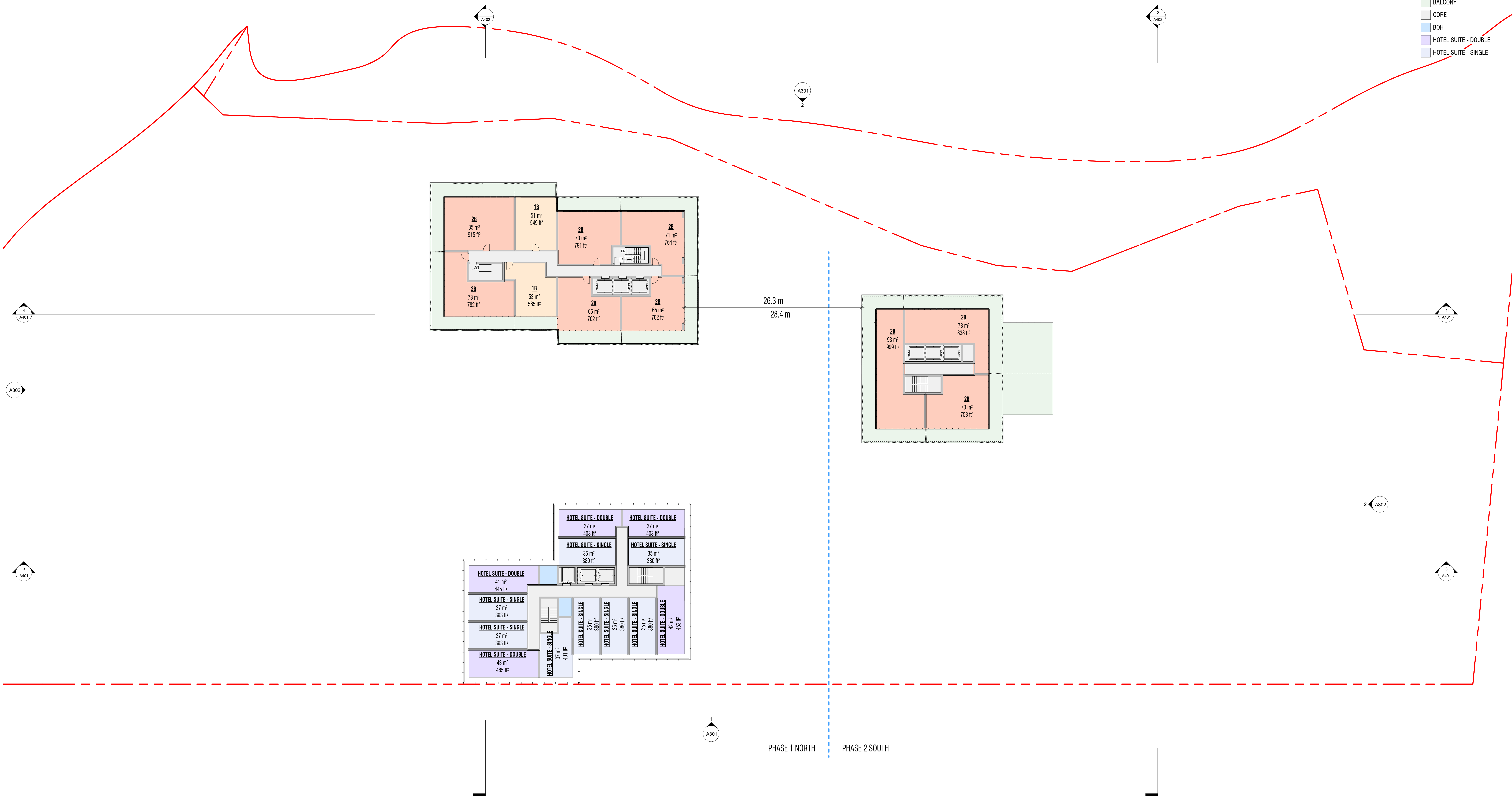
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 - CORE
 - BOH
 - HOTEL SUITE - DOUBLE
 - HOTEL SUITE - SINGLE



1 Level 13 Floor Plan
 A301 A213 1 : 200

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Project North True North

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

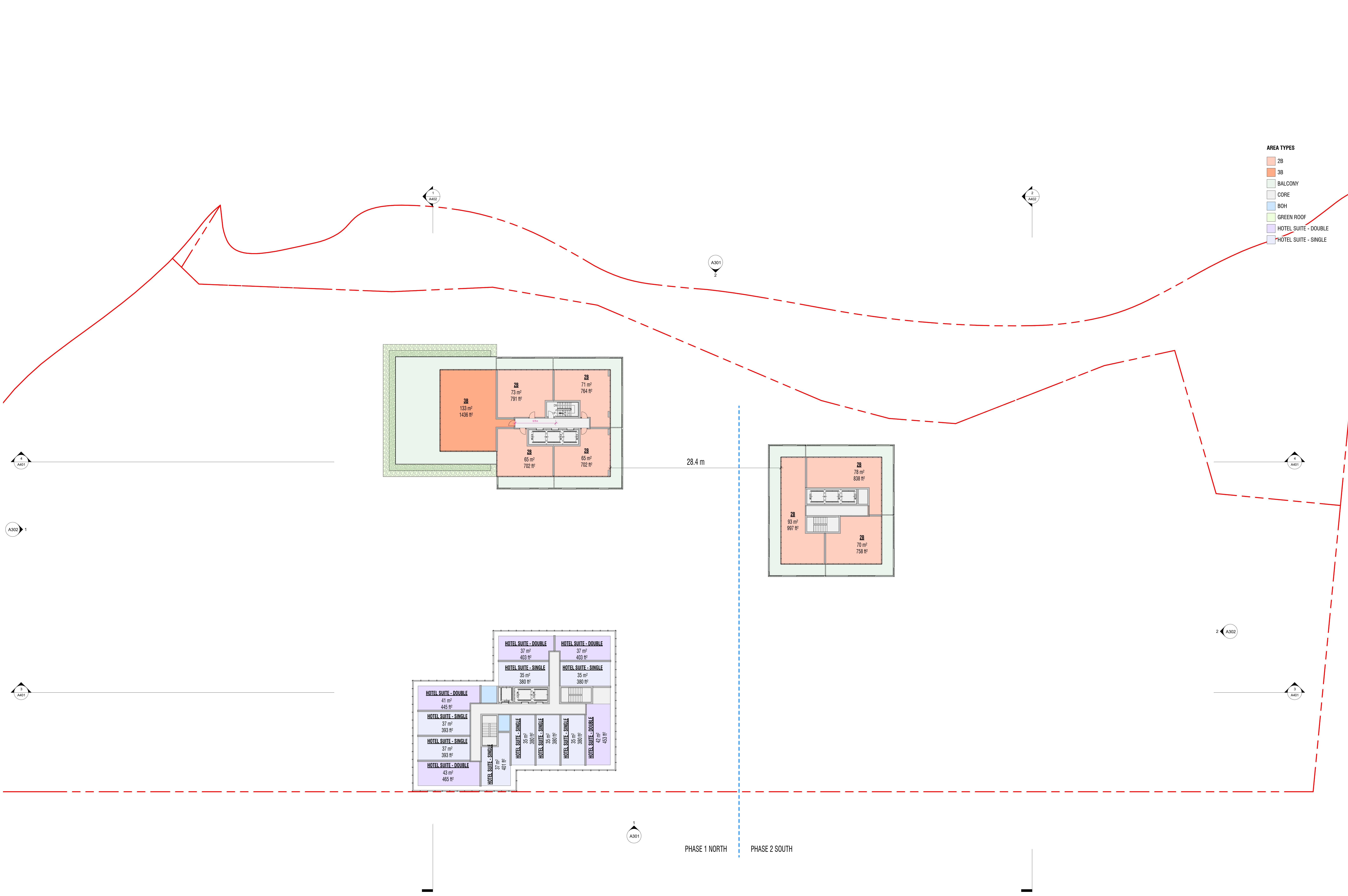
**LEVEL 13
 FLOOR PLAN**

A213

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AREA TYPES

2B
3B
BALCONY
CORE
BOH
GREEN ROOF
HOTEL SUITE - DOUBLE
HOTEL SUITE - SINGLE

1 Level 14 Floor Plan
 A301 A214 1:200

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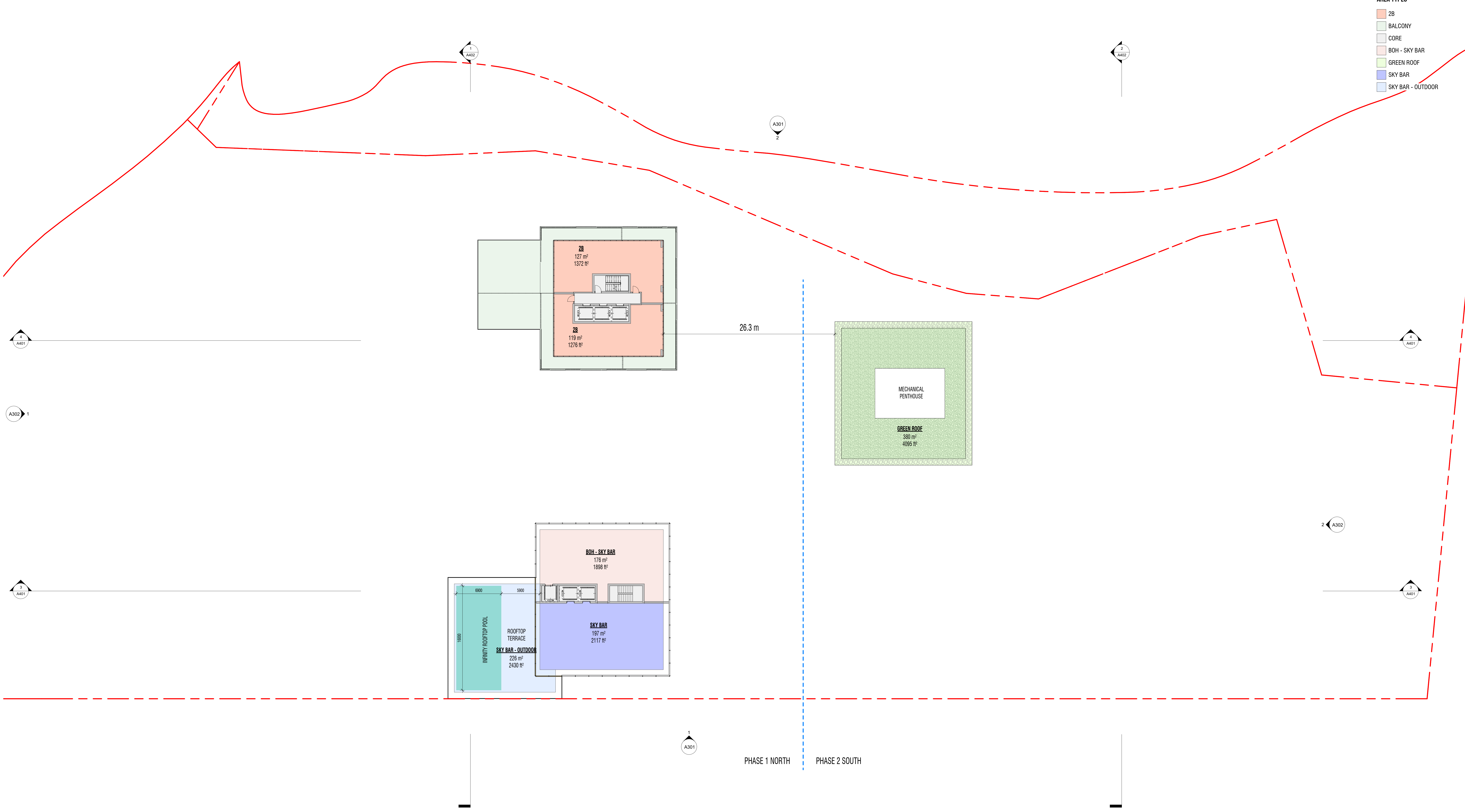
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LEVEL 14 FLOOR PLAN

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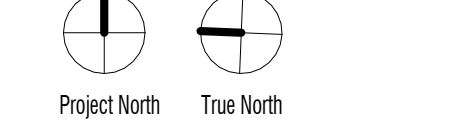
1 Level 15 Floor Plan
 A301 A215 1 : 200

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LEVEL 15 FLOOR PLAN

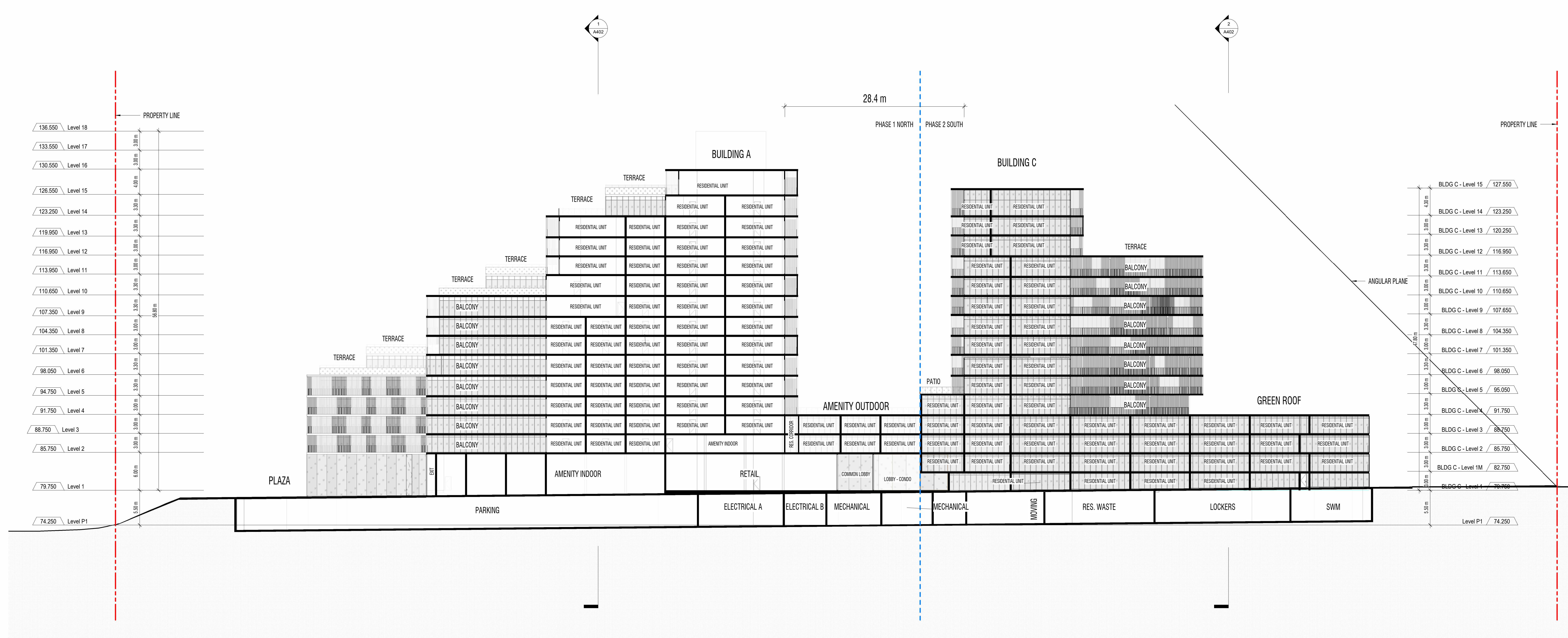
Appendix D:

Angular Planes

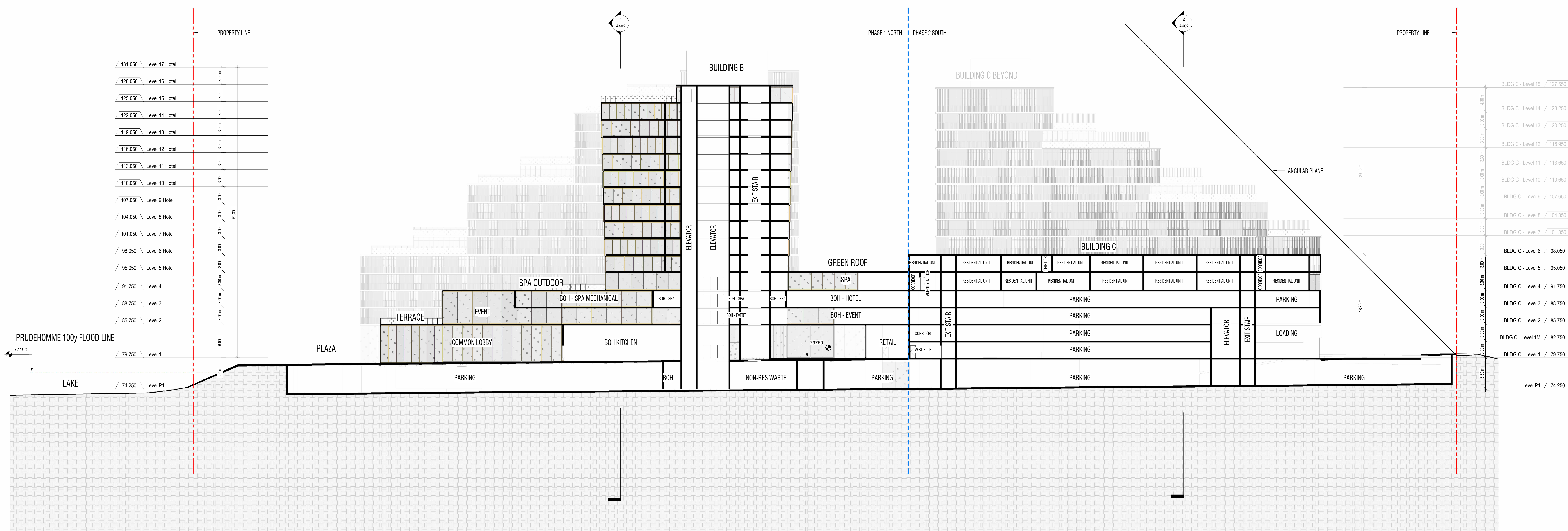
Building A & Building B

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4 Site Section North South 1
 A105/A401 1:250



3 Site Section North South
 A105/A401 1:250

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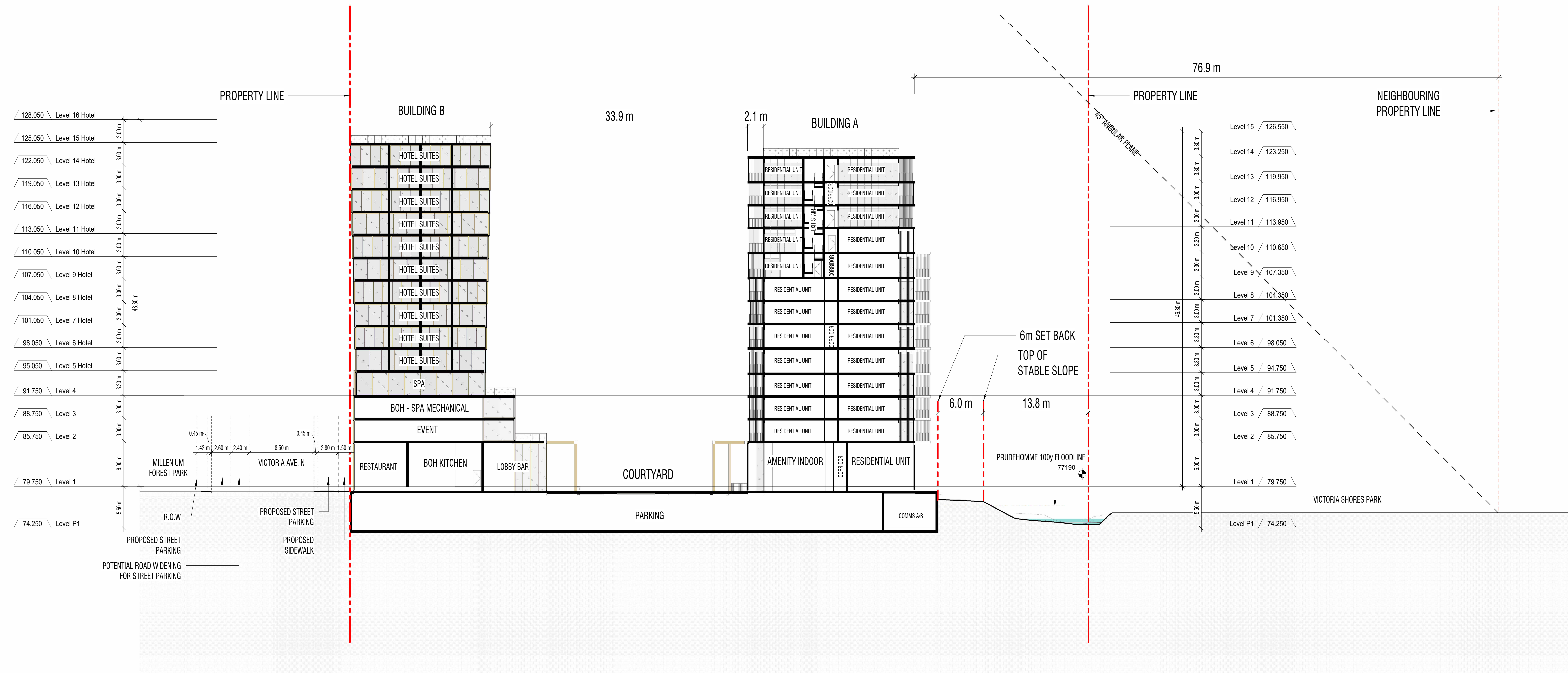
SITE SECTIONS - NORTH SOUTH

A401

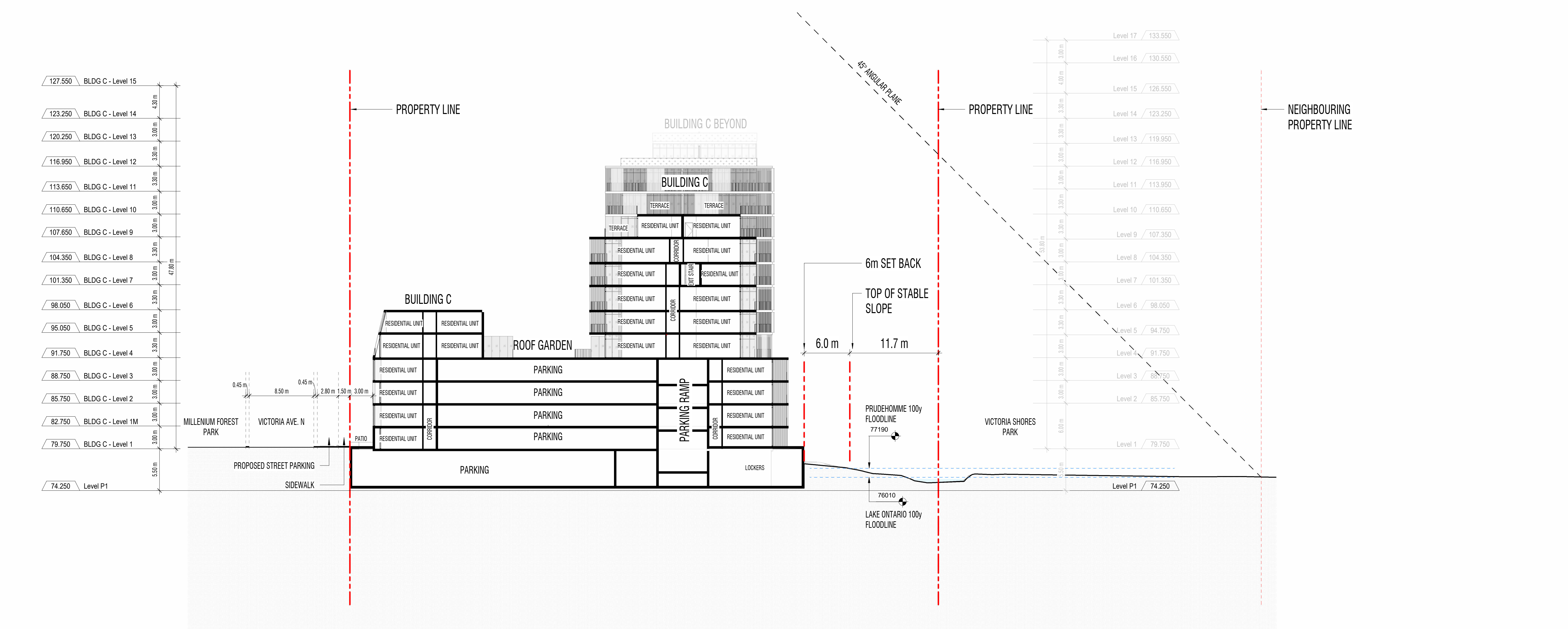
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1 Site Section - East West BLDG A + B
 A104 A402 1 : 250



2 Site Section - East West BLDG C
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SITE SECTIONS - EAST WEST

A402

Appendix E: Conceptual Landscape Plan

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APPLICATION FOR ZONING BY-LAW AMENDMENT

PROJECT TEAM

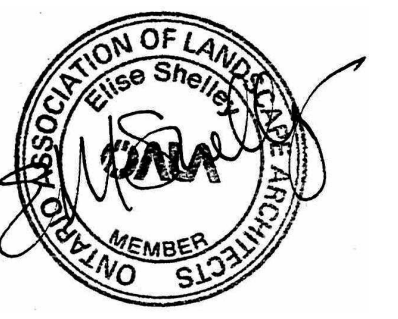
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LANDSCAPE SHEET LIST

Sheet Number	Sheet Name
L-001	COVER SHEET
L-002	TREE PROTECTION PLAN
L-101	LANDSCAPE PLAN
L-302	LANDSCAPE DETAILS
L-303	LANDSCAPE DETAILS

1	Date 1	Revision 1
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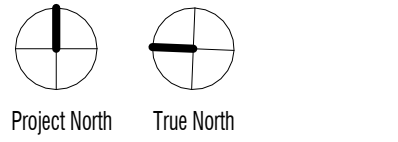
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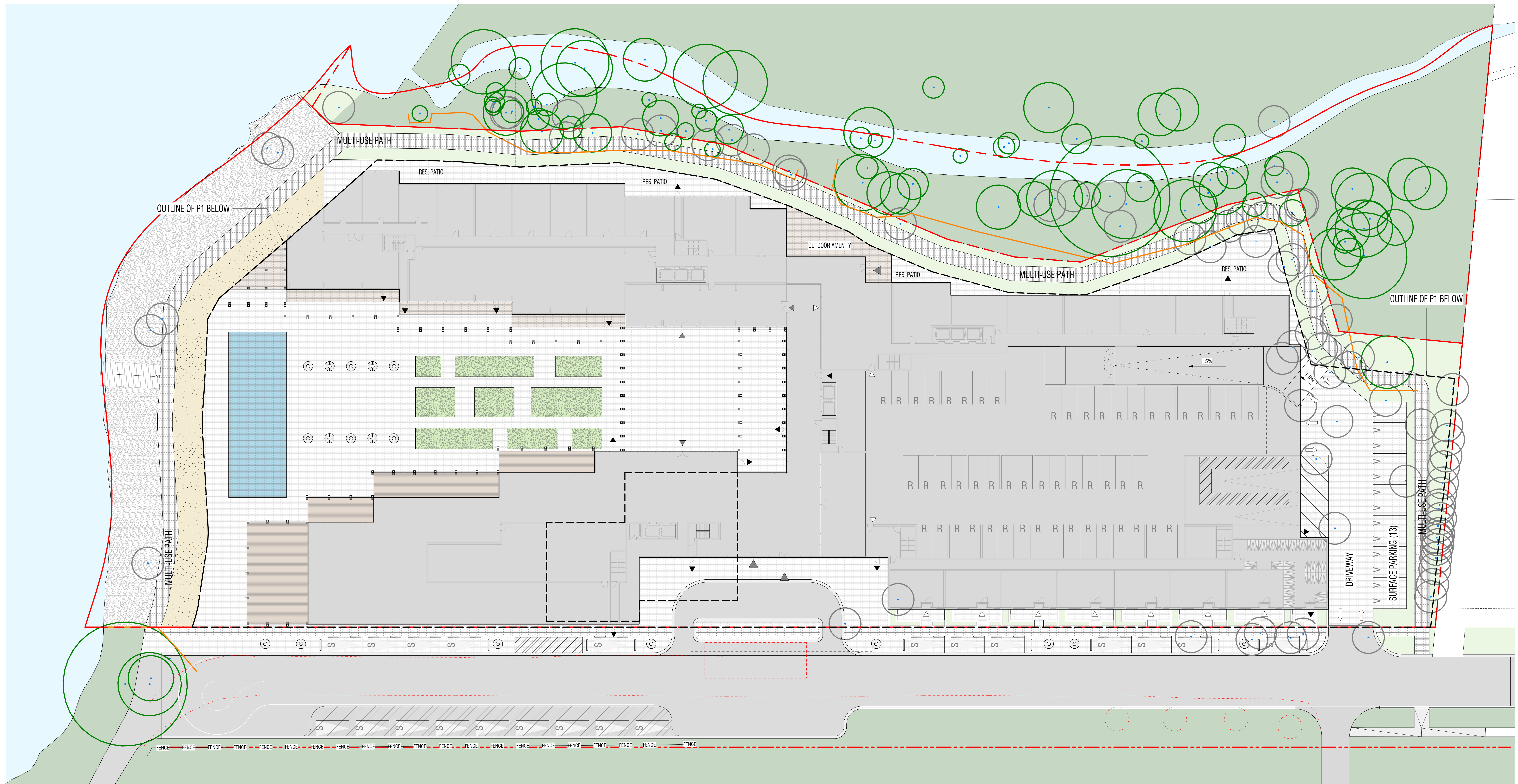
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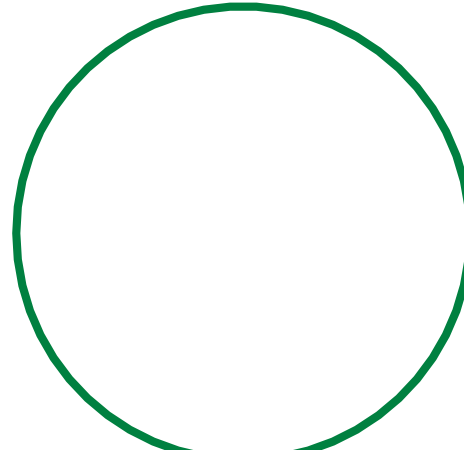
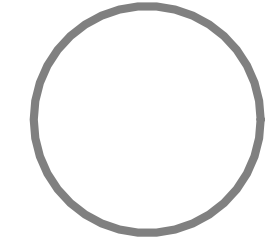

COVER SHEET

L-001



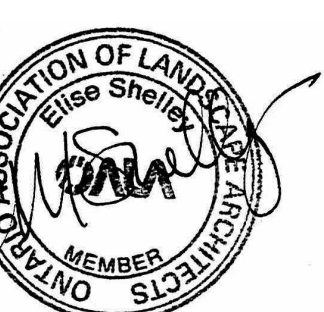
1 TREE PROTECTION ZONE
A301 L-002 1 : 250

LEGEND

-  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

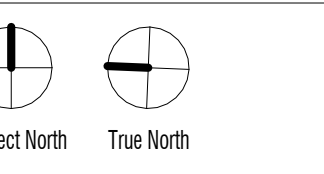
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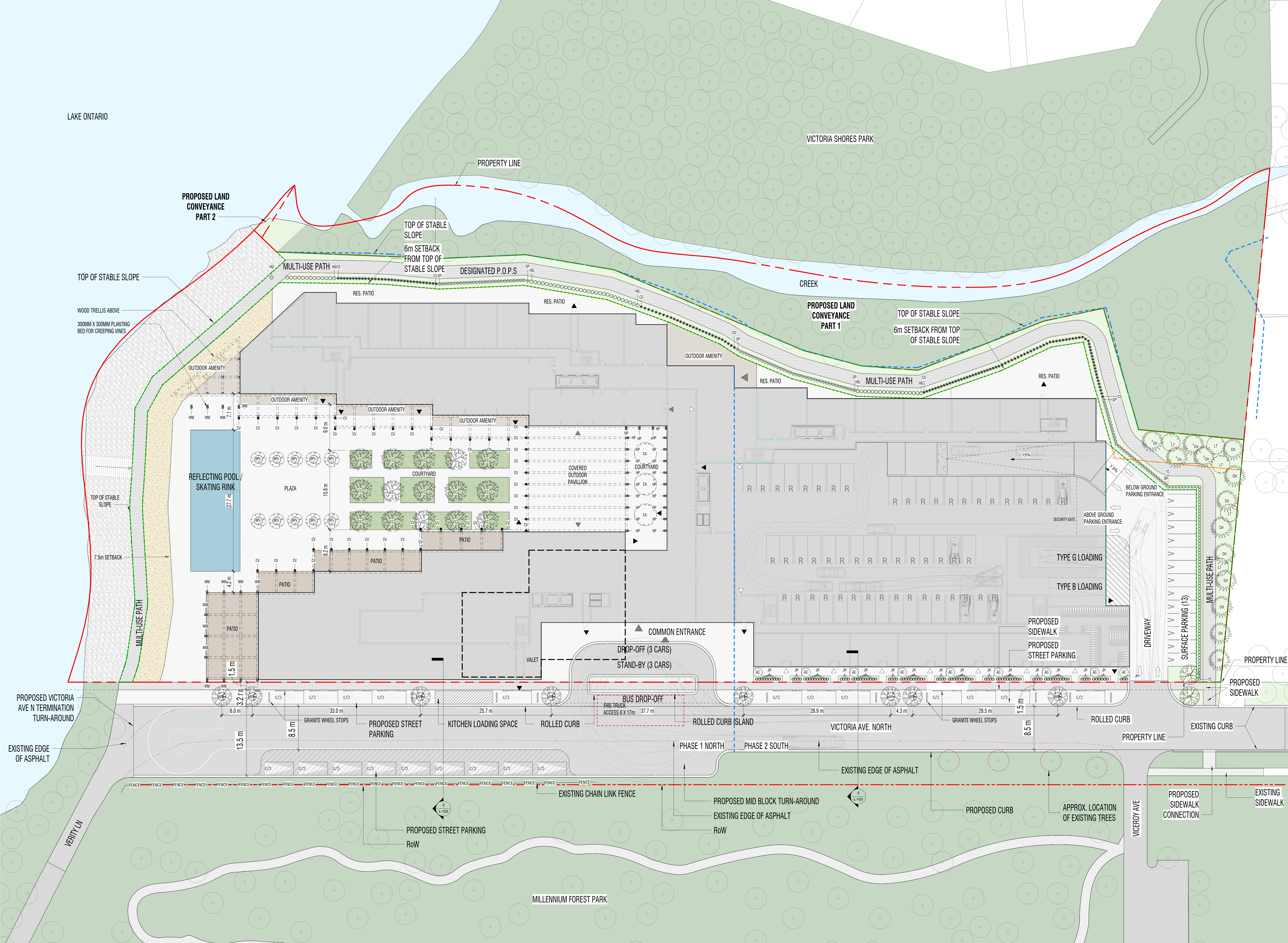
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SCALE: As indicated
PROJECT NO.: 202302
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TREE PROTECTION PLAN
L-002



SITE PLAN LEGEND

- PROPERTY LINE
- TOP OF SLOPE
- 6m SETBACK
- DESIGNATED P.O.P.S. (GRATED) FORMED PUBLIC SPACE
- LAND CONVEYANCE
- MAIN RES. ENTRANCE
- RES. ENTRANCE
- NON-FES ENTRANCE
- EXIT
- VEHICULAR ENTRANCE/EXIT
- PROPOSED CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTOREY TREE
- EXISTING CONTEXT TREE

PLANTING NOTES:

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TREE LAPS 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, ABUNDANT NURSERY ROOT SYSTEMS, AND HEALTHY, FREE FROM DEFECTS. PLANTS TO BE GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
- SPECIFY PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERFORMING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
- CLAMP PLANTING TO HAVE A MINIMUM OF THREE STEMS FORMING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MADE CLAMPS WILL NOT BE ACCEPTED.
- CONTAINER-GROWN PLANTS (POTS, CANS, TUBS OR BORDERS) TO HAVE SUFFICIENT BRACES TO HOLD THEM TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
- SHALLOWS AND BURIED AND STRING-BALLED PLANTS TO HAVE A COMPACT NATURAL BALL OF EARTH BY TIGHTLY WRAPPING TO BURIAL AND TIGHTLY BOUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AROUND THE BALL. SECONDARY ROOT BALLS TO CONFORM TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% OF FIBROUS AND FEEDER ROOT SYSTEM.
- CROWN PRUNING PRIOR TO PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED OR INTERFERING BRANCHES AND HARMFUL BRANCH UNIFORMS WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
- ROOT BALL: CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 1.0 TO 1.0 OF THE ROOT BALL.
- BACKFILL: SOIL TO BE BACKFILLED IN 150MM LAYERS AND CONCURRENTLY WATERED AND COMPACTED TO 95% DENSITY. WATERING: COMPACT LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
- WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
- PLANTING AREA: TREE PIT TO BE 50MM BALL DIAMETER. SOIL PREPARATION AREA TO BE 50MM BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 800 MM.
- PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 5 TO 10 MM HIGHER THAN SURROUNDING GRADE.
- CONTRACTOR TO WARRANT PLANT MATERIAL AS SET FORTH ON PLANT LIST FOR FULL GROWTH SEASON (3 YEARS). END OF WARRANTY INSPECTION TO BE CONDUCTED DURING WARRANTY PERIOD. REMOVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
- REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY COVERED PERIOD. PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
- QUIRING SYSTEM TO BE USED FOR TREES 80MM CALIPER AND GREATER.
- ORANGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE), 80mm (3.15") I.D., FULLY PERFORATED COMPLETE WITH 100MM DIA. PERFORATE FILTER SOCK, NOT PERFORATED AT PIPES THROUGH TO PIPER PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
- IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIA. SET ABOVE SHOULDER OF ROOT BALL AND CONNECTED TO THE PIPES. ACCEPTABLE PRODUCTS: OLYGREN, ROOTRAIN IRRIGATION SYSTEM INCLUDING ROOTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
- ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SOUND, MEETING TREE CARE AND FORESTRY AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE. ALL GRANULAR MATERIALS, TEES, AND SOILS LISTED IN TABLE 2 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART 4 OF THE ACT DOCUMENT.

URBAN FORESTRY TREE PLANTING NOTES:

- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS SET FORTH WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING SCHEDULE AND CONFORMING TO ALL REGULATIONS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
- NO OBTURANCE TO EXISTING SHADE IS PERMITTED AT ANY TIME WITHIN ANY TPI. PRIOR TO MOVING OR REMOVING ANY TPI, PERMISSION FROM URBAN FORESTRY IS REQUIRED.

PLANTING - SHADE TREES

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES
AF	ASX	FREEMAN MAPLE	FREEMAN MAPLE	10	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES
BP	BETULA PAPPYRIFERA	PAPER BIRCH	PAPER BIRCH	10	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES
CA	CORNUS ALTERNIFOLIA	ALTERNATE-LEAF DOGWOOD	ALTERNATE-LEAF DOGWOOD	3	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES
CD	CERUS CHANODENSIS	WHITE BERRYDOG	WHITE BERRYDOG	15	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES
CS	FRAXINA CANADENSIS	CANADIAN HEMLOCK	CANADIAN HEMLOCK	13	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES
CR	LIRIODENDRON TULIPIFERA	TULIP POPLAR	TULIP POPLAR	5	80mm CAL.	WB	DROUGHT TOLERANT; NATIVE SPECIES
TOTAL				56			

PLANTING - SHRUBS

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	SPACING	TYPE	NOTES
CS	CORNUS SERICEA	TUFTED HAIR GRASS	TUFTED HAIR GRASS	134	2 GAL.	POTTED	600 mm		DROUGHT TOLERANT; NATIVE SPECIES
CV	CLEMENS VIRGINIANA	VIORNS BOWER	VIORNS BOWER	43	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
HP	HYDRANGEA PETIOLATA	CLIMBING HYDRANGEA	CLIMBING HYDRANGEA	22	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
HQ	HYDRANGEA QUERCIFOLIA	TUFTED HAIR GRASS	TUFTED HAIR GRASS	61	2 GAL.	POTTED	750 mm		DROUGHT TOLERANT; NATIVE SPECIES
JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	CREeping JUNIPER	107	3 GAL.	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
SP	SPEA PRUNIFOLIA	TUFTED HAIR GRASS	TUFTED HAIR GRASS	102	2 GAL.	POTTED	600 mm		DROUGHT TOLERANT; NATIVE SPECIES
TC	TAXUS CANADENSIS	CANADIAN YEW	CANADIAN YEW	75	800 cm Ht.	POTTED	600 mm	TRIANGULAR	DROUGHT TOLERANT; NATIVE SPECIES
WM	WESTERN WICKSTROEGERIA	CLAY HAZEL	KENTUCKY WISTERIA	15	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
TOTAL				599					

PLANTING - GROUND COVER

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SPACING	AREA	NOTES
EF	EUCOMMIS FORTUNEI	COLONATUS	EUCOMMIS GROUND COVER	1746	450 mm	126 m ²	TRIANGULAR SPACING
GR			LOW PLANTING BED - MEADOW / PERENNIAL GRASSES	38070	300 mm	3245 m ²	

GENERAL NOTES:

- A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
- LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. GREY WATER TO BE USED.
- SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
- SOIL FOR ALL TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (60-80% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.

HARDSCAPE AND SOFTSCAPE AREAS (ON PROPERTY)

LEVEL	AREA	QTY	AREA
Level 1	ASPHALT ROAD - 200mm	165 m ²	
Level 1	BRICK PAVERS - EXTERIOR (BROWN)	290 m ²	
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	849 m ²	
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	3716 m ²	
Level 1	Concrete Curb - 200mm	28 m ²	
Level 1	LANDSCAPE - WATER	270 m ²	
Level 1	WOOD DECKING	366 m ²	
Level 1	WOOD DECKING	5653 m ²	
Level 1	LANDSCAPE - GREEN SPACE	3507 m ²	
Level 1	LANDSCAPE - GROUND COVER	306 m ²	
Level 1		3813 m ²	

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

LEVEL	AREA	QTY	AREA
Level 1	ASPHALT ROAD - 200mm	2534 m ²	
Level 1	ASPHALT ROAD - 200mm	85 m ²	
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	306 m ²	
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	485 m ²	
Level 1	Concrete Curb - 200mm	199 m ²	
Level 1	LANDSCAPE - GREEN SPACE	19 m ²	

1 LANDSCAPE PLAN

A301 L-101 1 : 250

PLANTING - UNDERSTOREY TREES

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	SERVICEBERRY	9	200 cm Ht. multi-stemmed	WB	DROUGHT TOLERANT; NATIVE SPECIES
TOTAL				9			

PLANTING - SHRUBS

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	SPACING	TYPE	NOTES
CS	CORNUS SERICEA	TUFTED HAIR GRASS	TUFTED HAIR GRASS	134	2 GAL.	POTTED	600 mm		DROUGHT TOLERANT; NATIVE SPECIES
CV	CLEMENS VIRGINIANA	VIORNS BOWER	VIORNS BOWER	43	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
HP	HYDRANGEA PETIOLATA	CLIMBING HYDRANGEA	CLIMBING HYDRANGEA	22	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
HQ	HYDRANGEA QUERCIFOLIA	TUFTED HAIR GRASS	TUFTED HAIR GRASS	61	2 GAL.	POTTED	750 mm		DROUGHT TOLERANT; NATIVE SPECIES
JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	CREeping JUNIPER	107	3 GAL.	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
SP	SPEA PRUNIFOLIA	TUFTED HAIR GRASS	TUFTED HAIR GRASS	102	2 GAL.	POTTED	600 mm		DROUGHT TOLERANT; NATIVE SPECIES
TC	TAXUS CANADENSIS	CANADIAN YEW	CANADIAN YEW	75	800 cm Ht.	POTTED	600 mm	TRIANGULAR	DROUGHT TOLERANT; NATIVE SPECIES
WM	WESTERN WICKSTROEGERIA	CLAY HAZEL	KENTUCKY WISTERIA	15	1 GAL. POT	POTTED	450 mm		DROUGHT TOLERANT; NATIVE SPECIES
TOTAL				599					

PLANTING - GROUND COVER

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SPACING	AREA	NOTES
EF	EUCOMMIS FORTUNEI	COLONATUS	EUCOMMIS GROUND COVER	1746	450 mm	126 m ²	TRIANGULAR SPACING
GR			LOW PLANTING BED - MEADOW / PERENNIAL GRASSES	38070	300 mm	3245 m ²	

GENERAL NOTES:

- A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
- LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. GREY WATER TO BE USED.
- SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
- SOIL FOR ALL TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (60-80% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.

HARDSCAPE AND SOFTSCAPE AREAS (ON PROPERTY)

LEVEL	AREA	QTY	AREA
Level 1	ASPHALT ROAD - 200mm	165 m ²	
Level 1	BRICK PAVERS - EXTERIOR (BROWN)	290 m ²	
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	849 m ²	
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	3716 m ²	
Level 1	Concrete Curb - 200mm	28 m ²	
Level 1	LANDSCAPE - WATER	270 m ²	
Level 1	WOOD DECKING	366 m ²	
Level 1	WOOD DECKING	5653 m ²	
Level 1	LANDSCAPE - GREEN SPACE	3507 m ²	
Level 1	LANDSCAPE - GROUND COVER	306 m ²	
Level 1		3813 m ²	

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

LEVEL	AREA	QTY	AREA
Level 1	ASPHALT ROAD - 200mm	2534 m ²	
Level 1	ASPHALT ROAD - 200mm	85 m ²	
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	306 m ²	
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	485 m ²	
Level 1	Concrete Curb - 200mm	199 m ²	
Level 1	LANDSCAPE - GREEN SPACE	19 m ²	

WATERING PROGRAM:

- 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 FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS MANUALLY FED BY WATERING. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS MANUALLY FED BY WATERING. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS MANUALLY FED BY WATERING. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS MANUALLY FED BY WATERING.
- 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 3 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1.5 GALLOWS PER PERCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INFILTRATION IN WATER AROUND THE TREE ROOT BALL SUPPORTED BY THE PIPING SUPPLIED IN THE SOIL CELLS.

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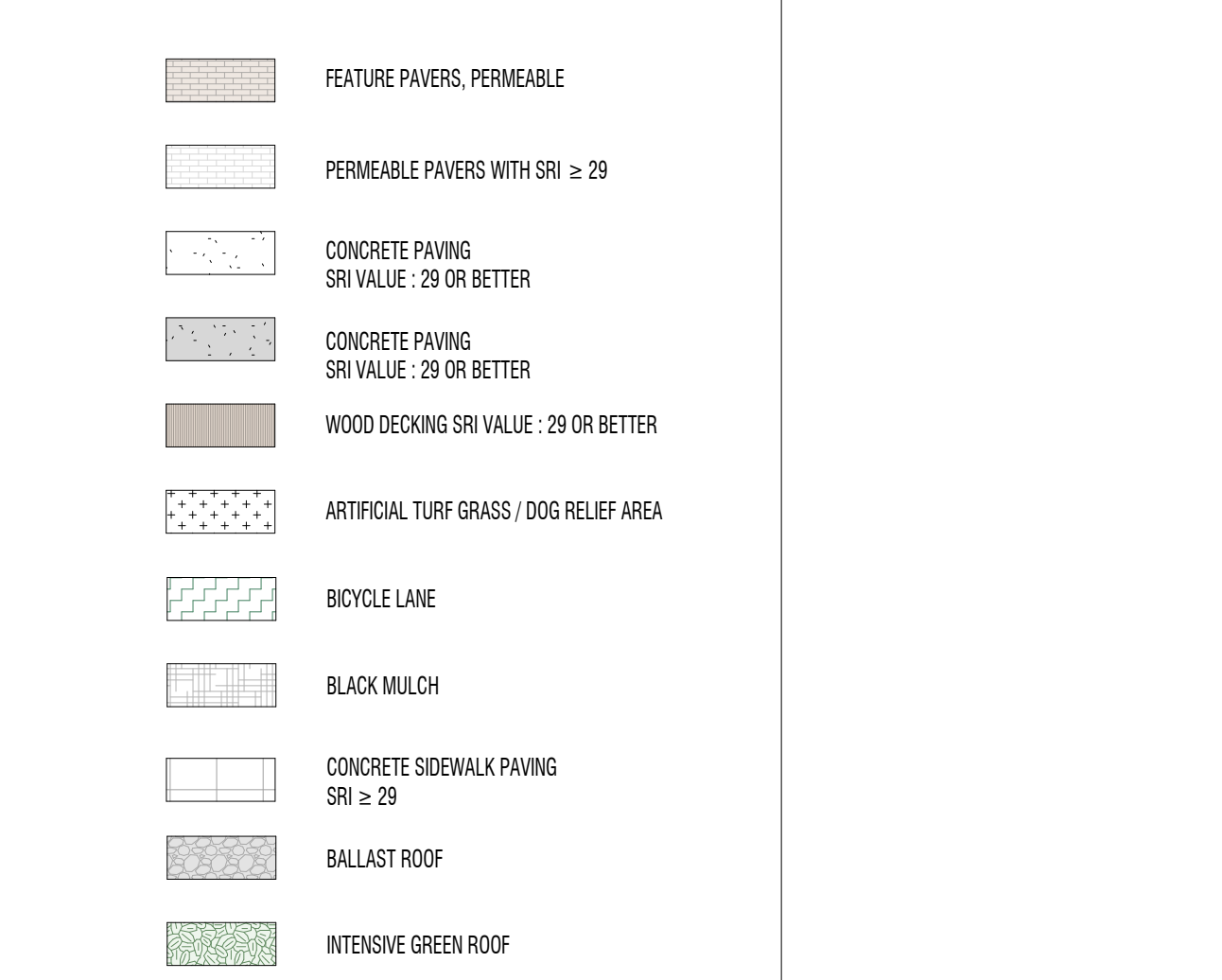
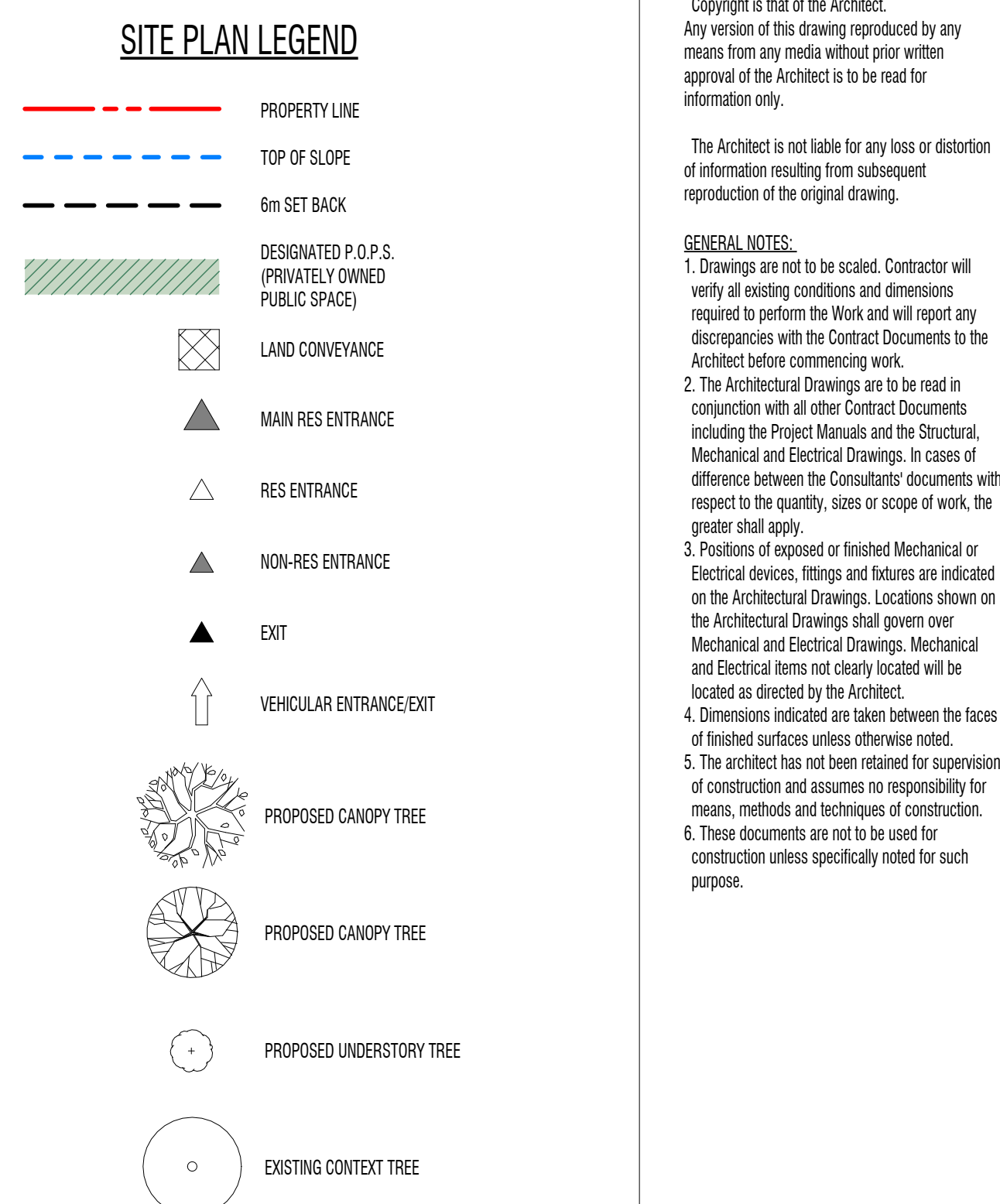
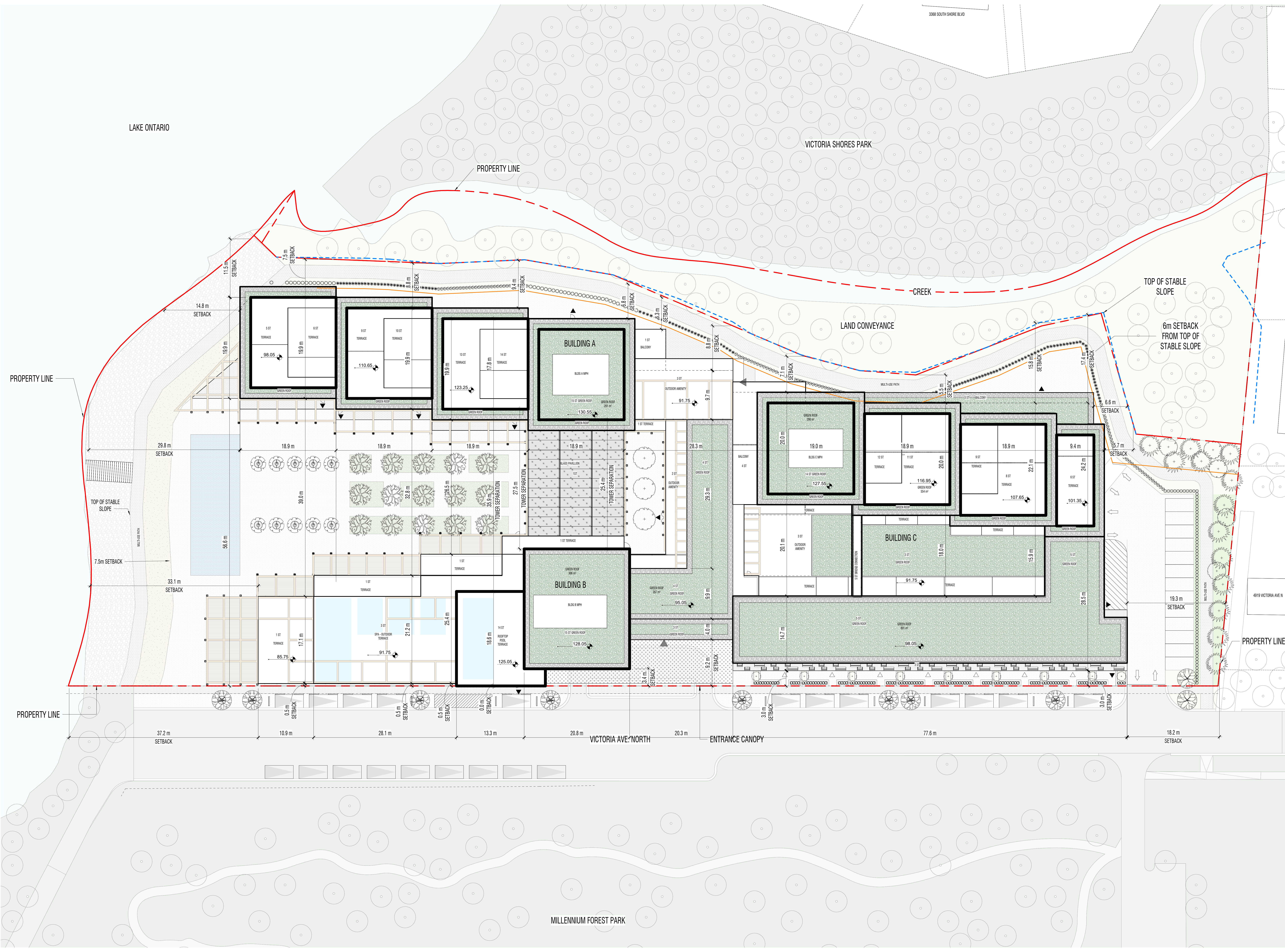
4933 VICTORIA AVENUE NORTH

Project North True North

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

LANDSCAPE PLAN

L-101



- ### 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, WOODS-PERIOD ROOT SYSTEMS, AND BE HEALTHY, FREE FROM DISEASES. PLANTS TO BE GROWN UNDER CANADIAN AND SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
 - SPECIFY PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERTAINING TO THE SPECIES AND TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
 - CLAMP PLANTING SHALL HAVE A MINIMUM OF THREE STAKES SERVING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MADE CLAMPS WILL NOT BE EXCEPTED.
 - CONTAINER-GROWN PLANTS (POTS, CANES, TUBS OR BASKETS) TO HAVE SUFFICIENT ROOTS TO HOLD 2 LITRES 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 TRIMMED BALLS TO HAVE A COMPACT NATURAL BALL OF EARTH BY TIGHTLY REMOVED BURLAP AND TIGHTLY BOUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AND THE BALL FEEDING ROOTS SHALL NOT BE COMPARED TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% FIBROUS AND FEEDER ROOT SYSTEM.
 - CROWN PRUNING PRIOR TO PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED OR INTERFERING BRANCHES AND REMOVE BRUSH BRANCHES WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
 - ROOT BALL: CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 1.0 TO 1.0 OF THE ROOT BALL.
 - BACKFILL: SOIL TO BE BACKFILLED IN 150 MM LAYERS AND CONCURRENTLY WATERED AND WATERED TO ELIMINATE AIR POCKETS. COMPACT LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
 - WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
 - PLANTING AREA: TREES NOT TO BE 30 ROOT BALL DIAMETER. SOIL PREPARATION AREA TO BE EX ROOT BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300 MM.
 - PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 5 TO 75 MM HIGHER THAN SURROUNDING GRADE.
 - 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.
 - REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY CONTINUED. END OF WARRANTY IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
 - QUIVING SYSTEM TO BE USED FOR TREES 30MM CALIPER AND GREATER.
 - ORANGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE), BING 300A 15-200T, FULLY PERFORATED COMPLETE WITH 10MM PERFORATED FILTER SOCK. NOT PERFORATED AT PASS THROUGH TO RISER PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
 - IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, SET ABOVE SHOULDER OF ROOT BALL AND CONNECTED TO TREE. ACCEPTABLE PRODUCTS: OXYGREEN, ROOTRAIN LARVAE SYSTEM INCLUDING ROOTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
 - ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SUSTAINABLE, MEETING TREE CARE (TC) PROTOCOL AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND CONSUMER PROTECTION ACT AND LISTED IN TABLE 2 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART 1 OF THE ACT DOCUMENT.

- ### URBAN FORESTRY TREE PLANTING NOTES:
- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING SCHEDULE AND CONSIDERATION OF WINDS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
 - NO OBTURANCE TO EXISTING GRADE IS PERMITTED AT ANY TIME WITHIN ANY TPL. PRIOR TO MOVING OR REMOVING ANY TPL, PERMISSION FROM URBAN FORESTRY IS REQUIRED.

- ### WATERING PROGRAM:
- 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 FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS MANUALLY FED BY WATER FROM THE BUILDING WATER DISTRIBUTION SYSTEM. HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE. MANAGEMENT OPERATIONS ON THE SUBSURROUNDING LANDSCAPE 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 1.5 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.

1 GREEN ROOF PLAN
A301 L-102 1:250

GREEN ROOF AREAS					
TYPE	AREA	%	SOIL VOLUME	Avg SOIL DEPTH	PRODUCT
BALLAST ROOF	1910 m ²	25%	151 441 m ³	150 mm	
LOW PLANTER BED - MEADOW / PERENNIAL GRASSES	3245 m ²	79%	486 765 m ³	150 mm	ECOSYSTEM* OR EQ
TOTAL	4955 m²	100%	638 206 m³		

GREEN ROOF PLANTS (NATIVE POLLINATORS)	
ASTER LAEVIS	SMOOTH ASTER
CAMPANULA ROTUNDIFOLIA	BELLFLOWER
GEMUM TRIFLORUM	PRAIRIE SMOKE
DESCHAMPSIA CERTOSA	TUFFED HAIR GRASS
VERBENA SIMPLEX	SLENDER YERBAIN
MONARDA FISTULOSA	WILD BERGAMOT
PANICUM VIRGATUM	SWITCH GRASS
EGNACIA PALLIDA	PALE PURPLE CONEFLOWER
SHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
CAREX PENNSYLVANICA	SEDGE

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- The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Contractor documents with respect to the quantity, sizes or scope of work, the greater shall apply.
- Provision of applied or finished Mechanical or Electrical devices, fittings and valves are indicated on the Architectural Drawings. Location shown on the Architectural Drawings that govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly indicated will be located as directed by the Architect.
- Contractor is liable for any damage between the faces of finished surfaces unless otherwise noted.
- The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
- These documents are to be used for construction unless specifically noted for each purpose.

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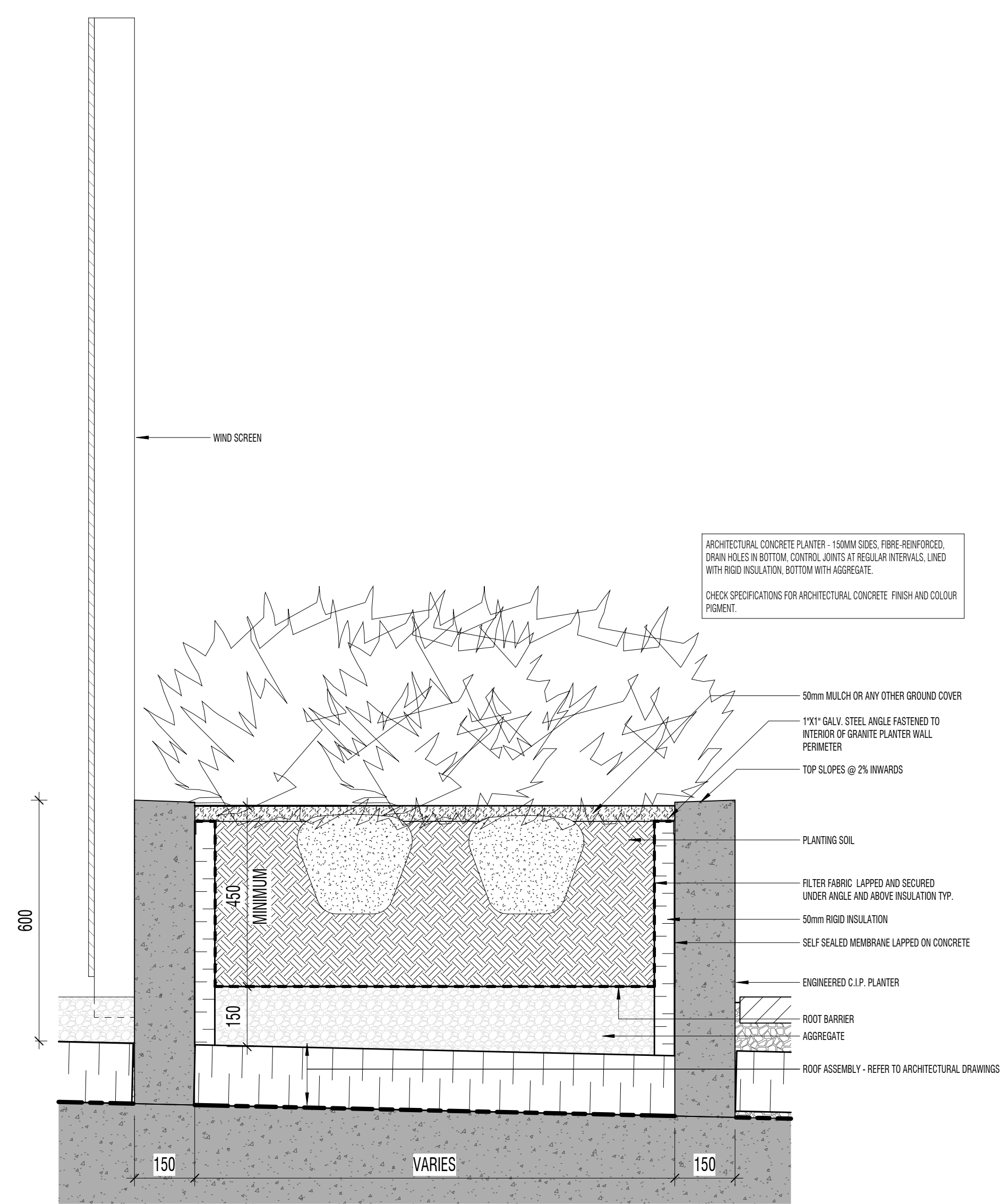
4933 VICTORIA AVENUE NORTH

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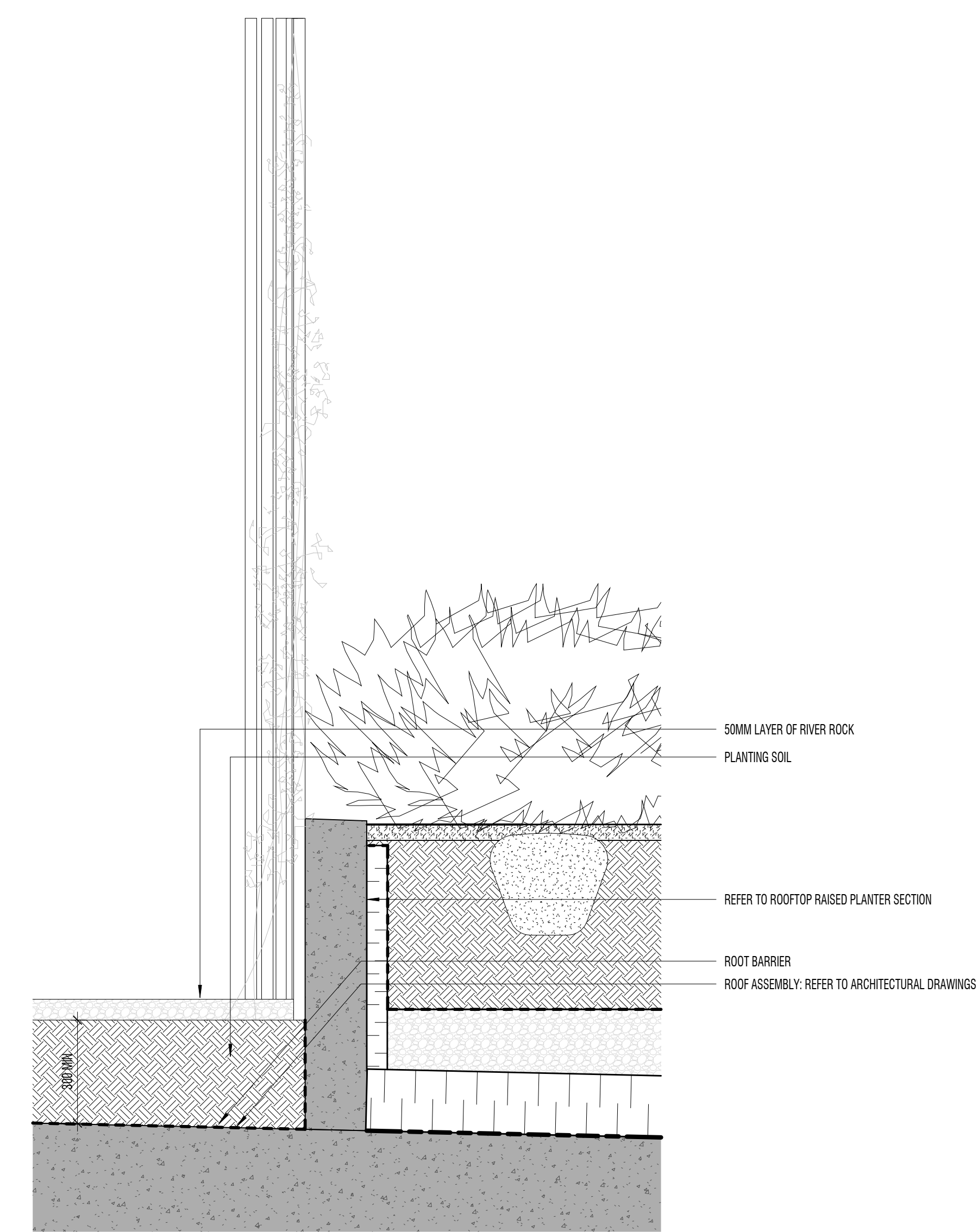
GREEN ROOF PLAN

L-102



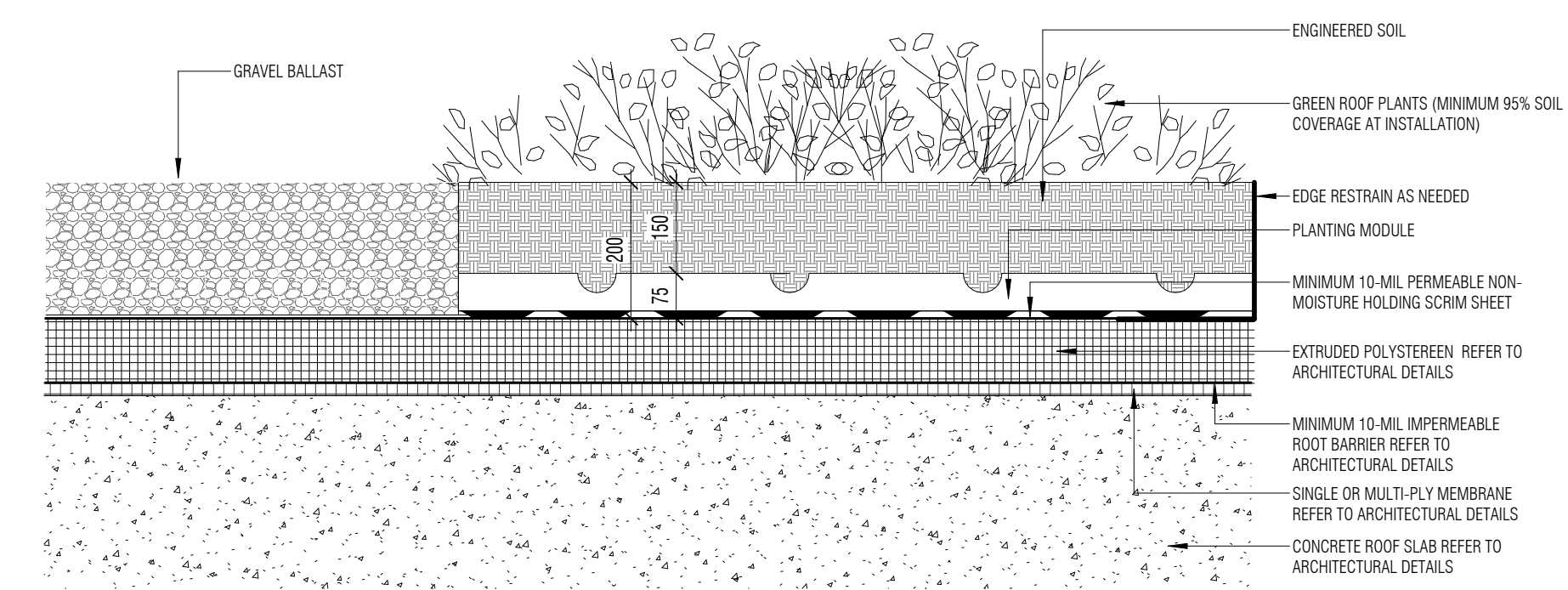
9 ROOFTOP RAISED PLANTER SECTION

L-302 1:10



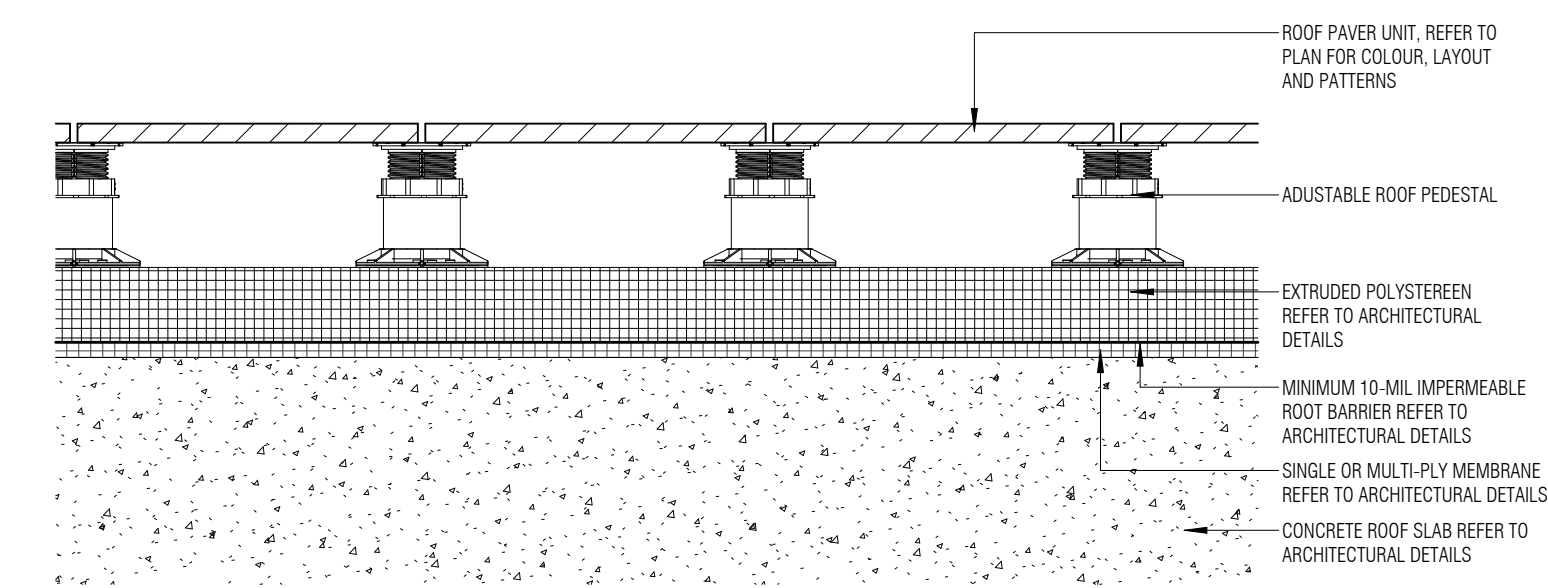
8 TRELLIS AND VINE PLANTING DETAIL

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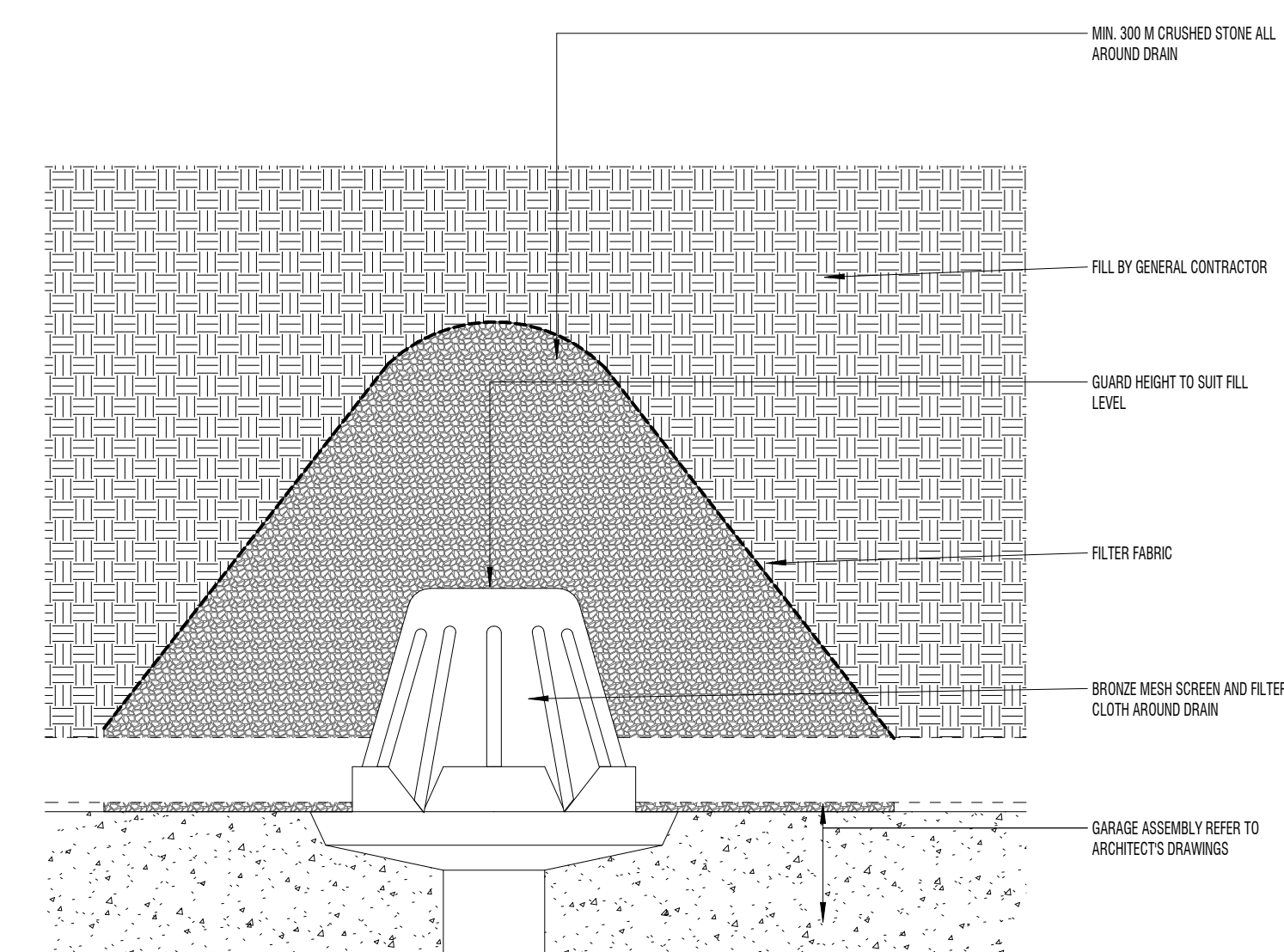
10 TYPICAL INTENSIVE GREEN ROOF DETAIL

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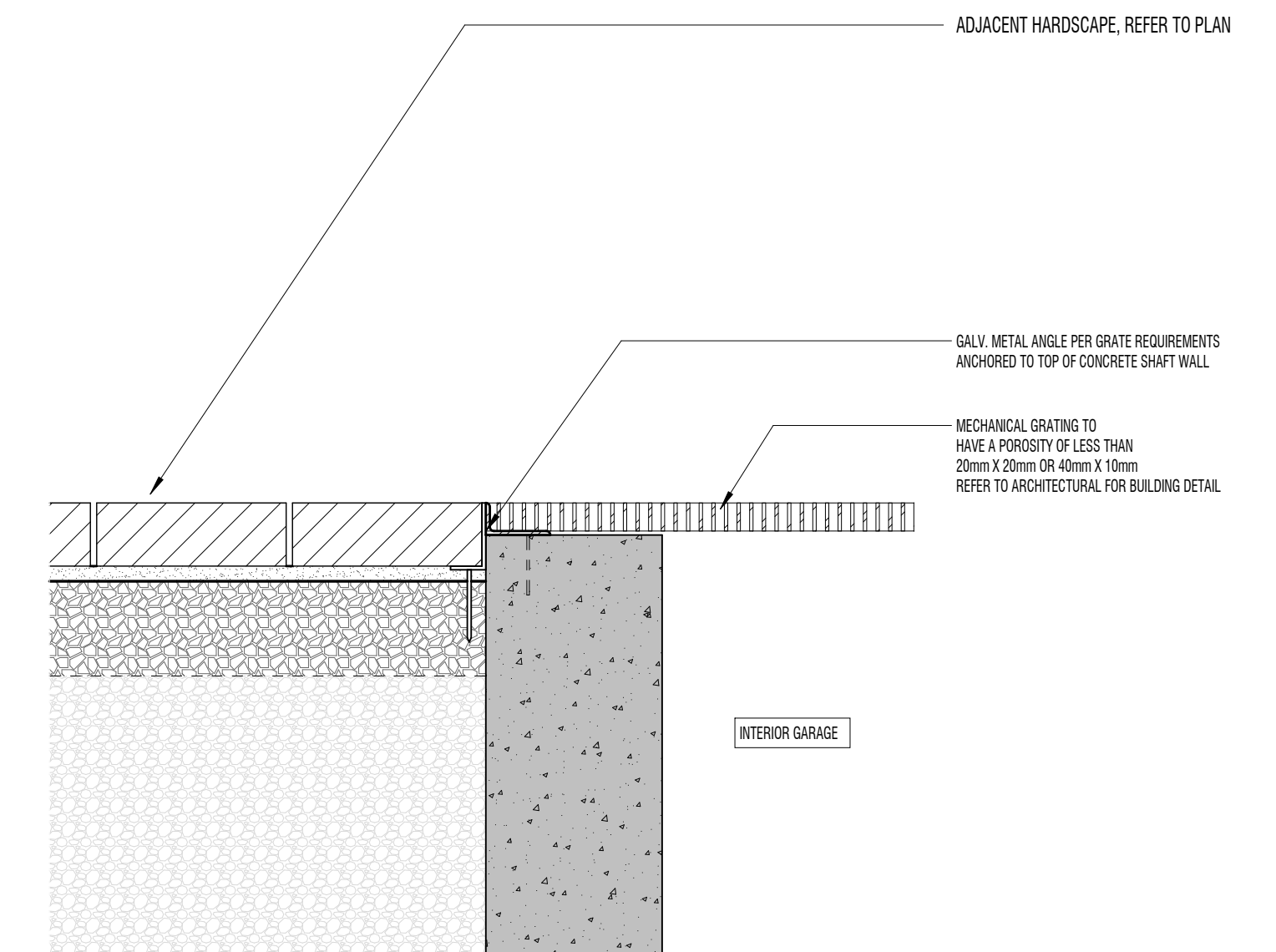
7 TYPICAL ROOF PAVING DETAIL

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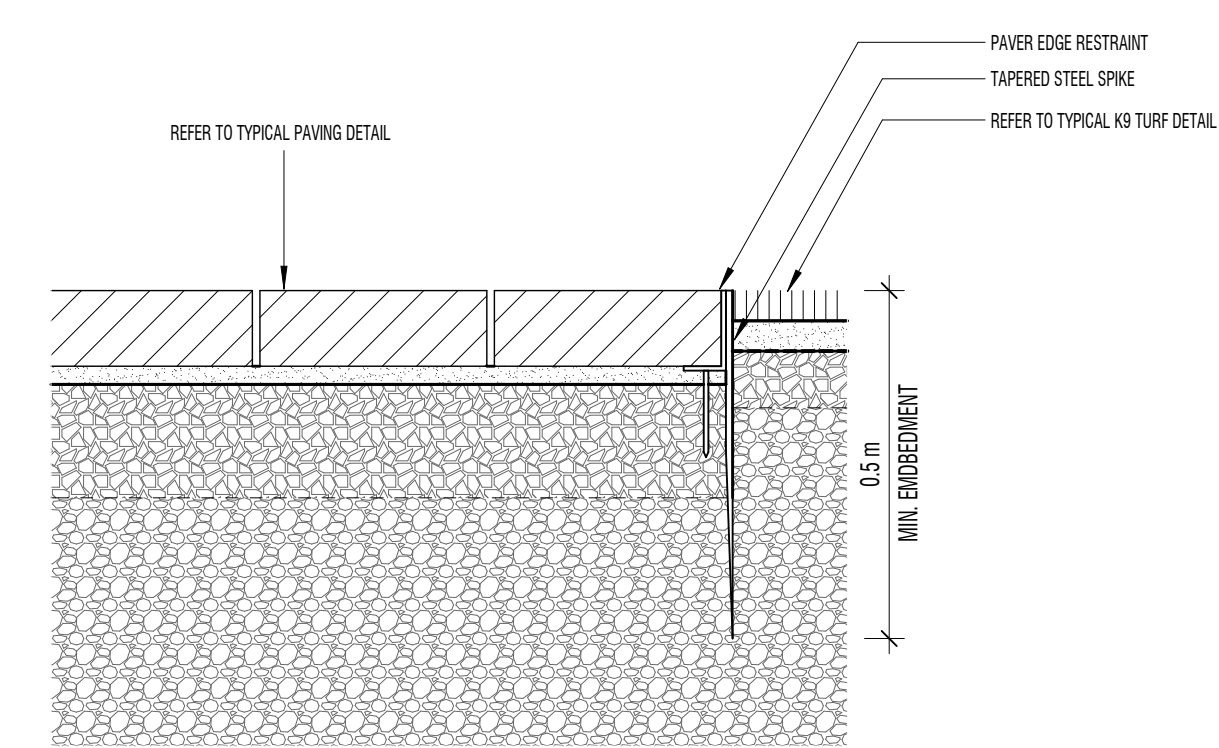
6 TYPICAL DRAIN AT PLANTER DETAIL

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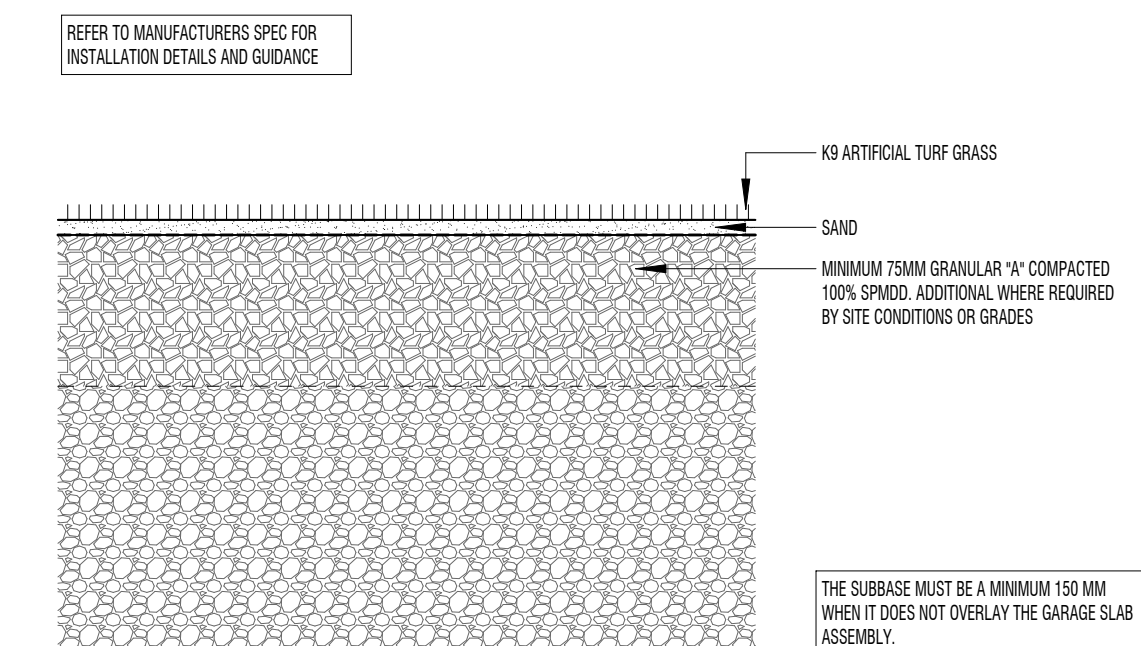
5 TYPICAL SHAFT DETAIL

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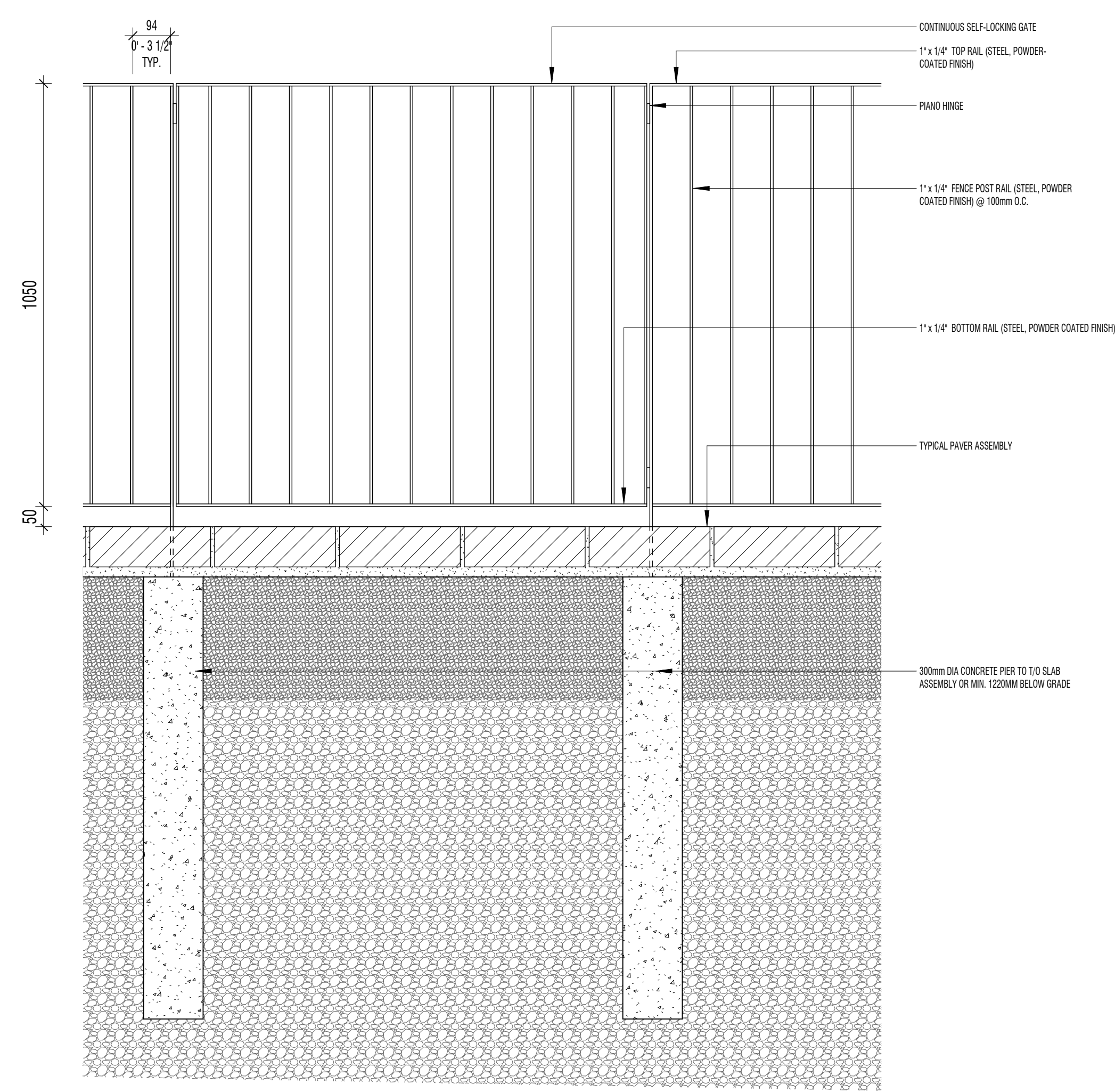
2 K9 TURF EDGE DETAIL

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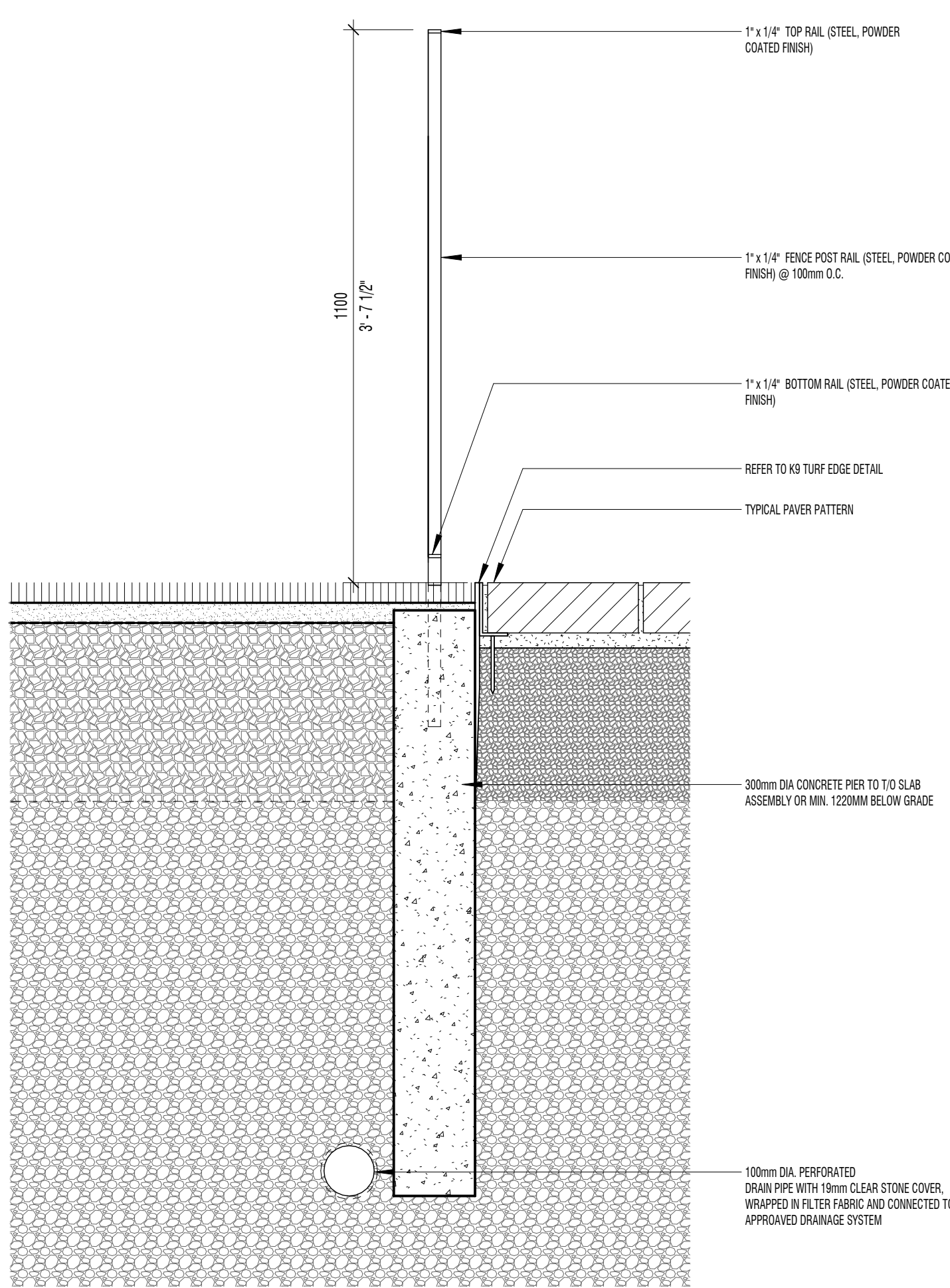
1 TYPICAL K9 TURF DETAIL

L-302 1:20



4 TYPICAL PICKET FENCE ELEVATION

L-302 1:10



3 TYPICAL PICKET FENCE SECTION

L-302 1:10

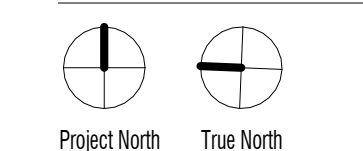
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SCALE As Indicated
PROJECT NO. 202302
ISSUE DATE February 23, 2024

LANDSCAPE
DETAILS

L-302

Appendix F: Conceptual Streetscape Plan

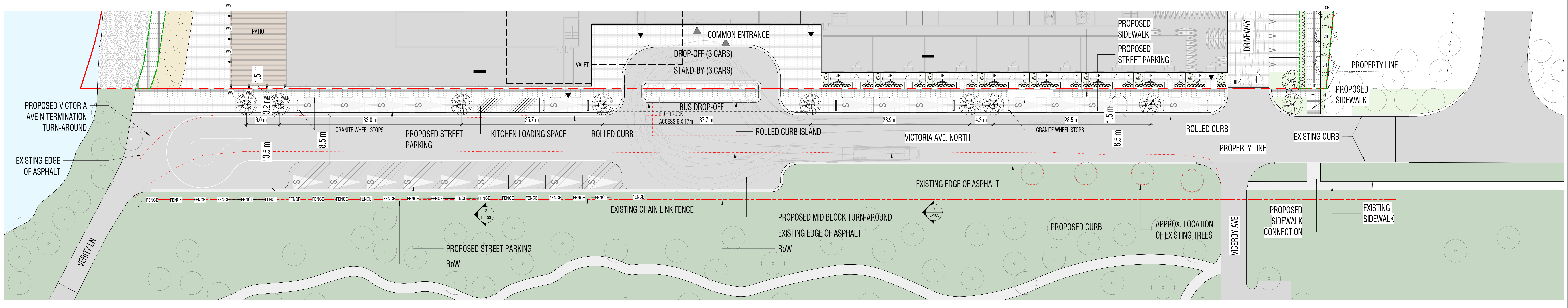
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3. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
4. Discrepancies indicated on plans 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.

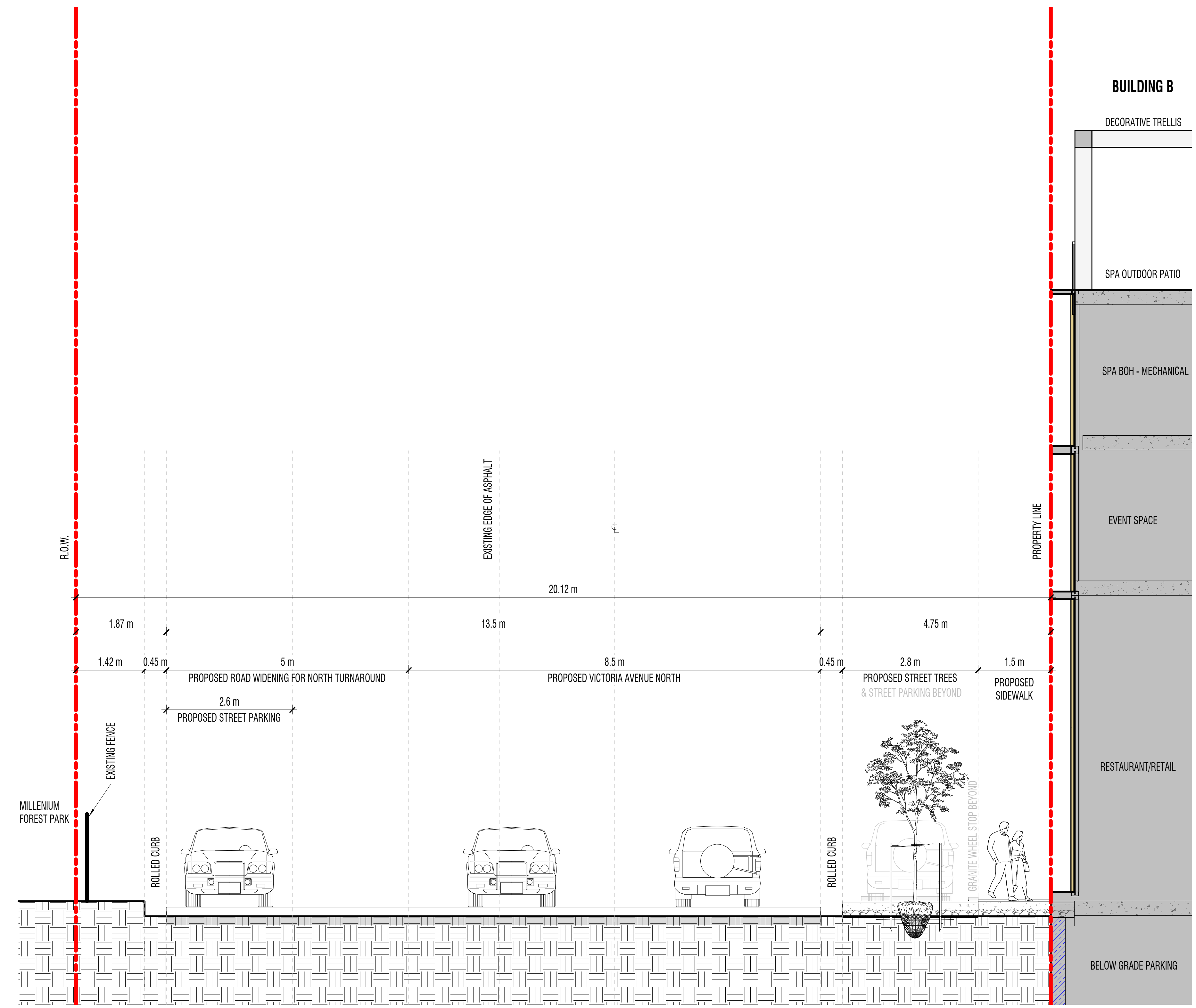
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TYPE B LOADING

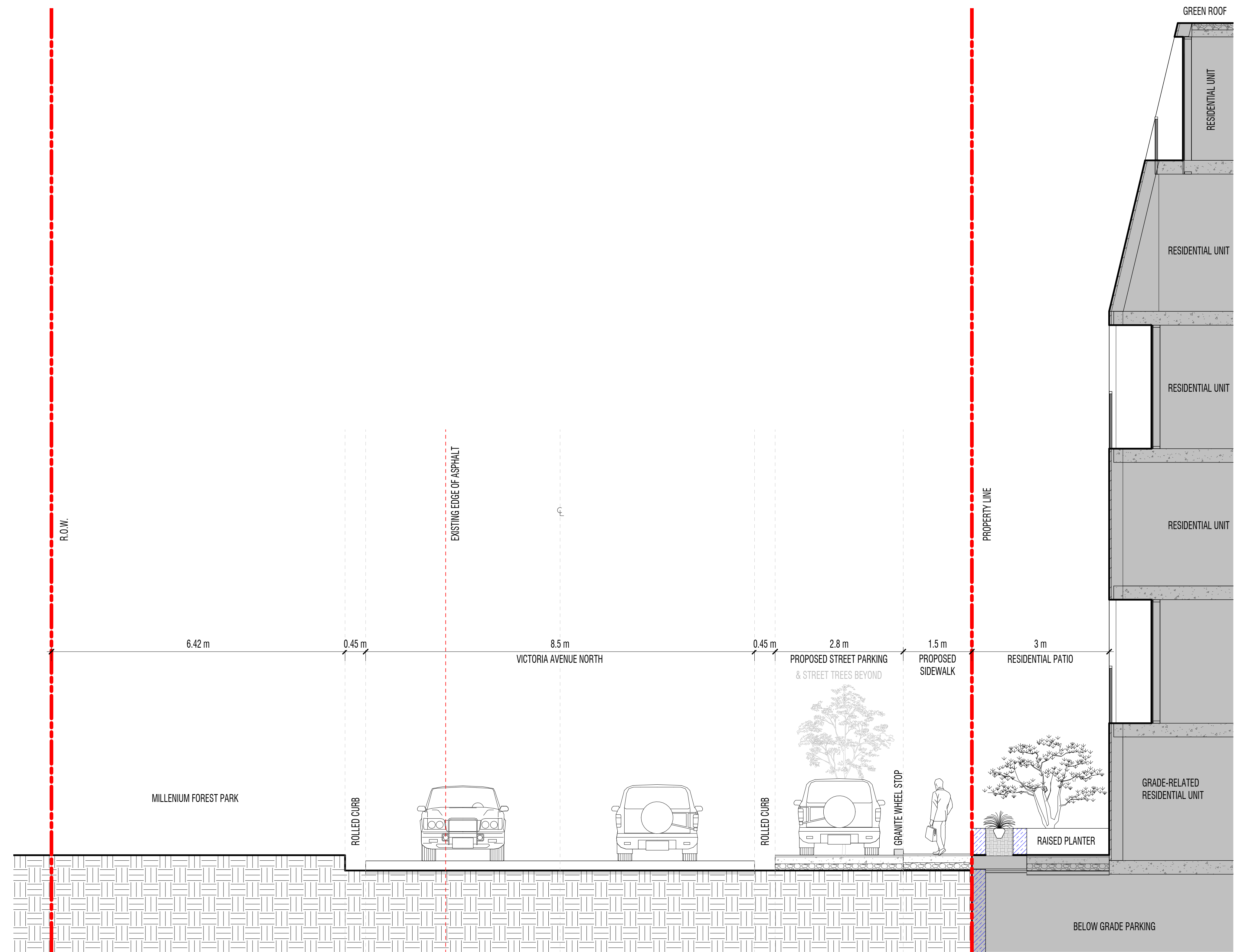


MILLENNIUM FOREST PARK

1 LANDSCAPE PLAN - Dependent 1
 A301 L-103/ 1: 250



2 VICTORIA AVE - PROPOSED STREET PARKING
 A104 L-103/ 1: 50



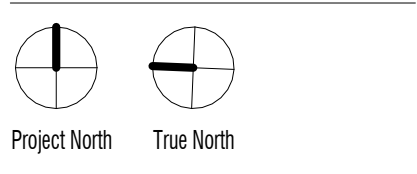
3 VICTORIA AVE - PROPOSED
 A104 L-103/ 1: 50

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SCALE As indicated
 PROJECT NO. 202302
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STREETSCAPE

L-103

Appendix G: Sun/Shadow Study



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

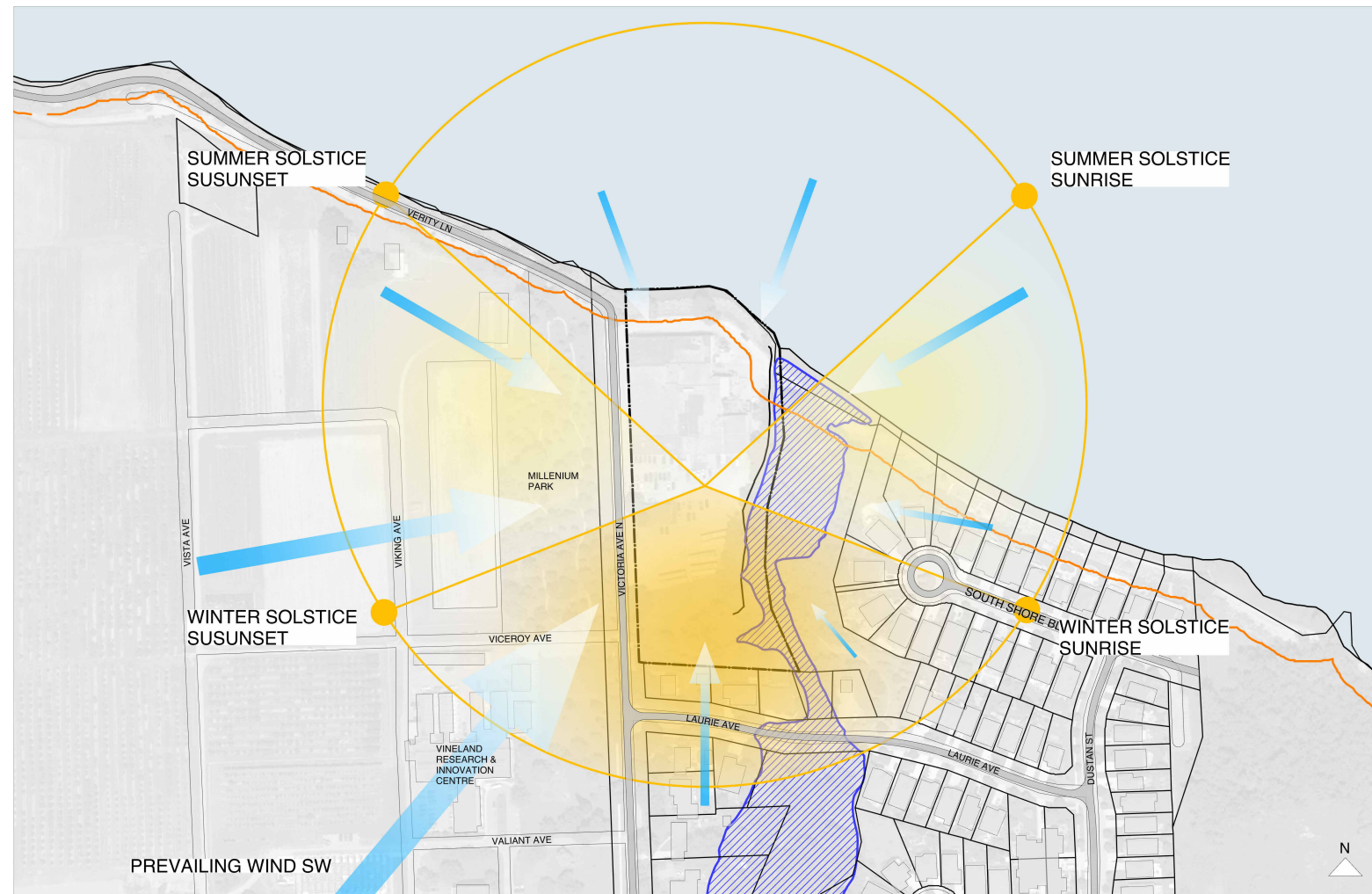
43° 11' 36" N, 79° 23' 41" W

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 uninterrupted 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 uninterrupted 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.

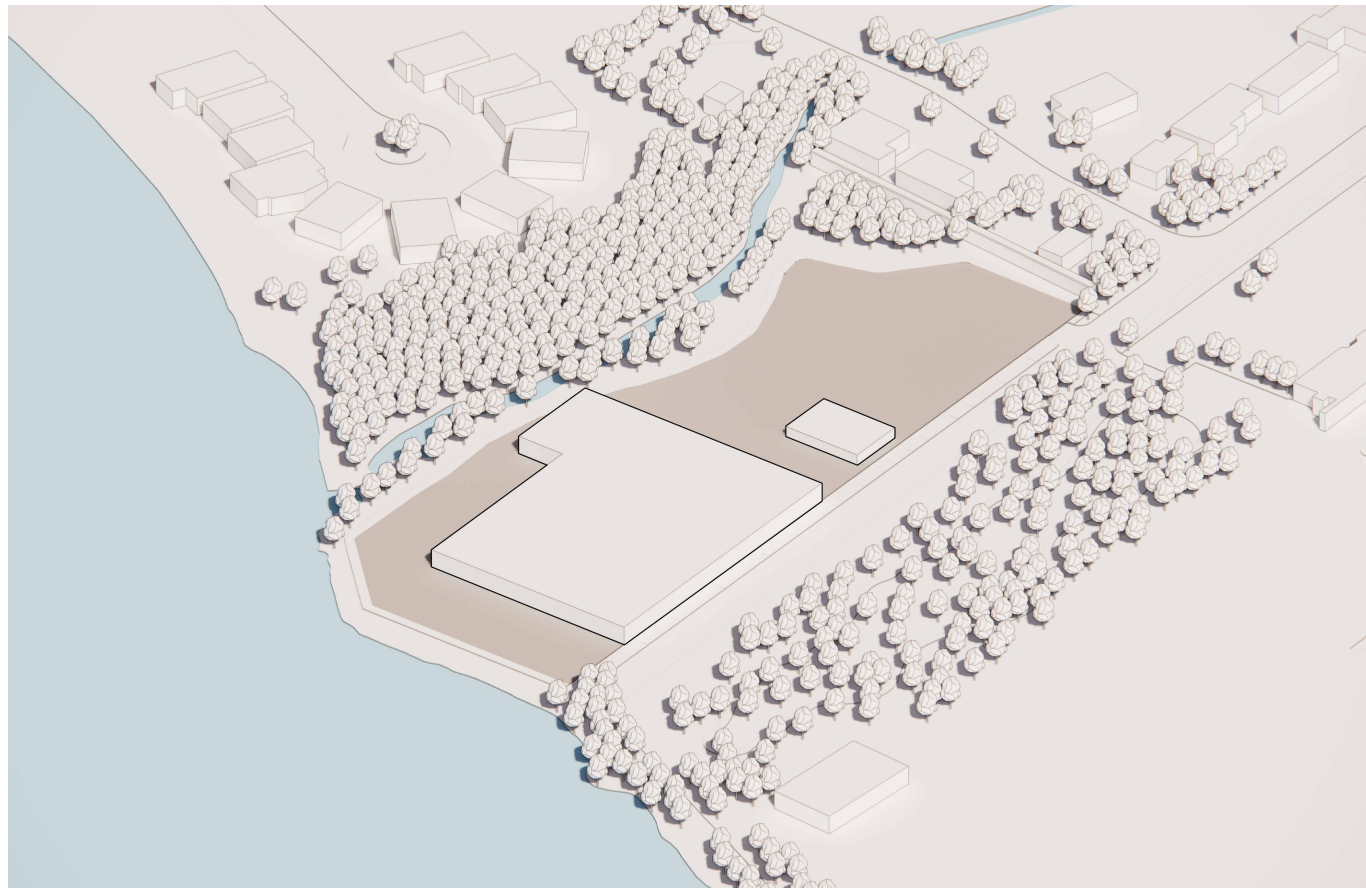


4933 VICTORIA AVE N
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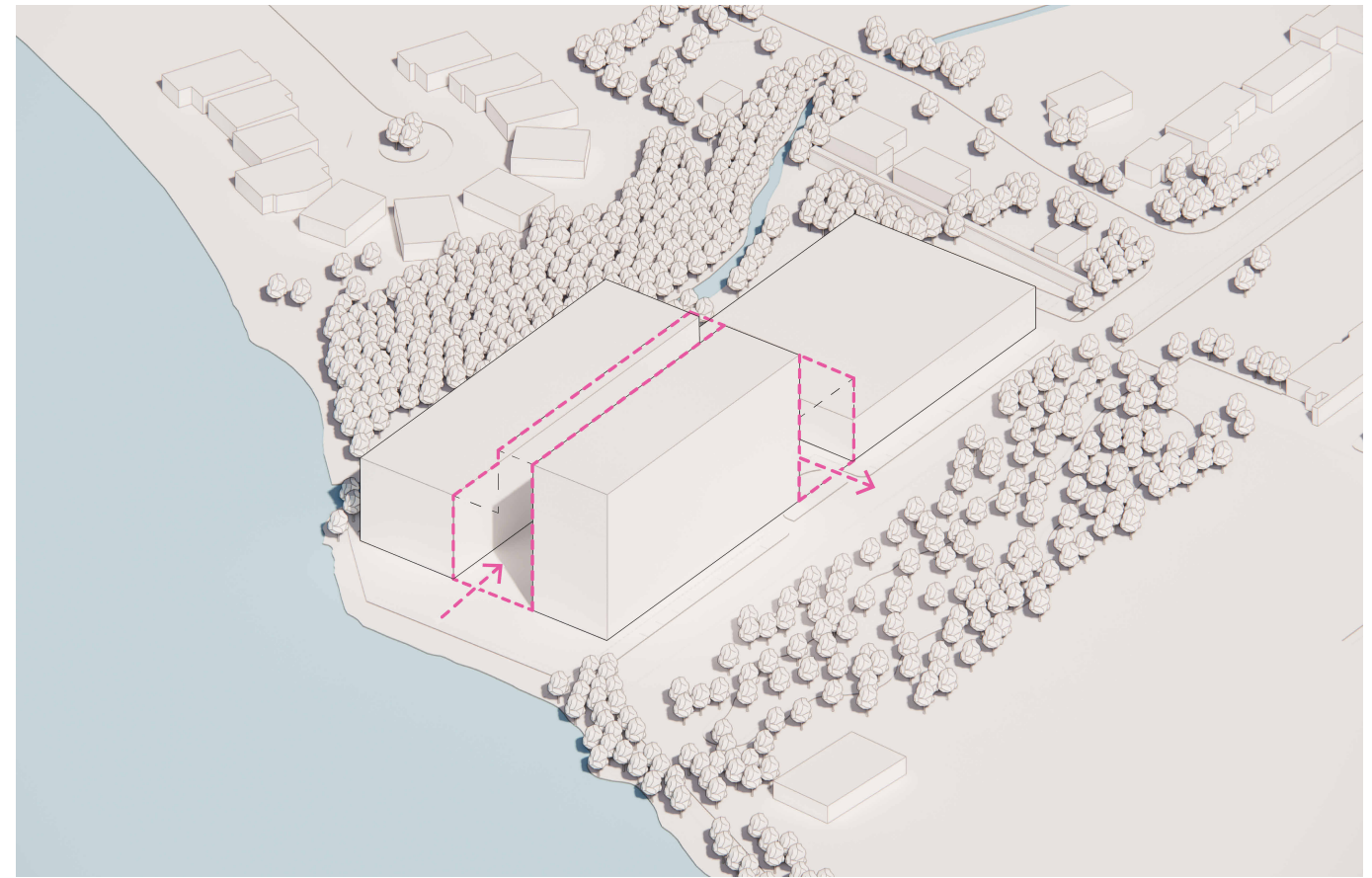
43° 11' 36" N, 79° 23' 41" W

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.

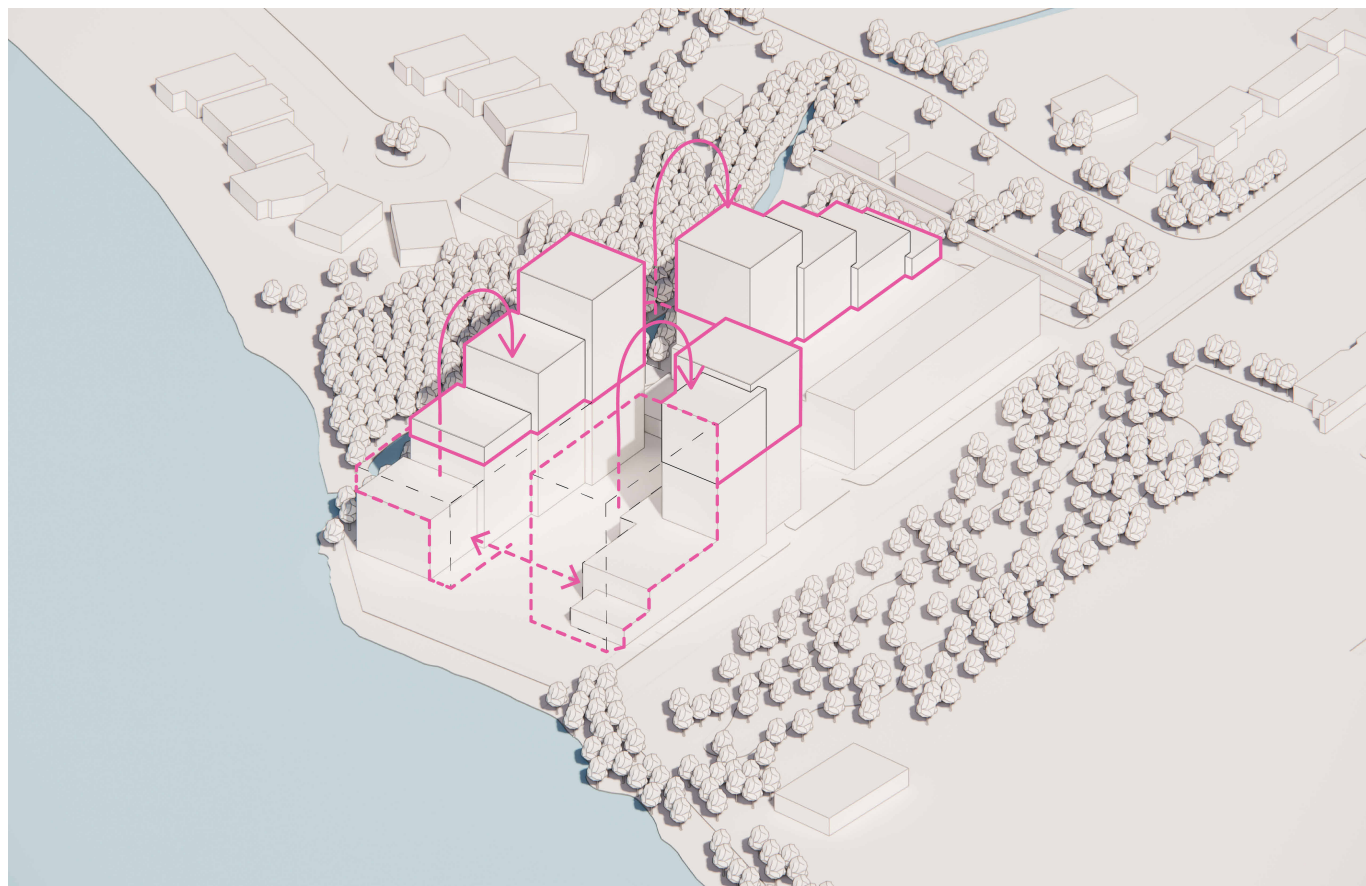
The site is designated under Prudhommes Secondary Plan as Mixed-Use. The previously existing 1 storey industrial building has been demolished and the site is currently undeveloped. The net site area is 16,299m², with proposed structures of 15 and 14 storey residentials, 15 Storey Hotel/Commercial, and 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.



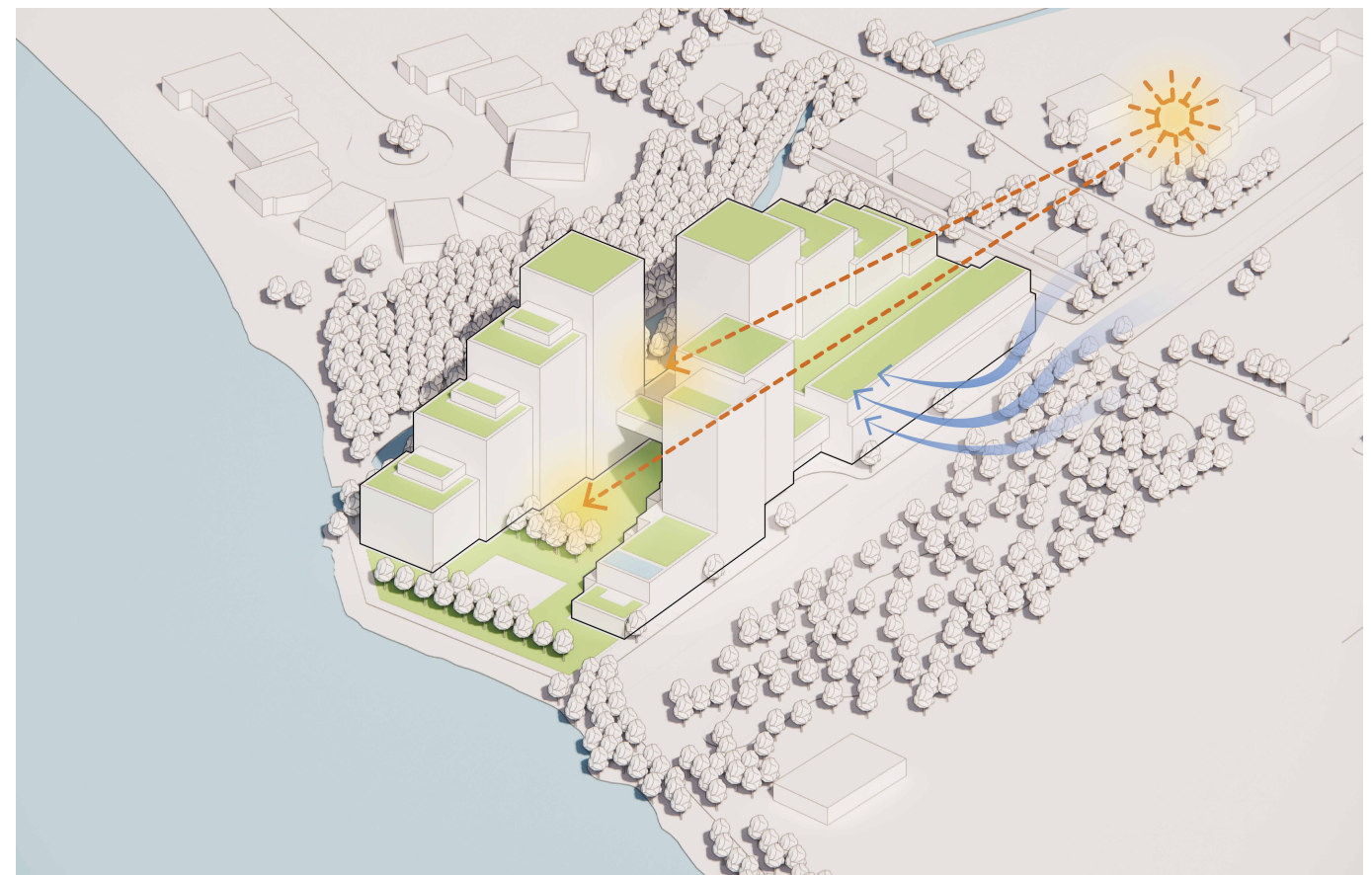
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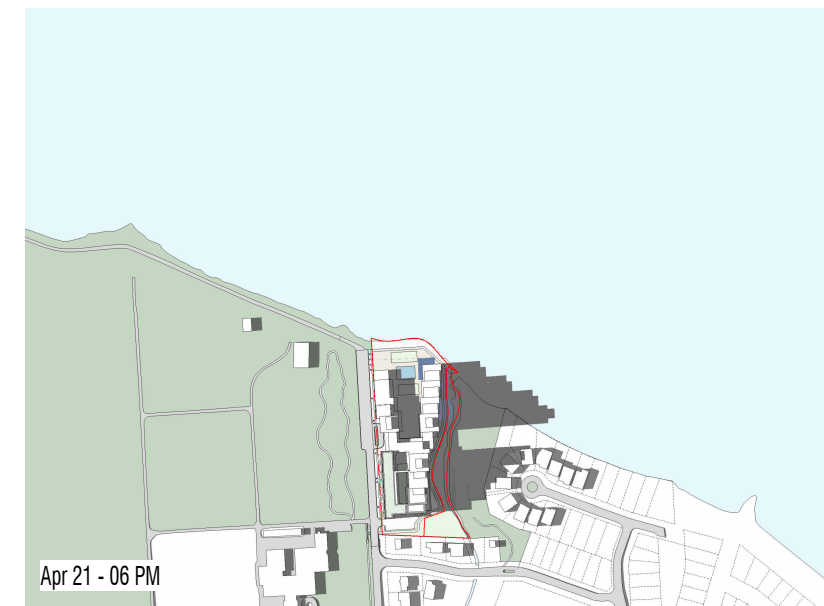
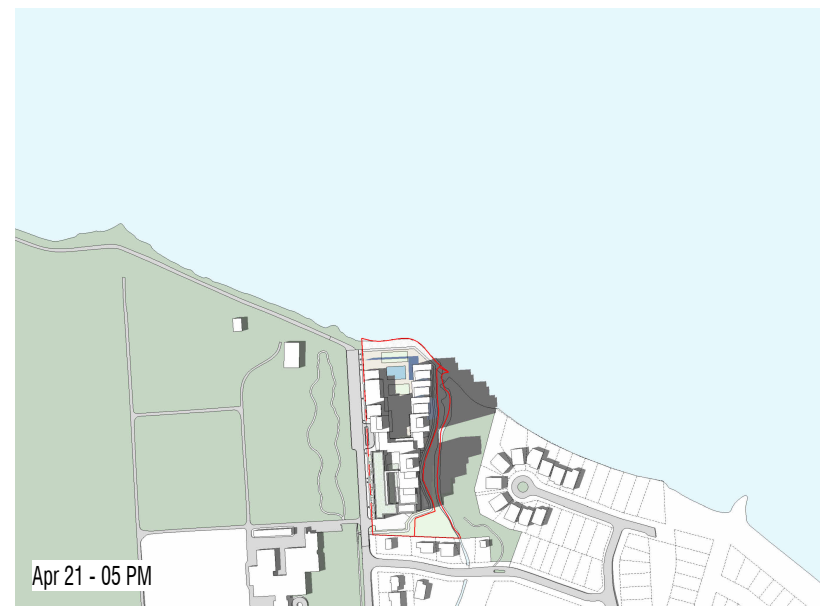
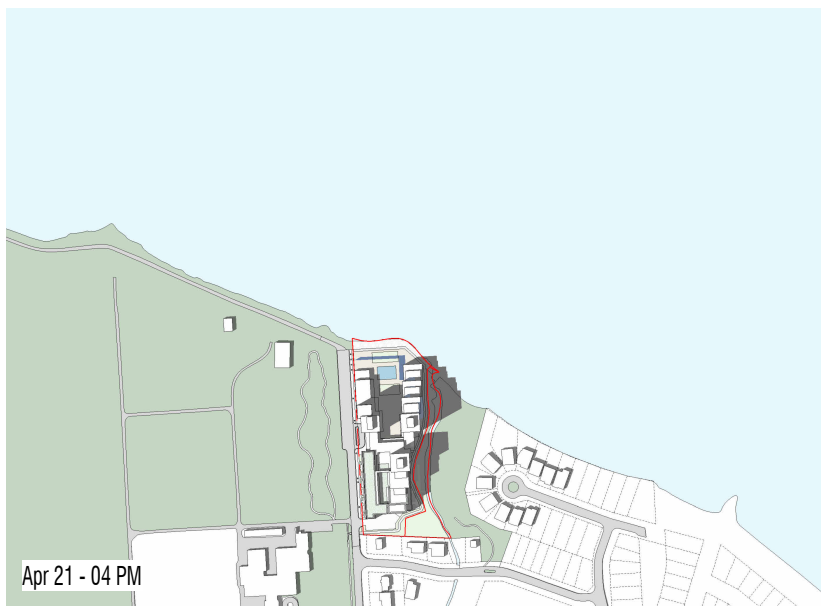
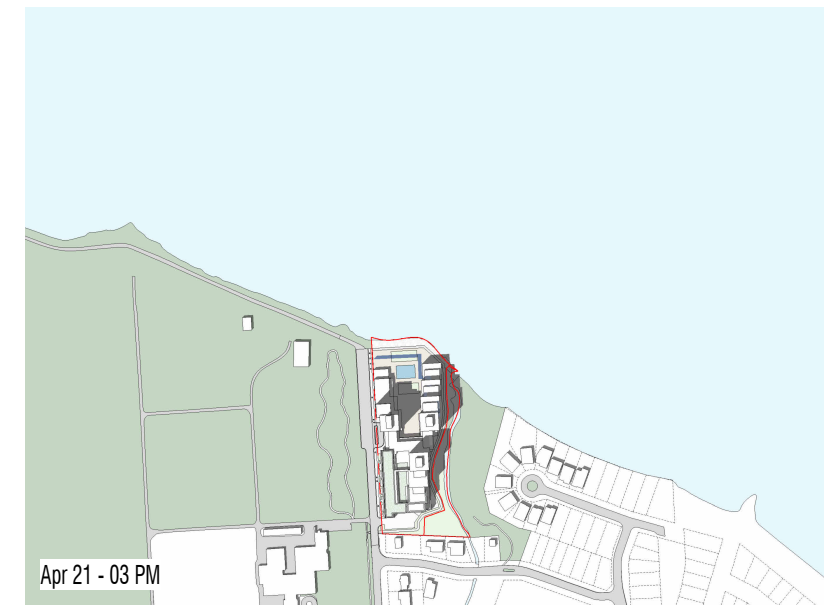
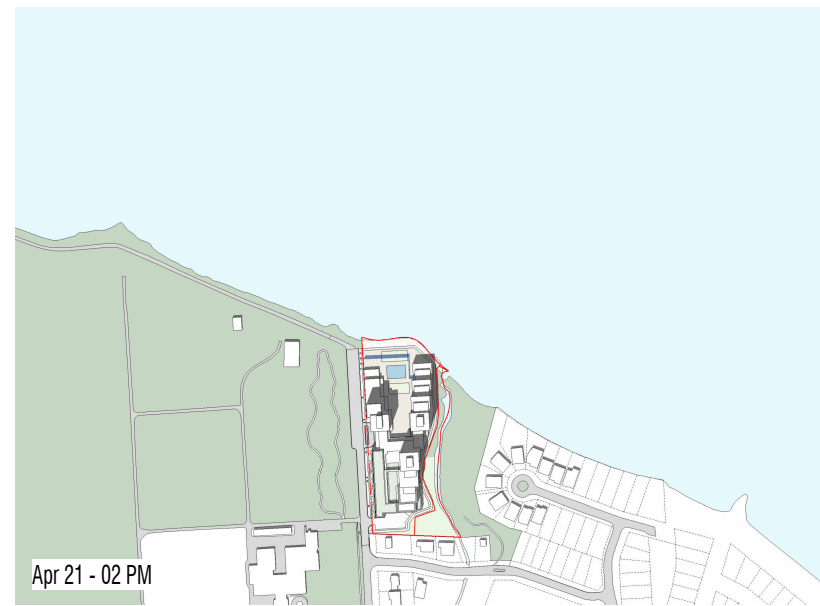
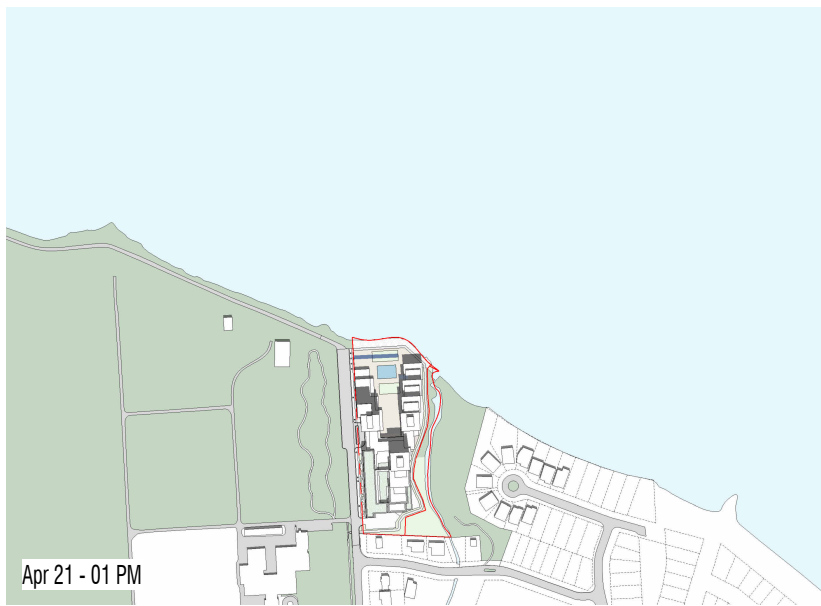
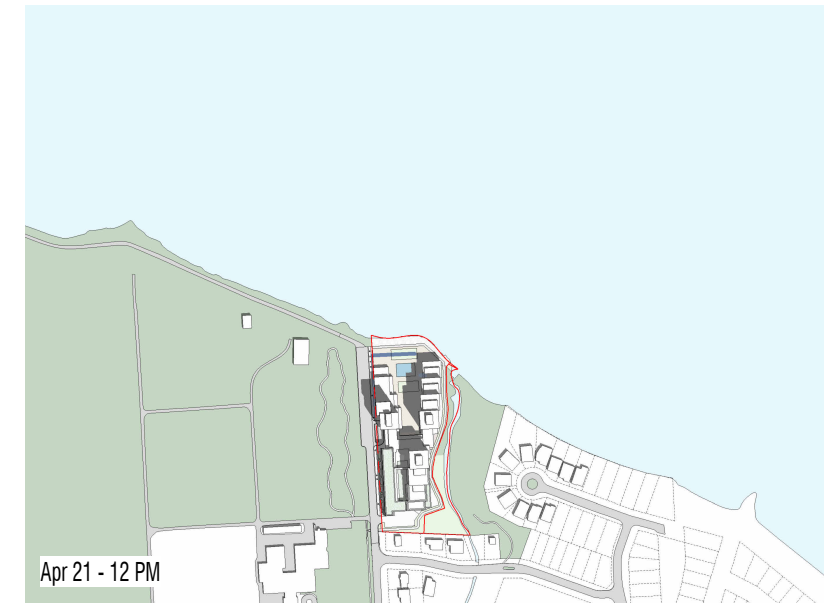
2. INITIAL MASSING PER SECONDARY PLAN SCHEDULE B-2 PRE-STUDY HEIGHT



3. REDISTRIBUTION OF MASSING TO BRING DAYLIGHT INTO OUTDOOR PUBLIC AREAS



4. MASSING APPROACH OPTIMIZING DAYLIGHTING AND MICRO-CLIMATE STRATEGIES



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 adversely 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 adversely 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
- SHADOW - PREVIOUSLY EXISTING

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.

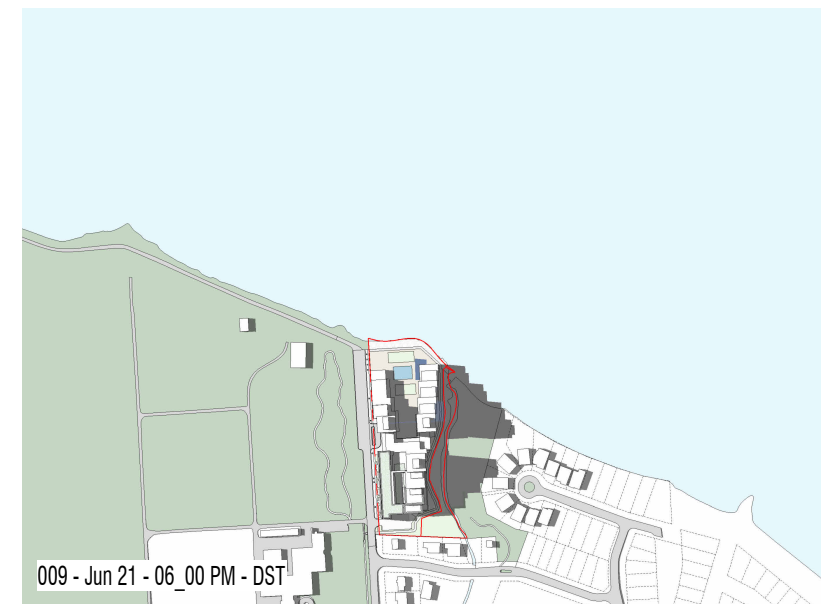
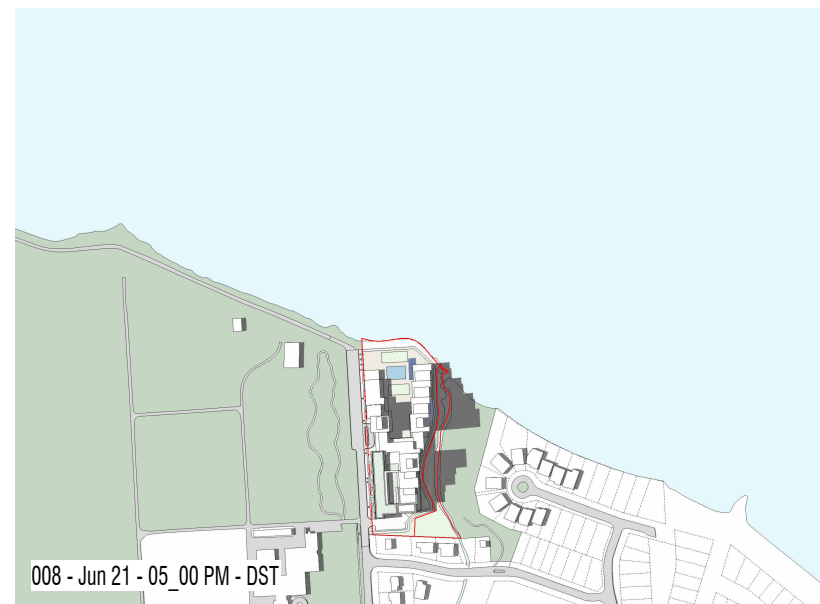
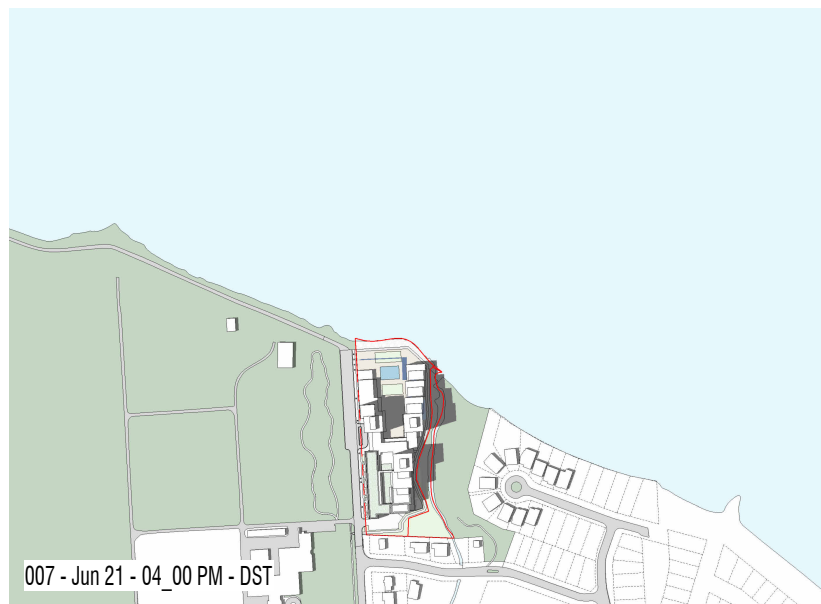
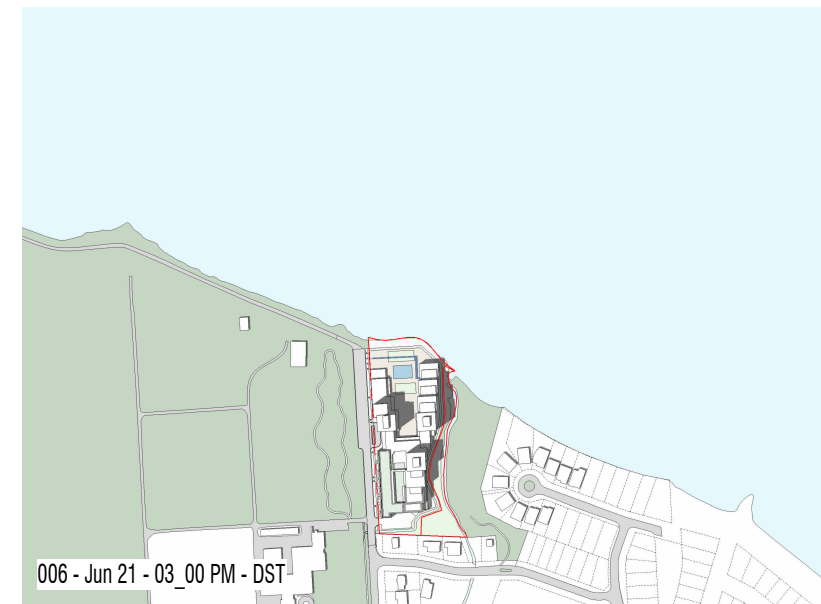
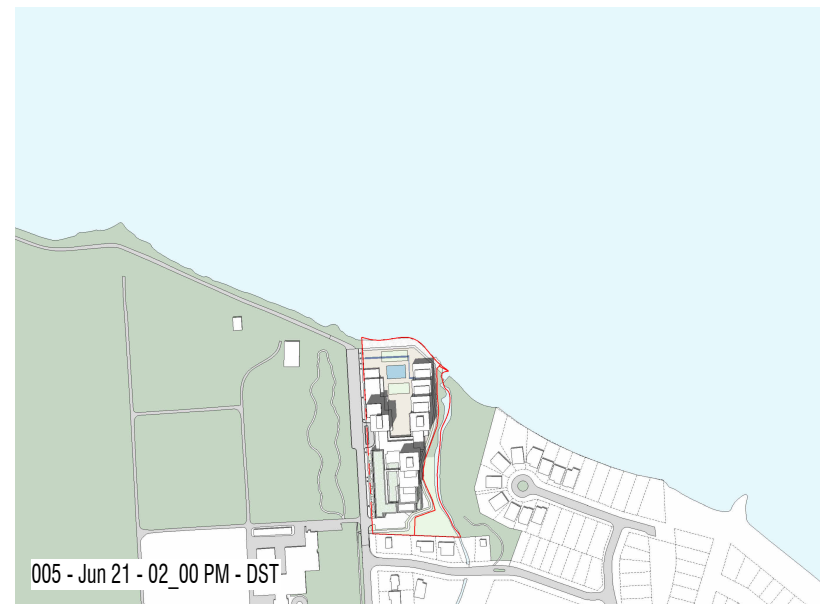
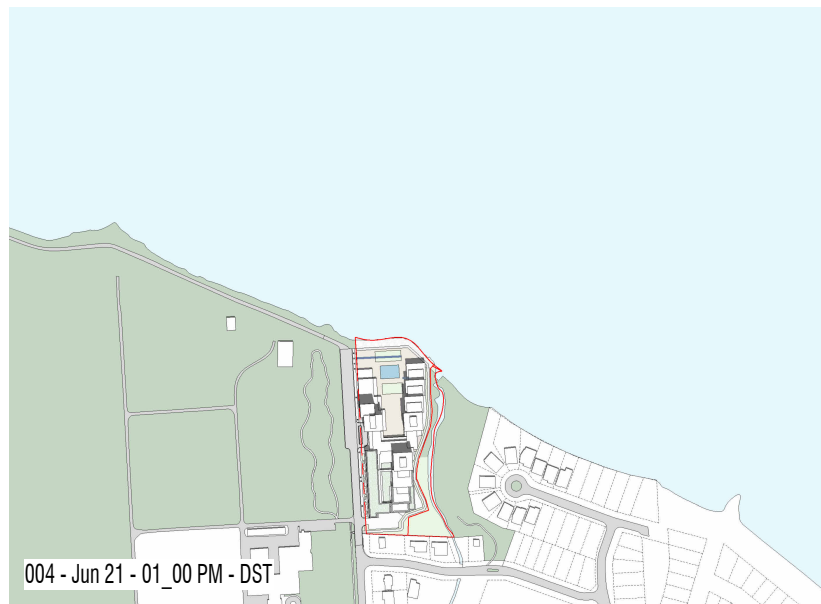
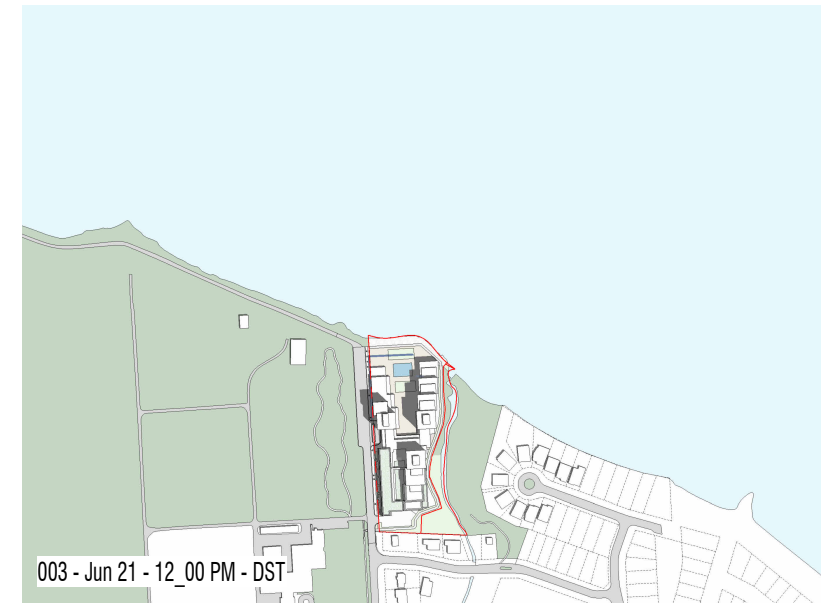
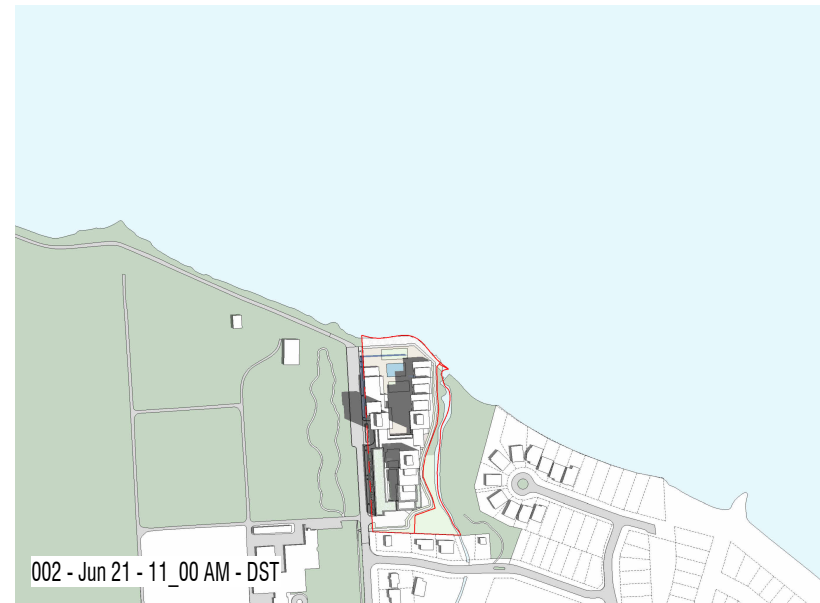
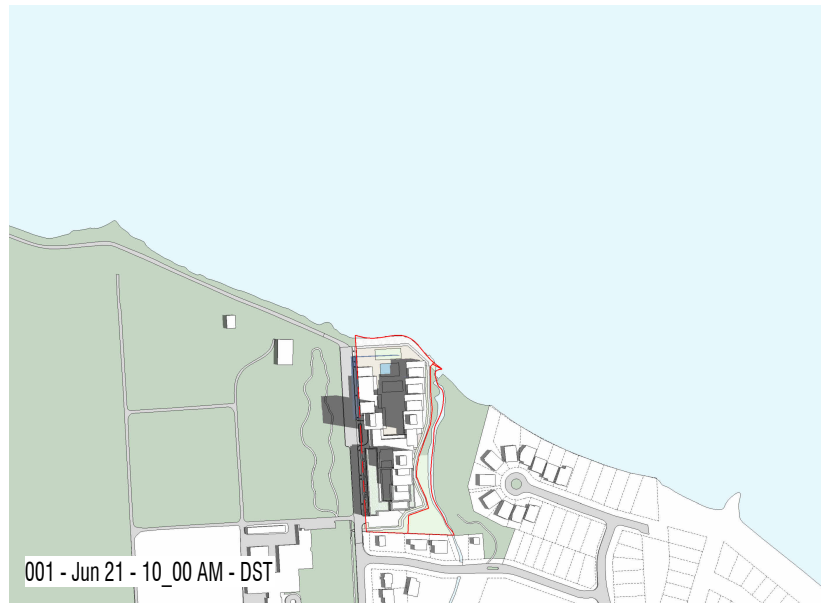
Public Realm

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 adversely 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 adversely 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
- SHADOW - PREVIOUSLY EXISTING



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.

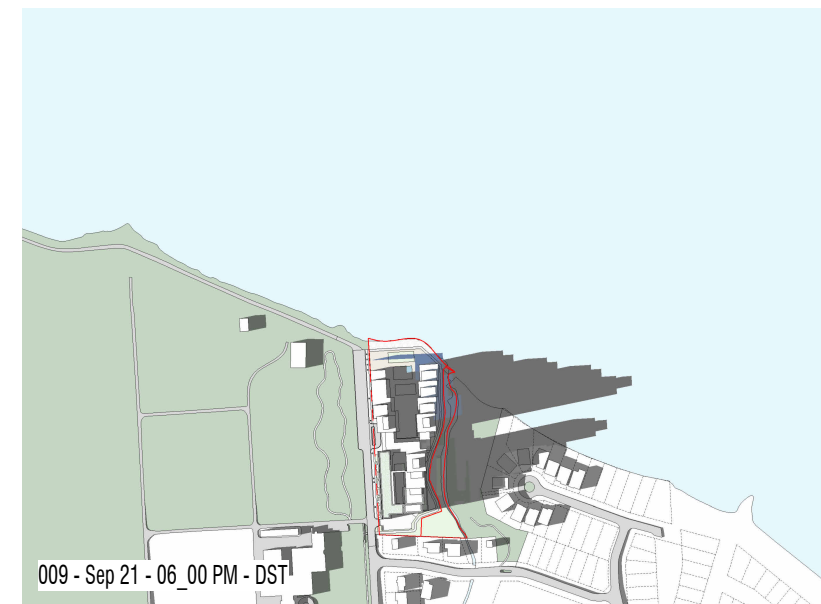
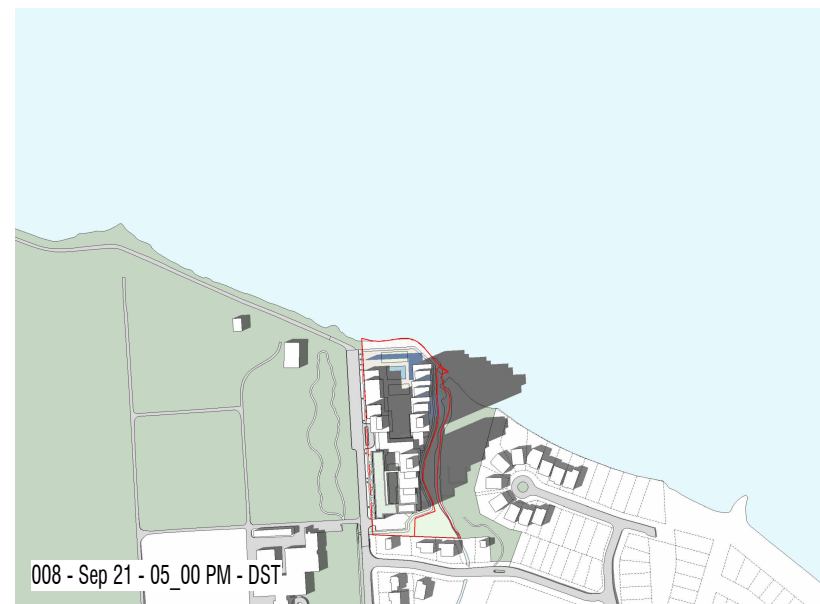
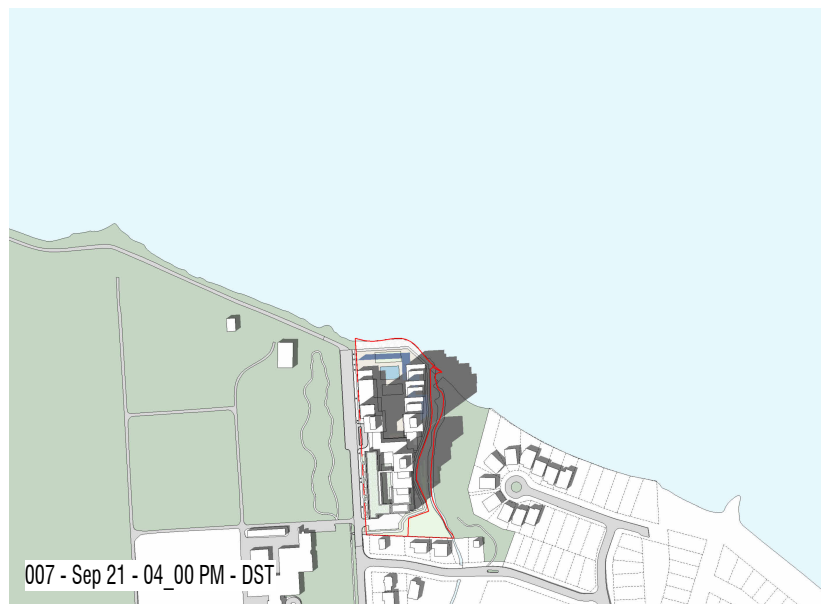
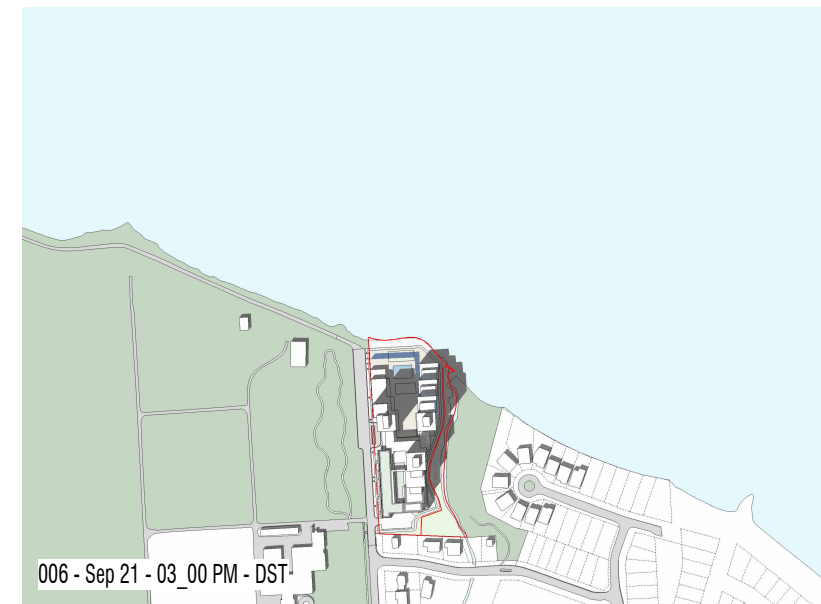
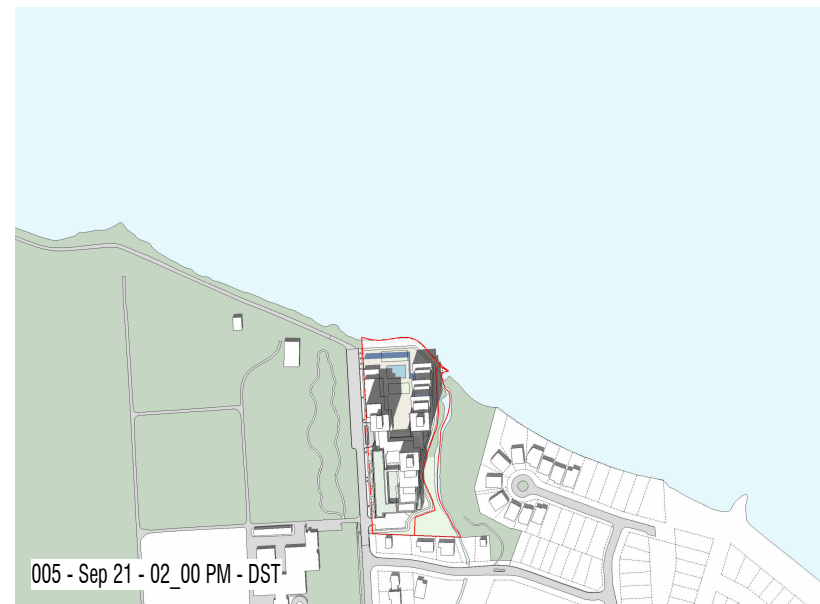
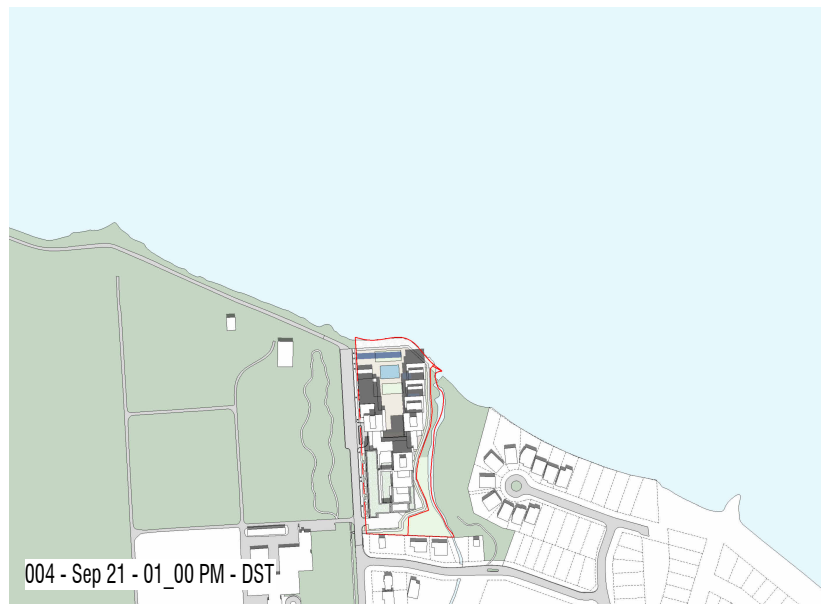
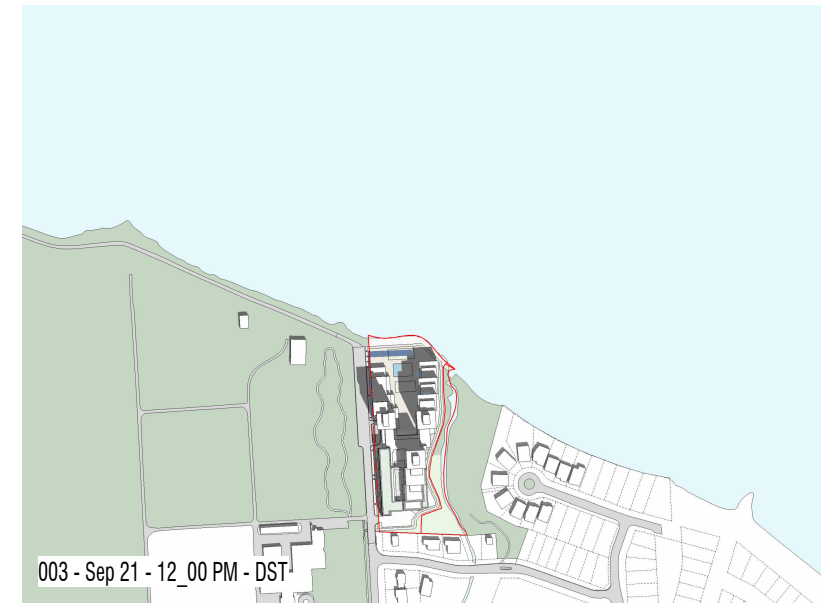
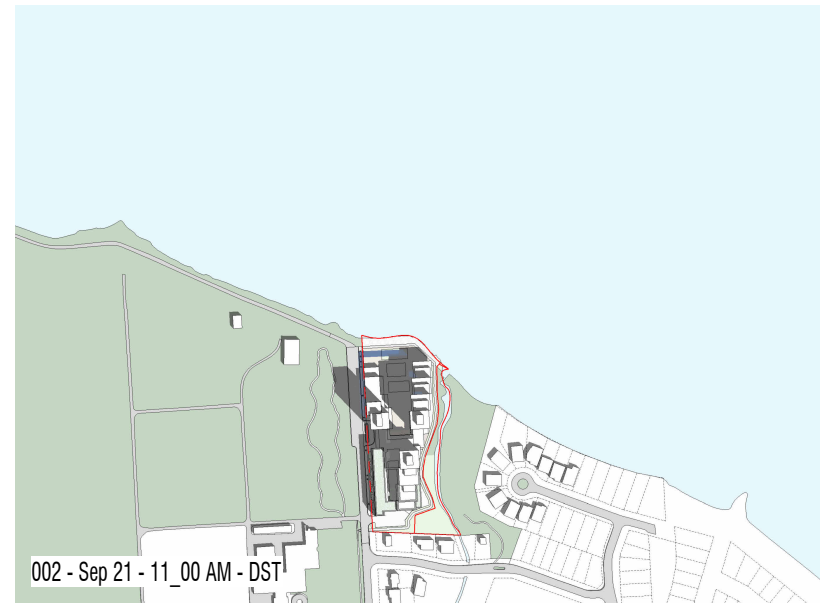
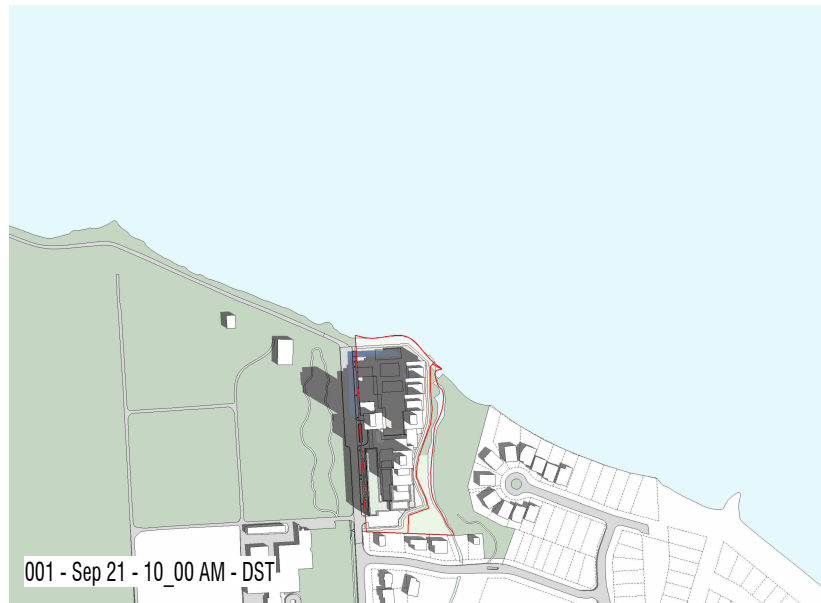
Public Realm

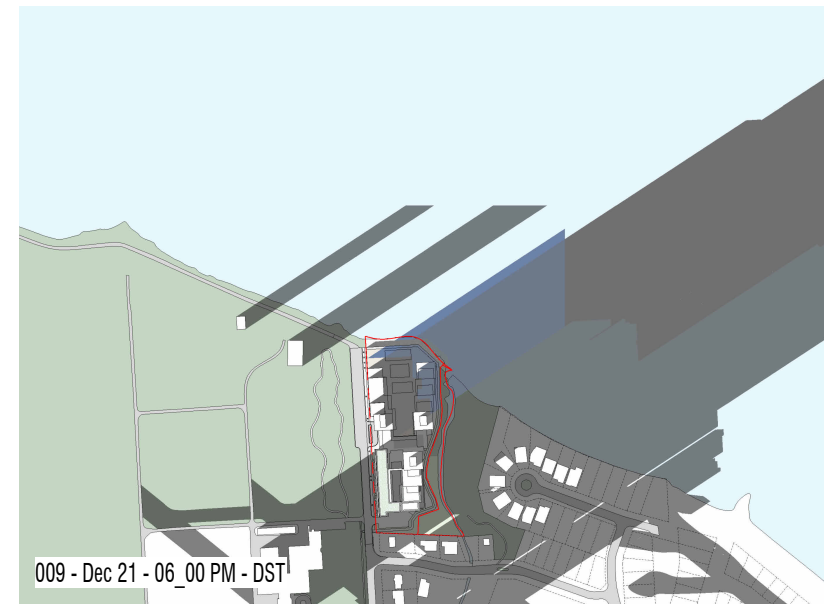
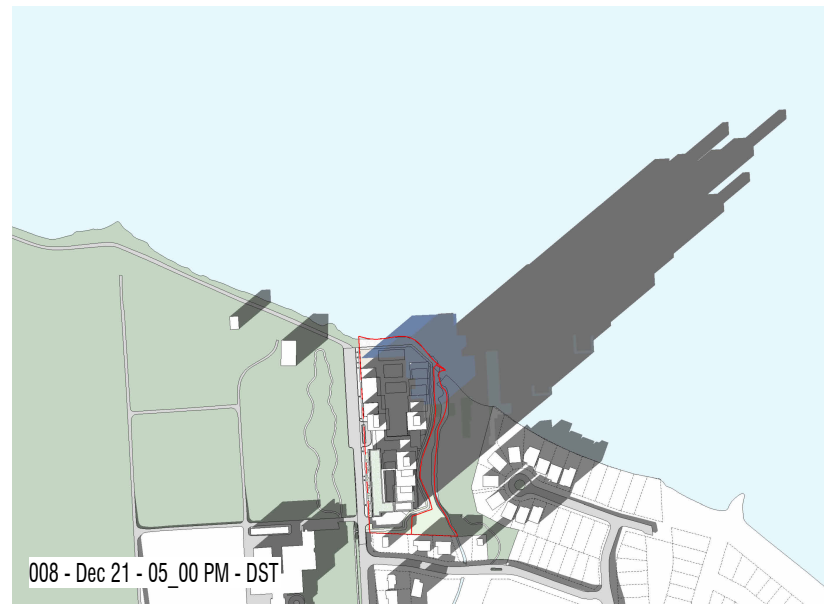
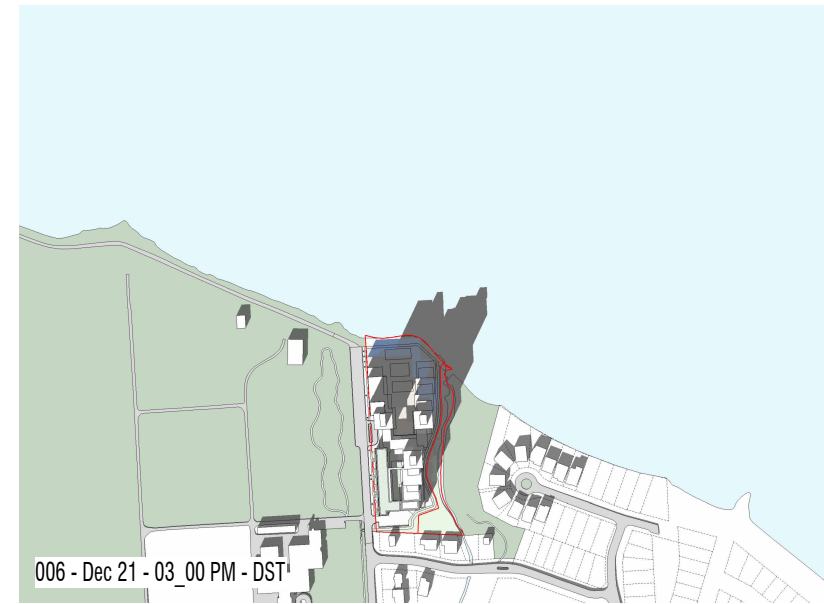
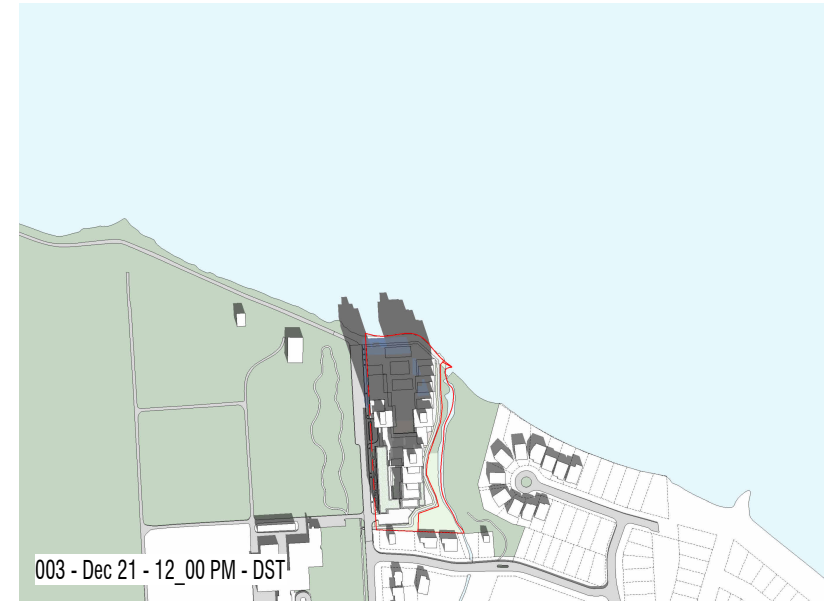
Public outdoor spaces along the shoreline to the north will receive a continuous daylight between 10am - 6pm. Public outdoor courtyard space located in the middle of the site between the towers will receive a minimum of 3h of daylight between 10am - 6pm, suitable for passive and programmed amenity opportunities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

- SHADOW - PROPOSED DEVELOPMENT
- SHADOW - PREVIOUSLY EXISTING





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:

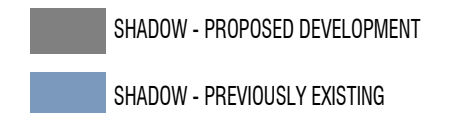
Private Realm

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 daylight will be achieved. Furthermore, the trees of the Millenium Forest Park across the street will not be adversely 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.

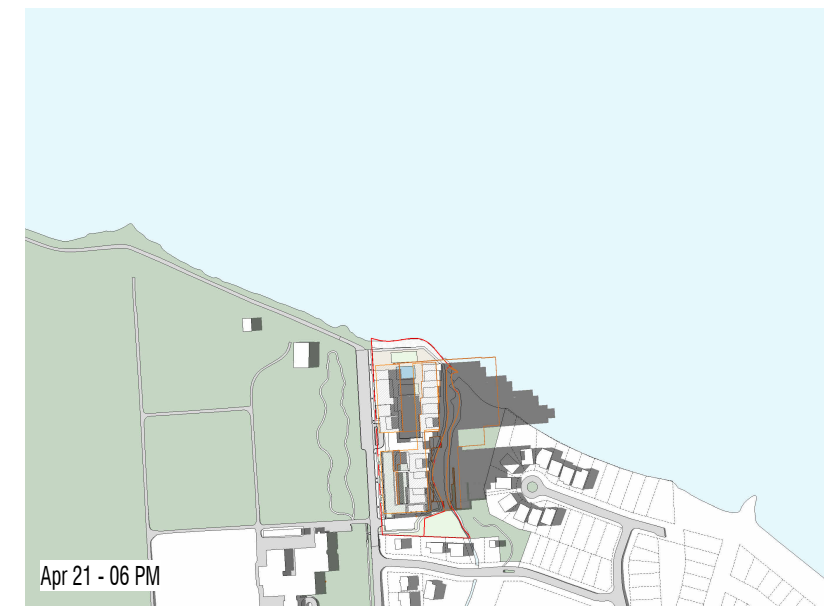
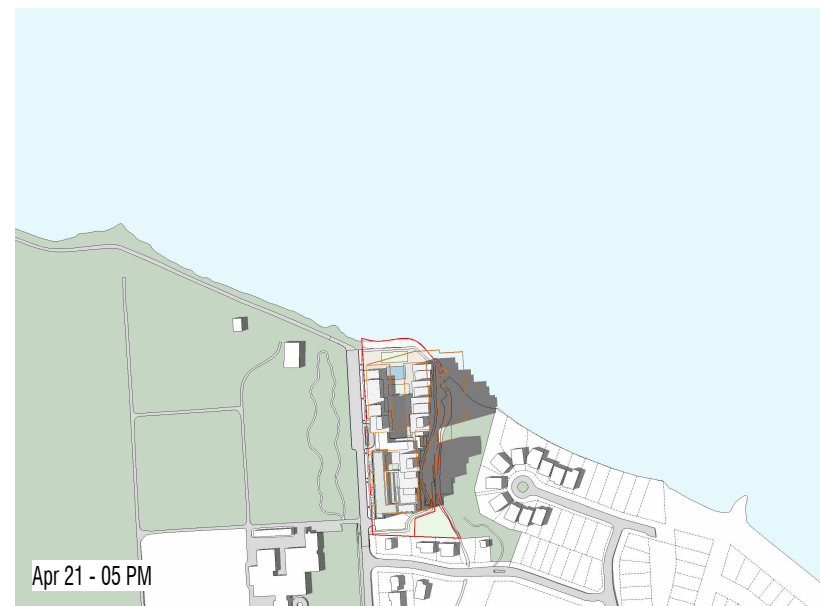
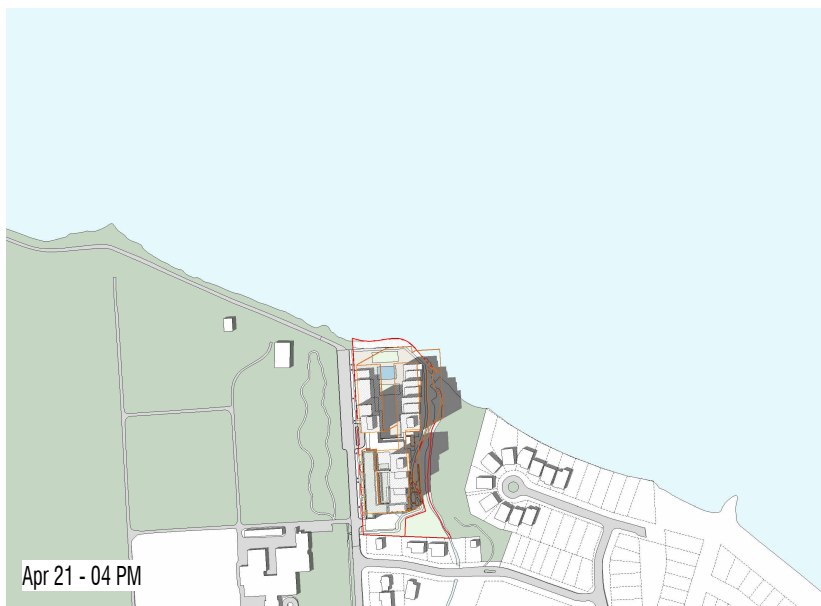
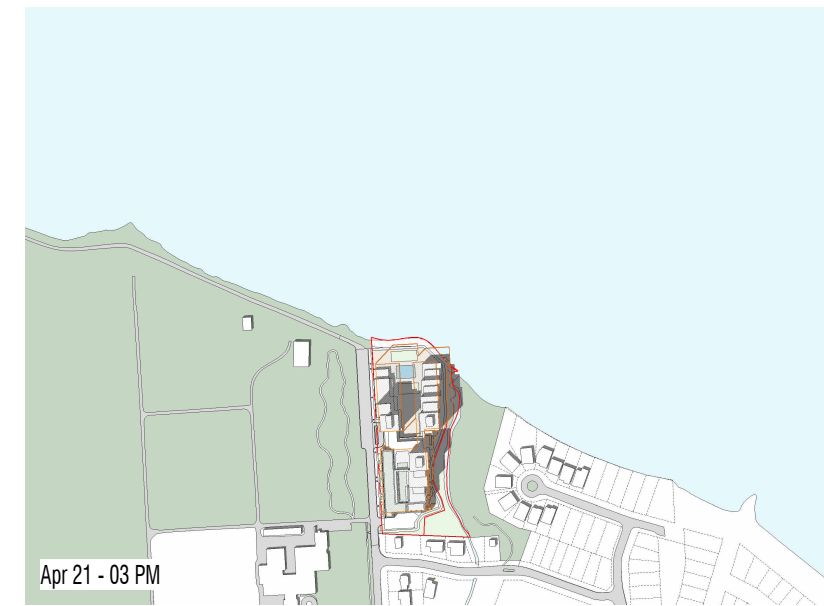
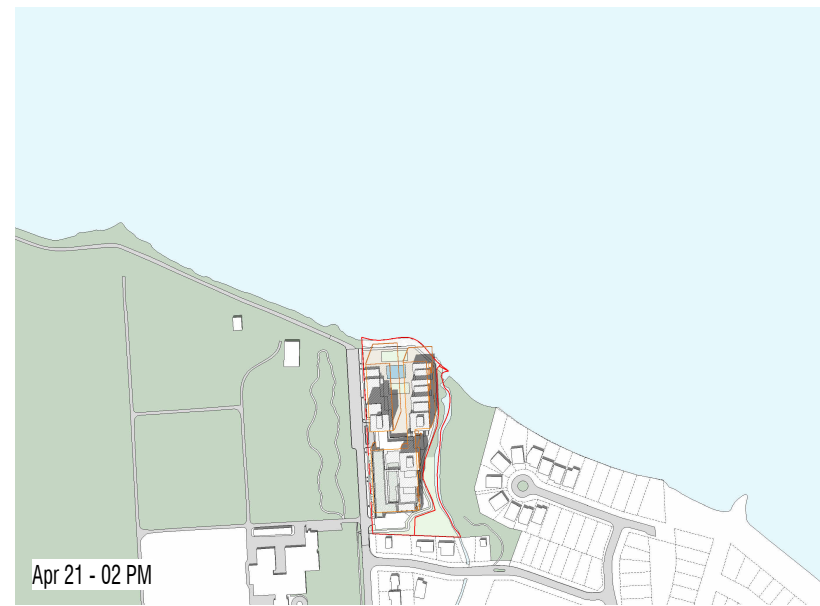
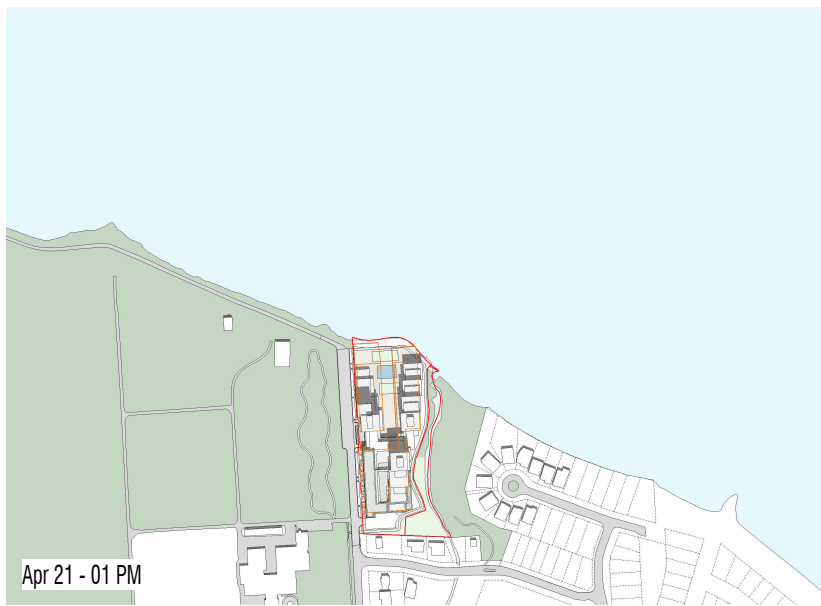
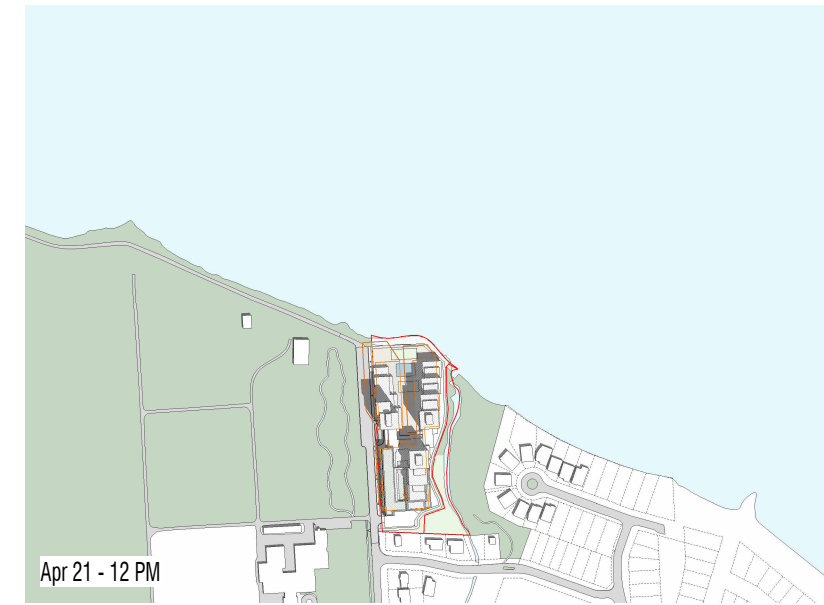
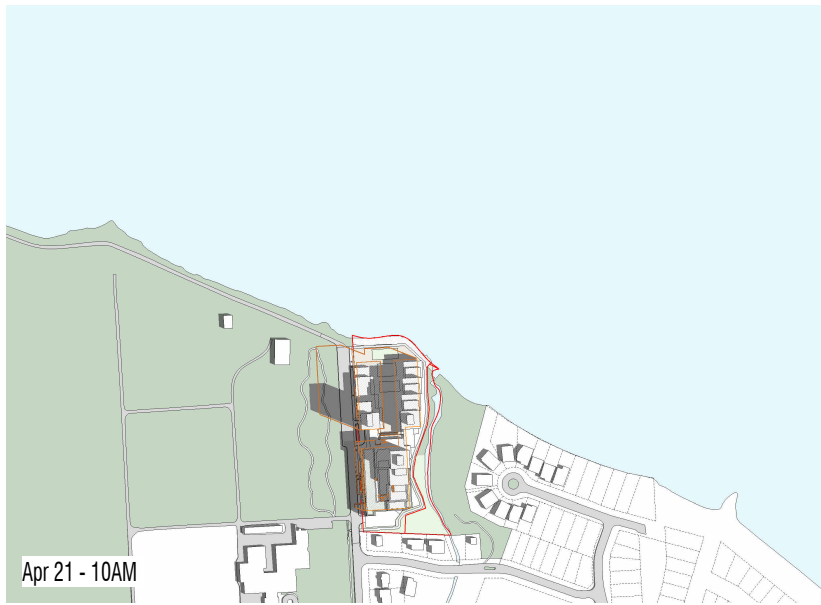
The buildings have been set back from the northern shoreline provisioned for publically accessible landscaped plaza with landscaped amenities, furniture, and plantings to provide a unique waterfront experience in the Vineland region. The hotel building is set back further from the north to maximize afternoon daylight onto the waterfront lookout and the plaza. This massing strategy allows for a continuous uninterrupted 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 residences to the east. This ensures the adjacent park and the residences 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.

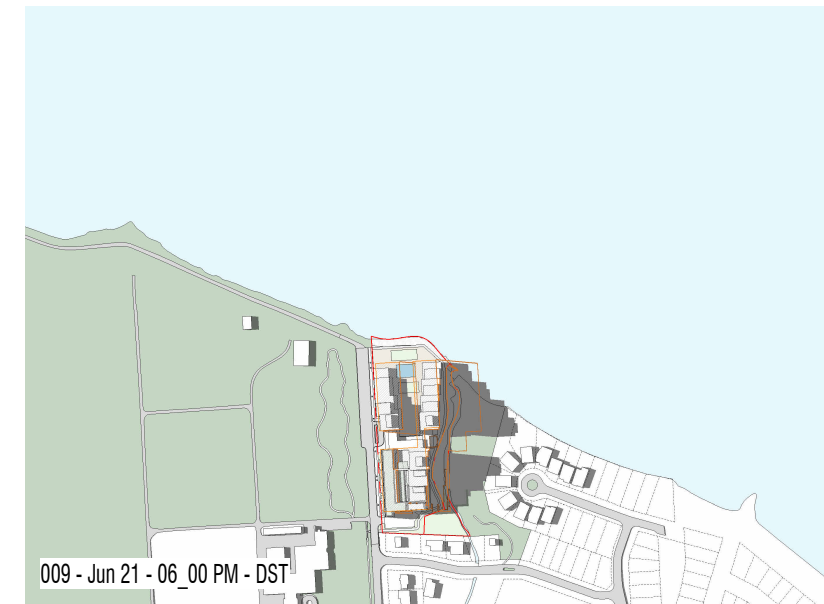
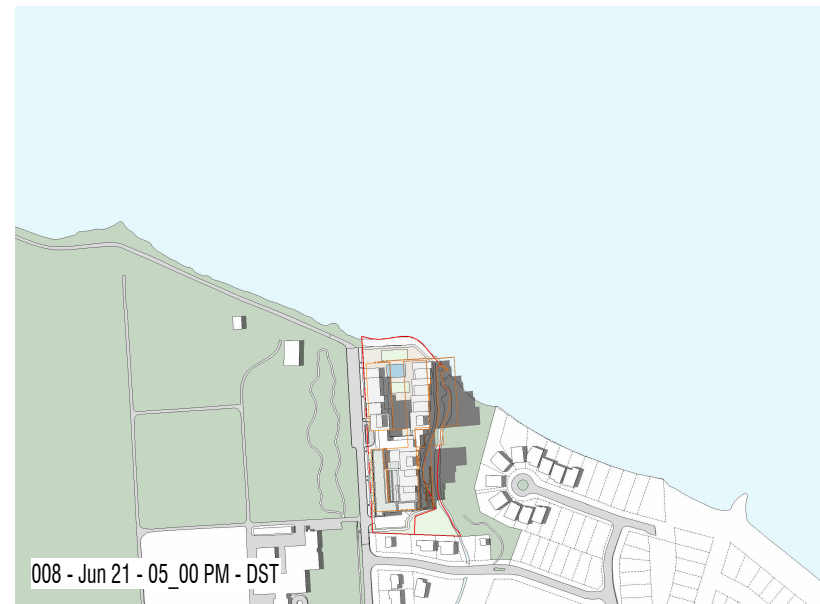
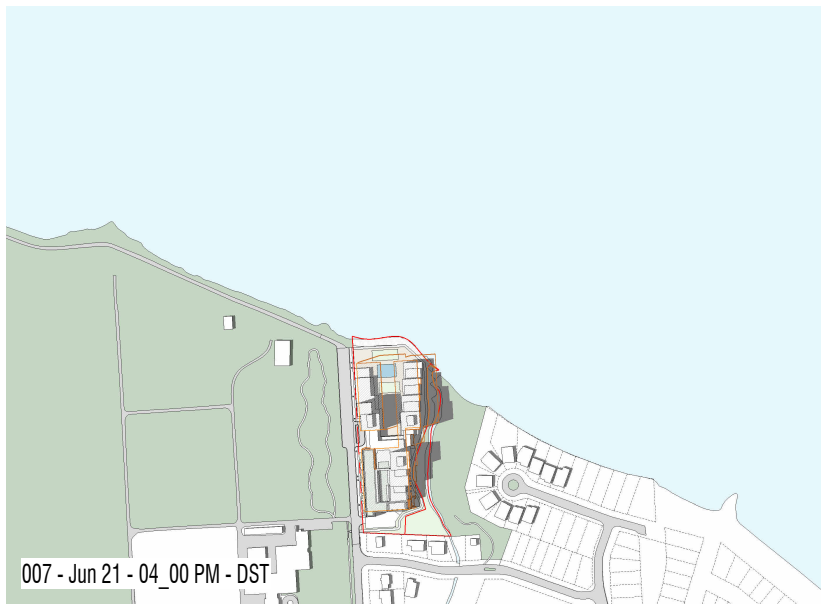
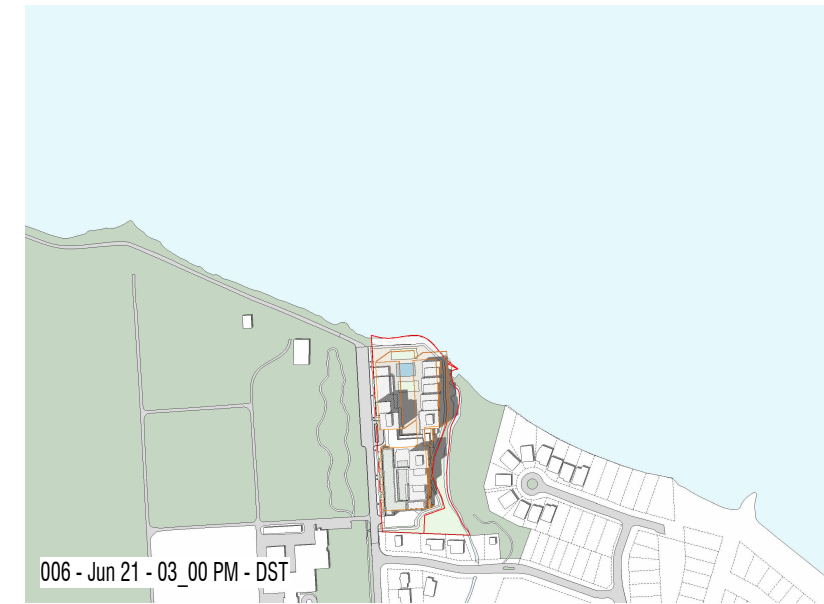
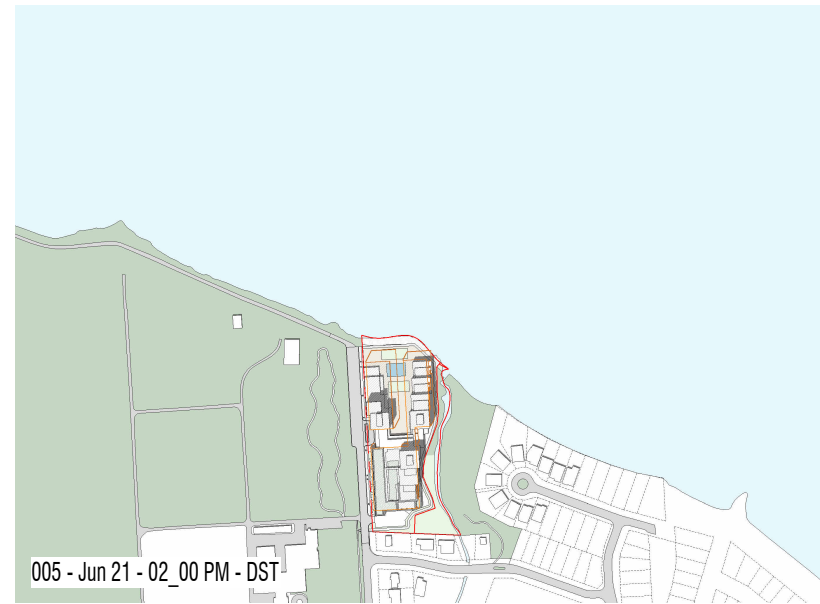
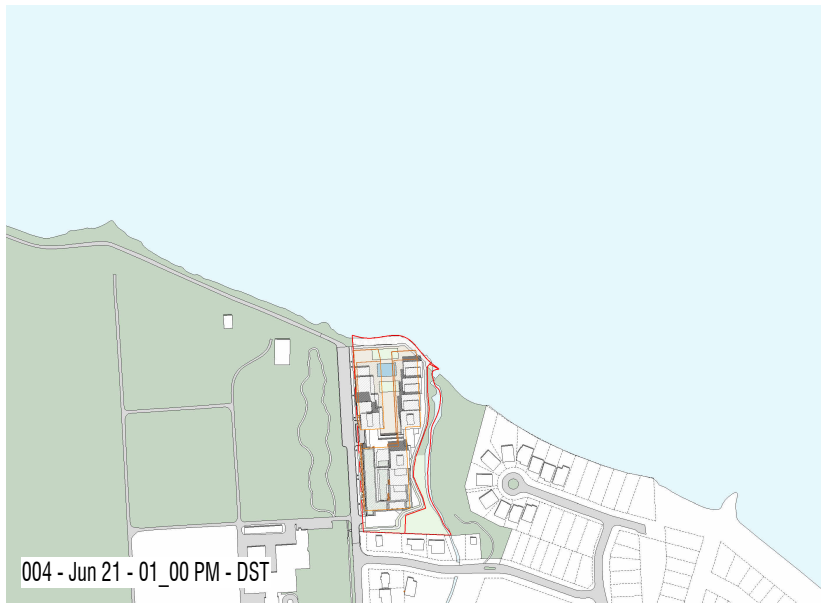
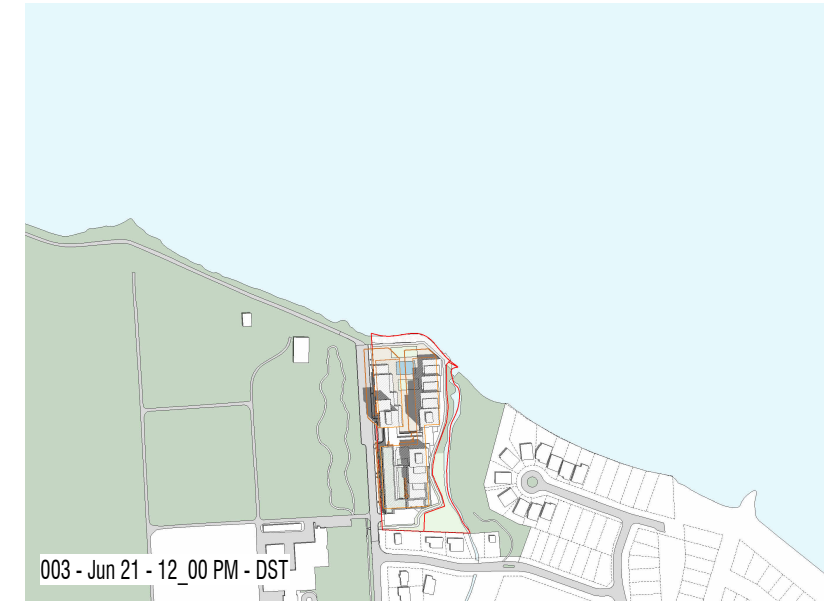
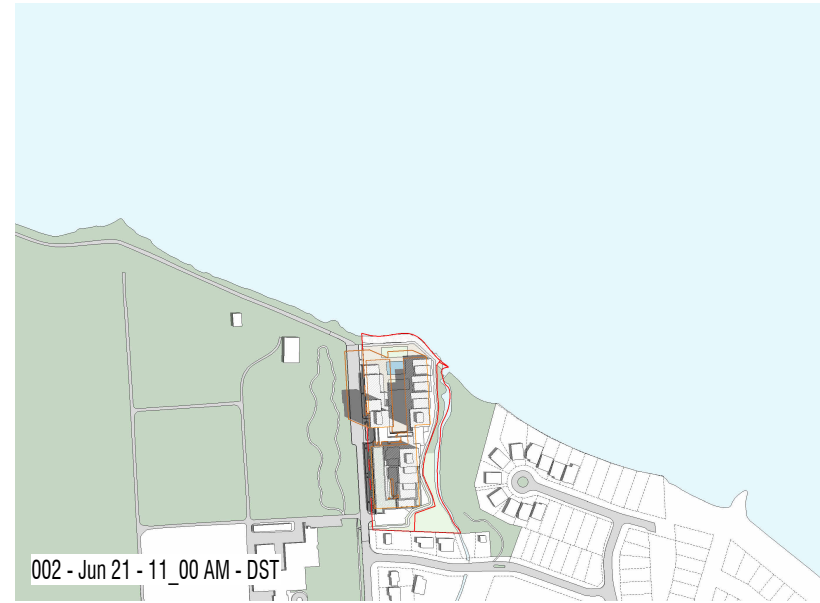
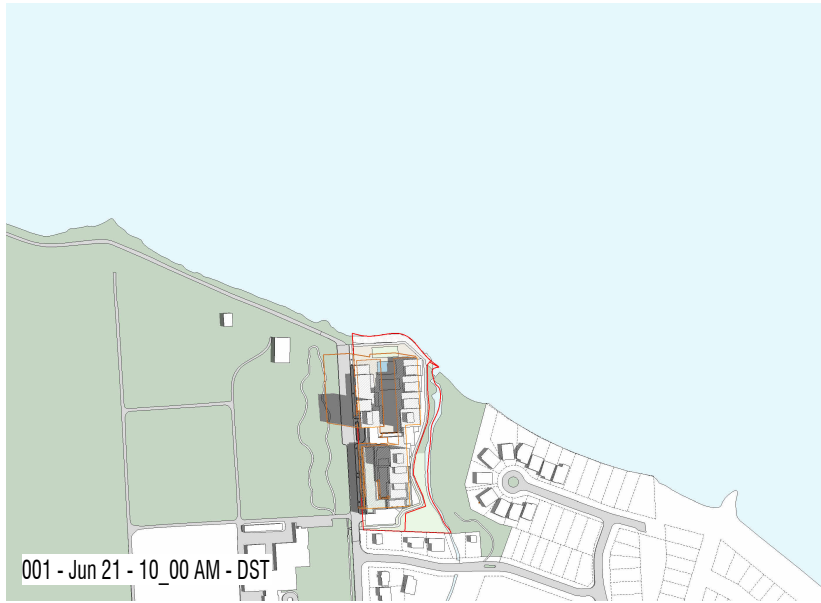


APRIL 21



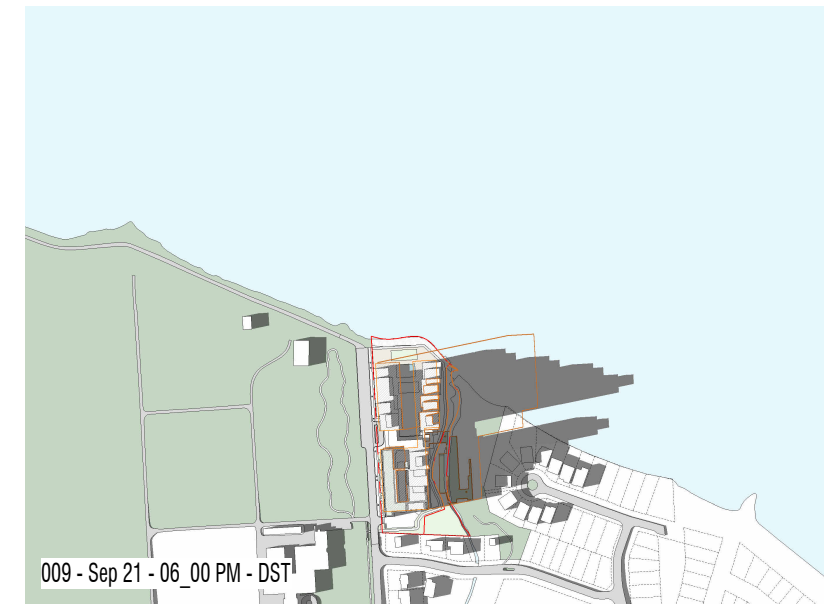
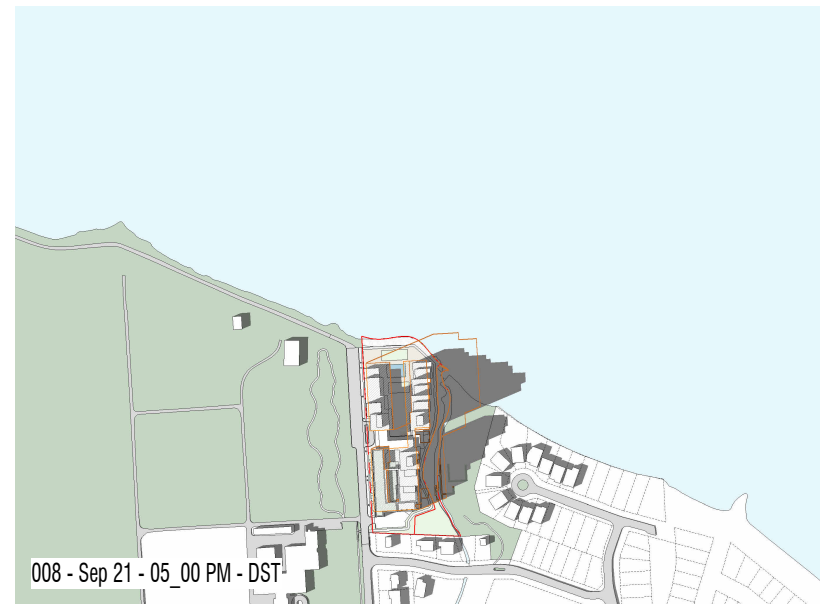
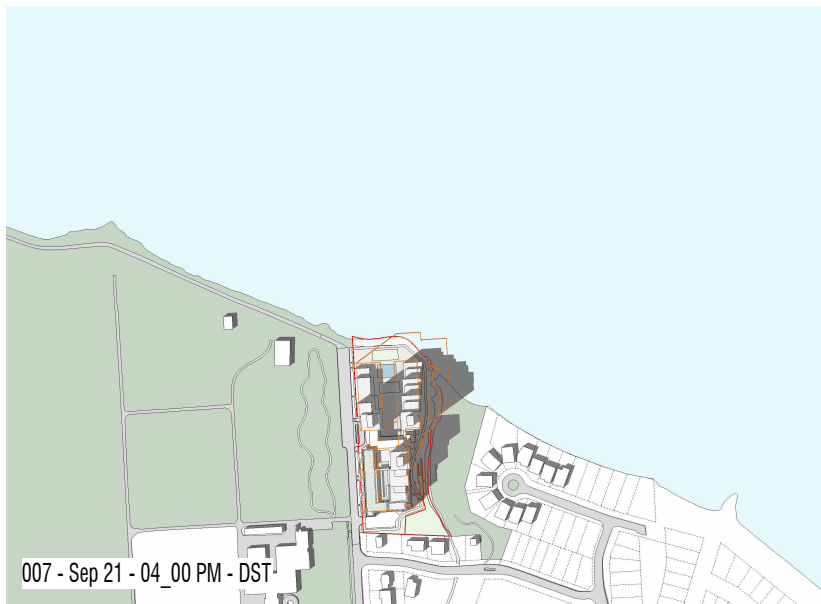
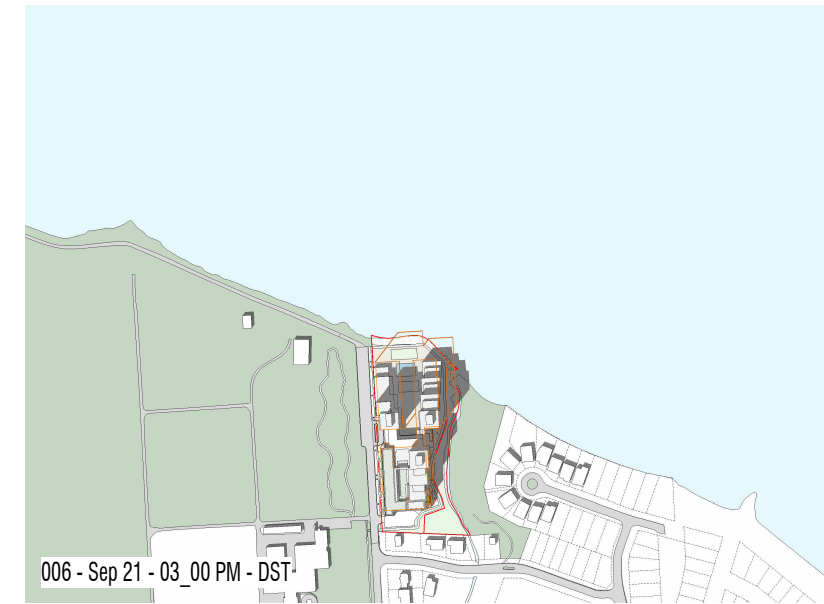
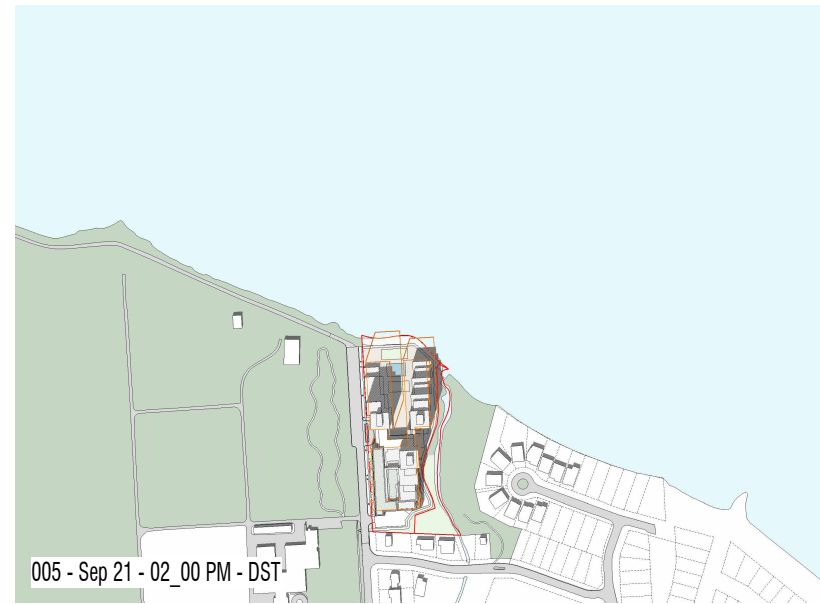
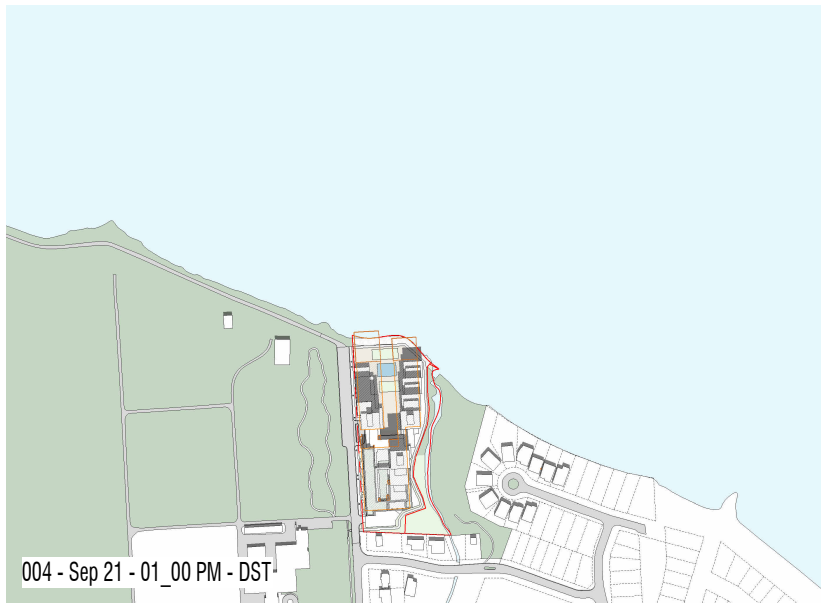
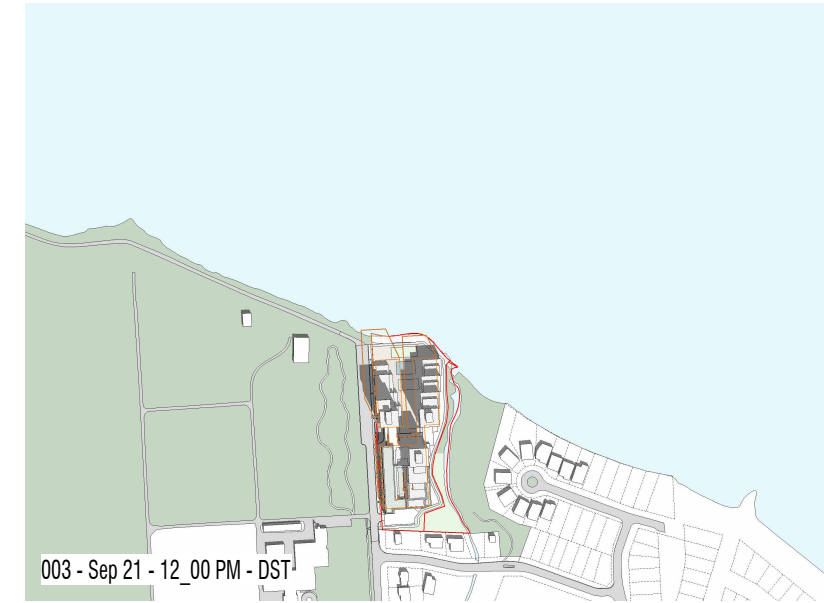
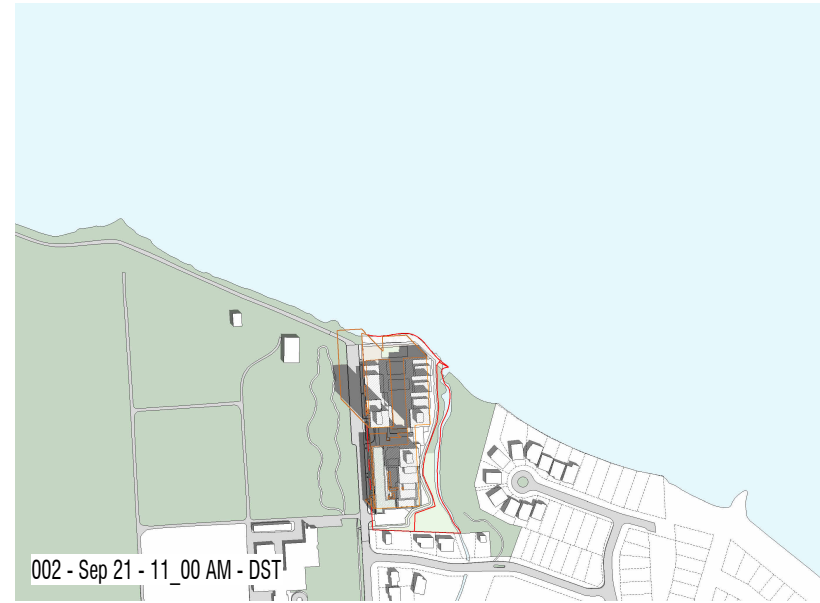
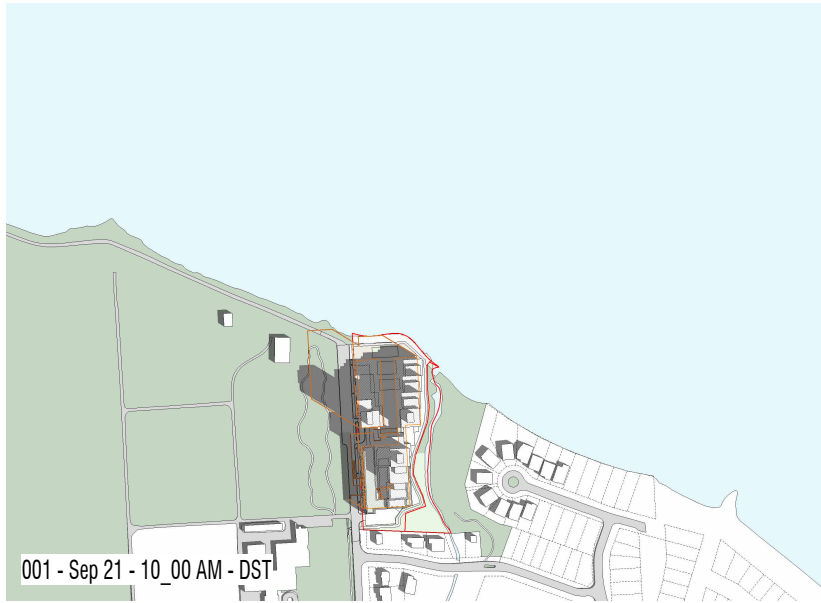
SHADOW - PROPOSED DEVELOPMENT
SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT

JUNE 21



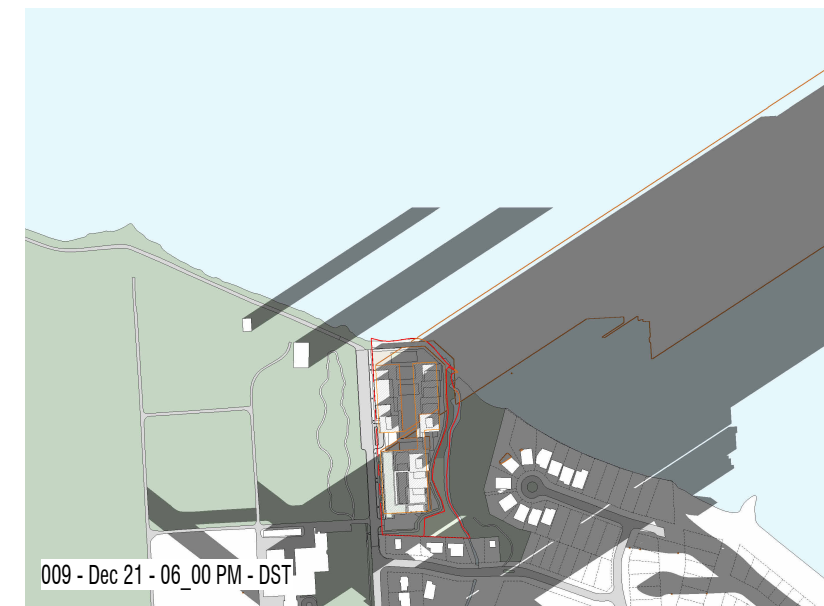
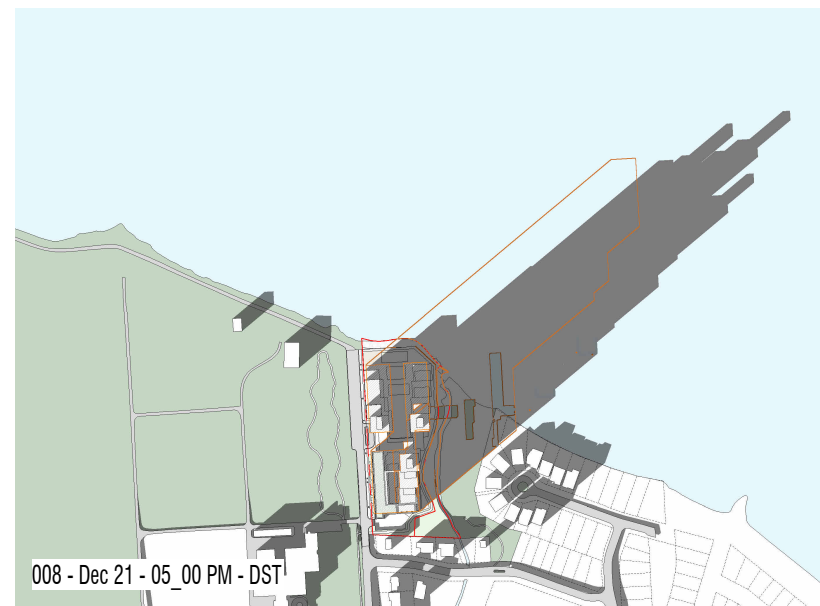
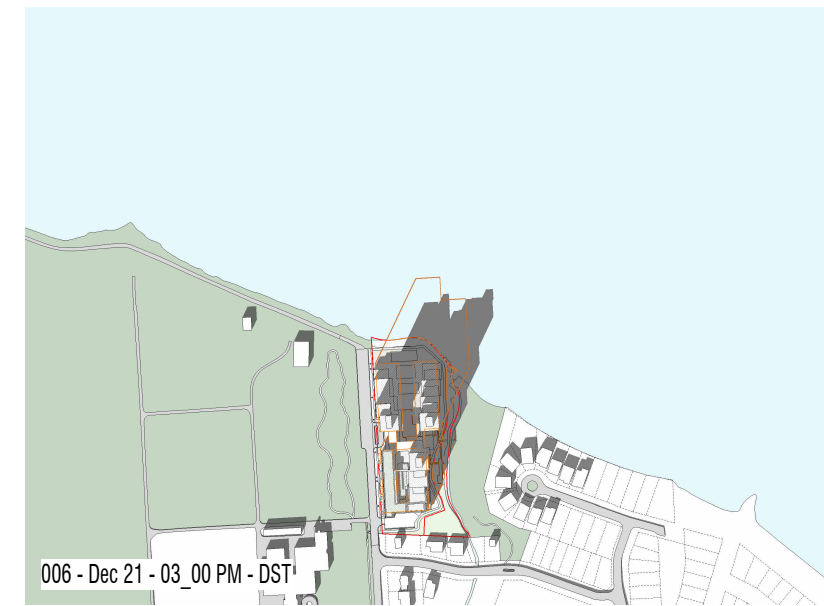
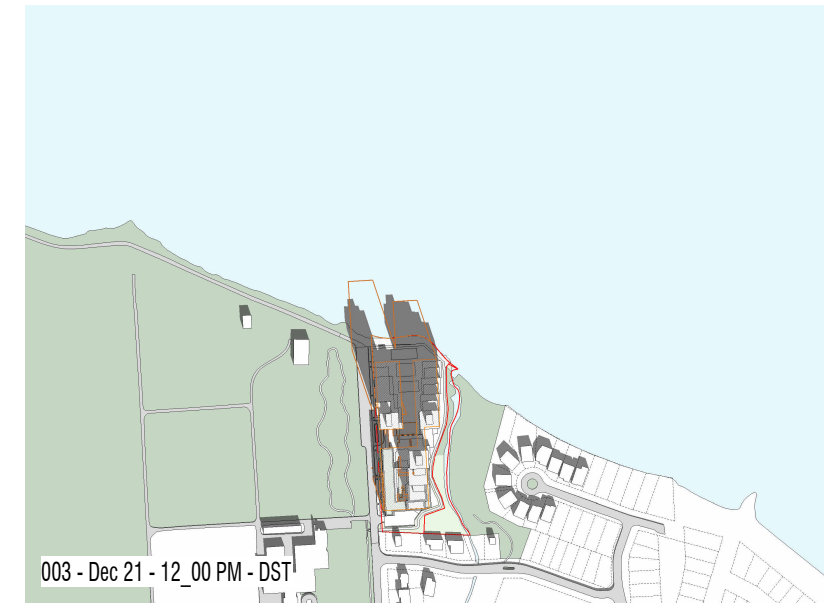
SHADOW - PROPOSED DEVELOPMENT
SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT

SEPTEMBER 21



SHADOW - PROPOSED DEVELOPMENT
SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT

DECEMBER 21



SHADOW - PROPOSED DEVELOPMENT
SHADOW - SCHEDULE B-2 PRE-STUDY HEIGHT