



4129 Hixon Street, Lincoln

Official Plan & Zoning By-law Amendment
Draft Plan of Subdivision
& Draft Plan of (Vacant Land) Condominium

2023 12 04



PINE GLEN
HOMES



Vision

To create an infill neighbourhood that:

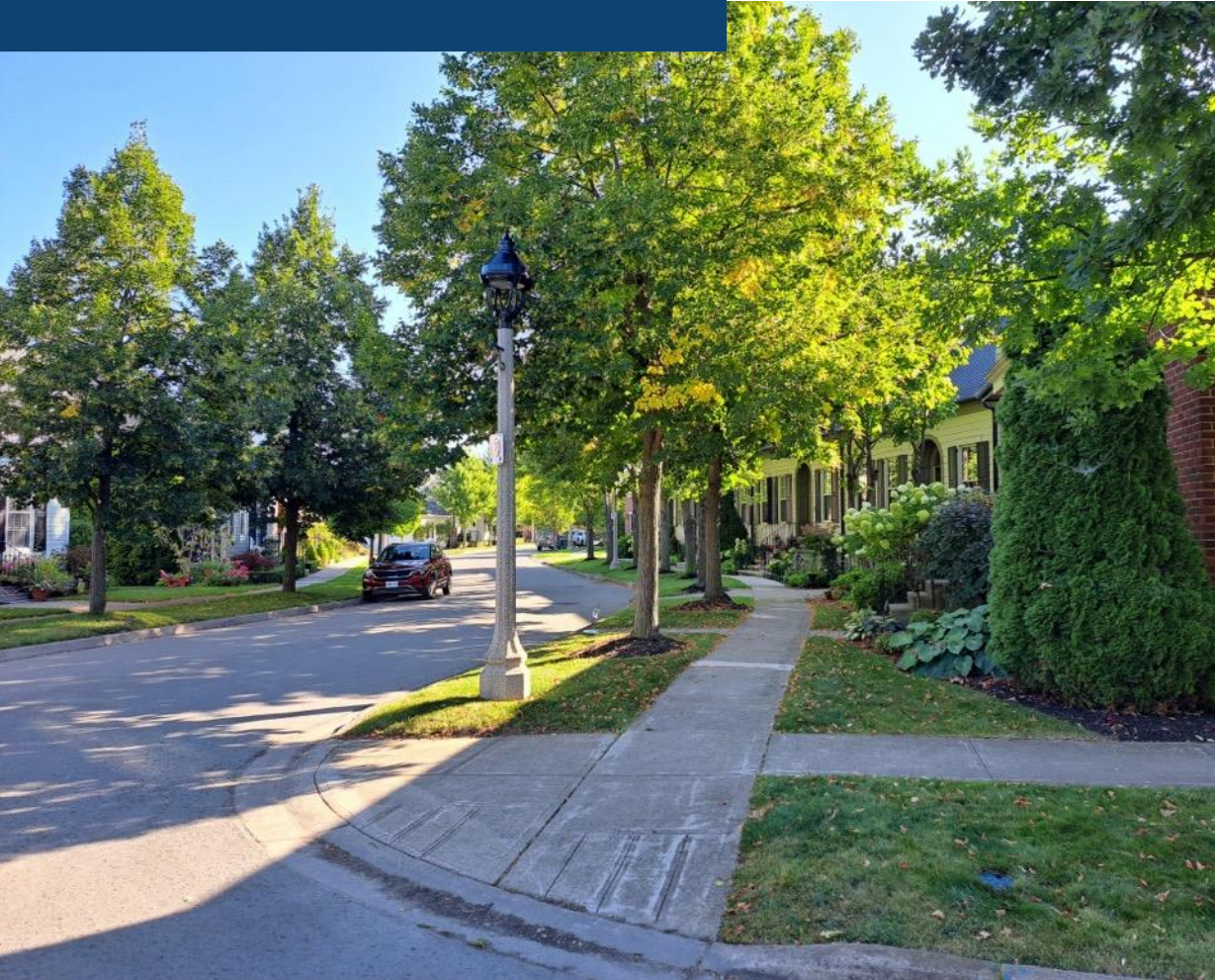
- **blends in with the existing neighbourhoods**
- **is walkable and less reliant on vehicles**
- **provides diverse housing options for a variety of demographics (seniors, singles, professionals, families)**
- **provides housing to meet the greatest need in Lincoln**
- **includes a number of affordable and attainable housing units**
- **implements carbon emission reduction strategies**

Walkable Streets

1. **Useful:** Amenities are within walkable distance
2. **Safe:** Pedestrians are protected from cars
3. **Comfortable:** spaces are designed like outdoor 'living rooms'
4. **Interesting:** sidewalks are lined with interesting (diverse) buildings

Walkable City, Jeff Speck

Walkable Streets



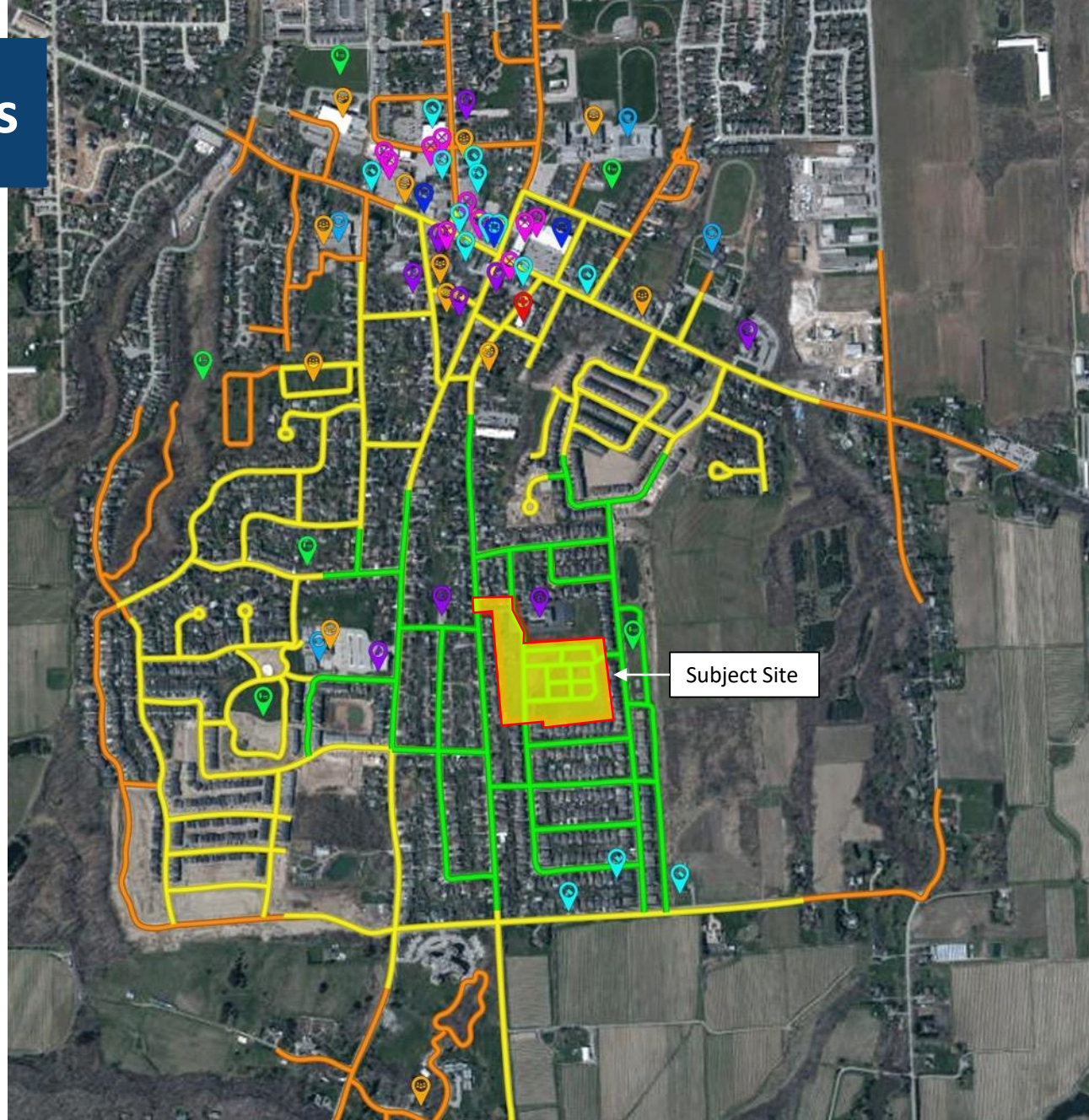
Walkable Streets



Walkable Streetscapes



Walkshed Analysis



4129 Hixon Street Walkshed Analysis

- 15 min Walk, 6 min Bike
- 10 min Walk, 4 min Bike
- 5 min Walk, 2 min Bike

- Parkland
- Schools
- Public Service Centres
- Places of Worship
- Medical Centres
- Supermarkets
- Retail
- Restaurants

Our Story



4129 Hixon

The Process

Incorporate research

Resources:



Neighbourhood Feedback

Community feedback solicited via survey & discussions before the Public Meeting

What we heard:

- **Community Parks (MORE GREEN SPACE!)**
- **Affordable housing**
- **Walkable**
- **Diversity of Housing**
- **Slow Traffic**
- **Blend into the Existing Neighbourhoods**
- **High Quality Homes and Property Standards**



Development Objectives

1.



Design & build for needs of the community

2.



Create a mix of affordable, attainable, and market housing

3.



Create safe, multimodal, and walkable streets

Site Context

Residential Neighbourhood & Place of Worship to North



The site looking south from Edward St.



Cavalry Gospel Church



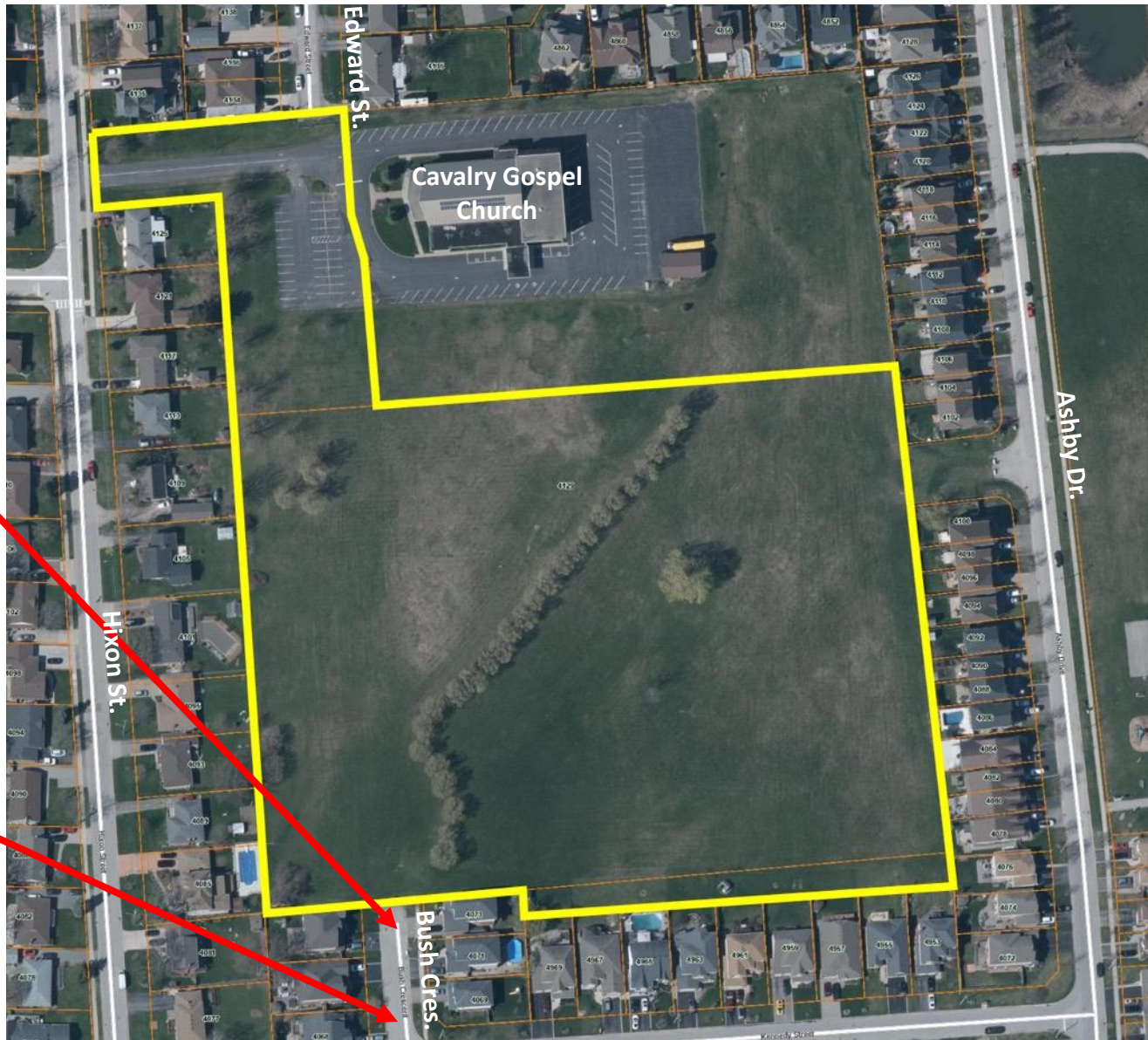
Site Context

Ashby Drive Access & public park to East



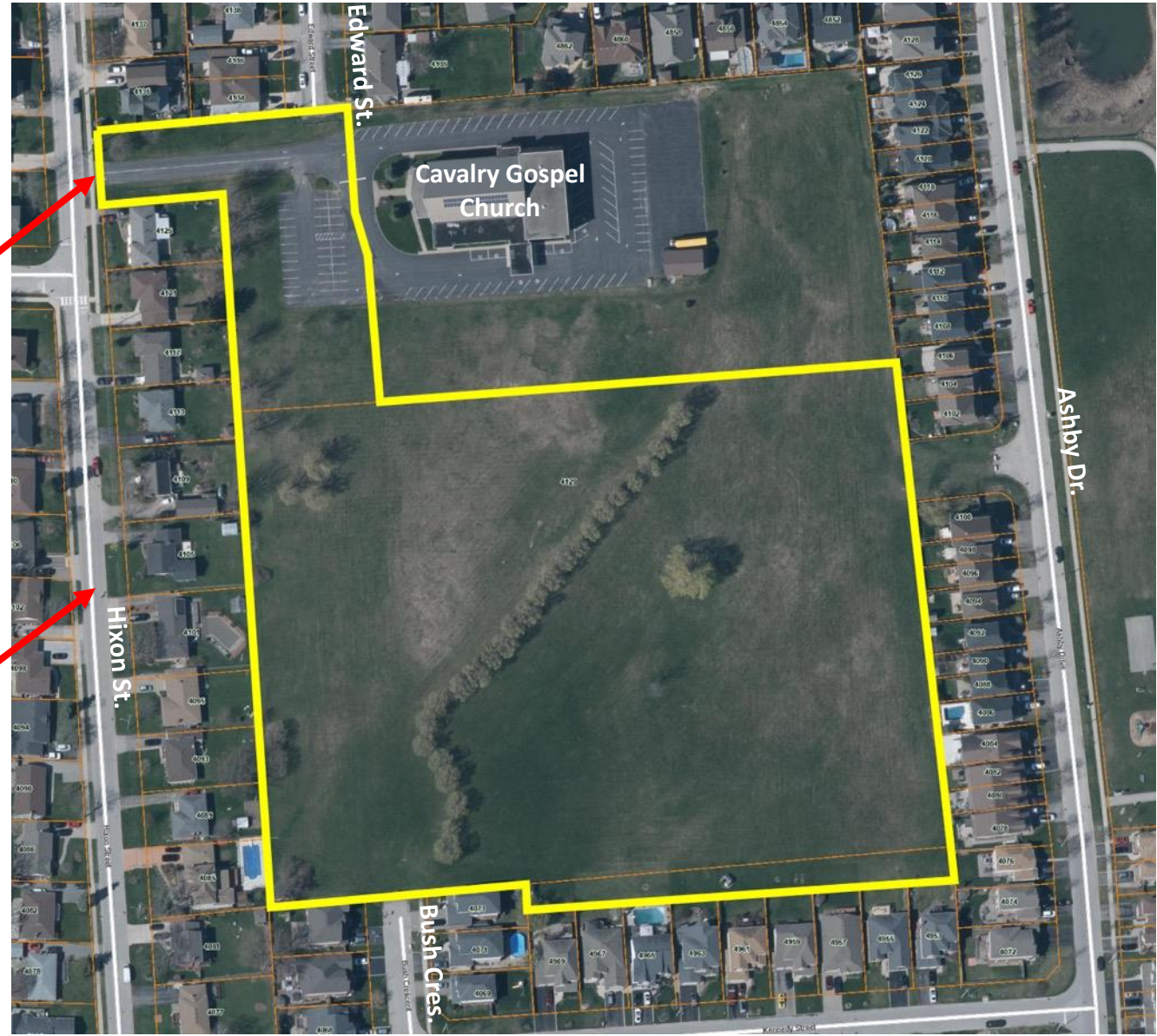
Site Context

Residential
Neighbourhood to South



Site Context

Residential Neighbourhood & existing driveway access to West



Proposed Residential Development

- Single detached (16)
- Semi-detached (36)
- Townhouses (44)
- Apartments (75)



Proposed Development Neighbourhood Context



Hope Street Rendering

Hope Street looking West



On-Street Visitor Parking



4129 Hixon



Cherry Heights

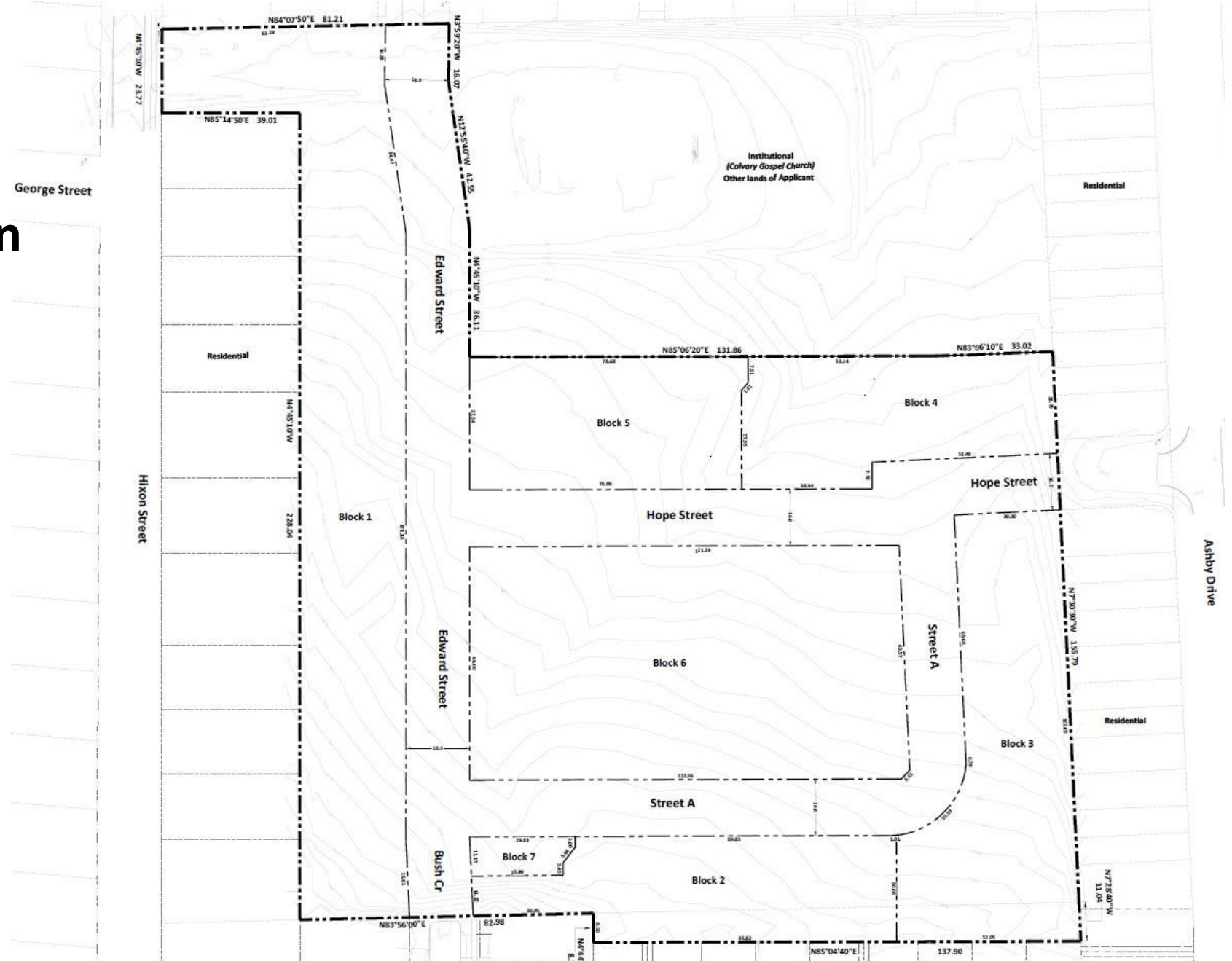


South Neighbourhood

Site	On-Street Parking	Street Length	Units	HA	Units/HA
4129 Hixon	89	690.4 m	171	4.07	42
Cherry Heights	42	789.6 m	81	4.58	17.7
South Neighbourhood	48	699.4 m	64	4.97	12.9

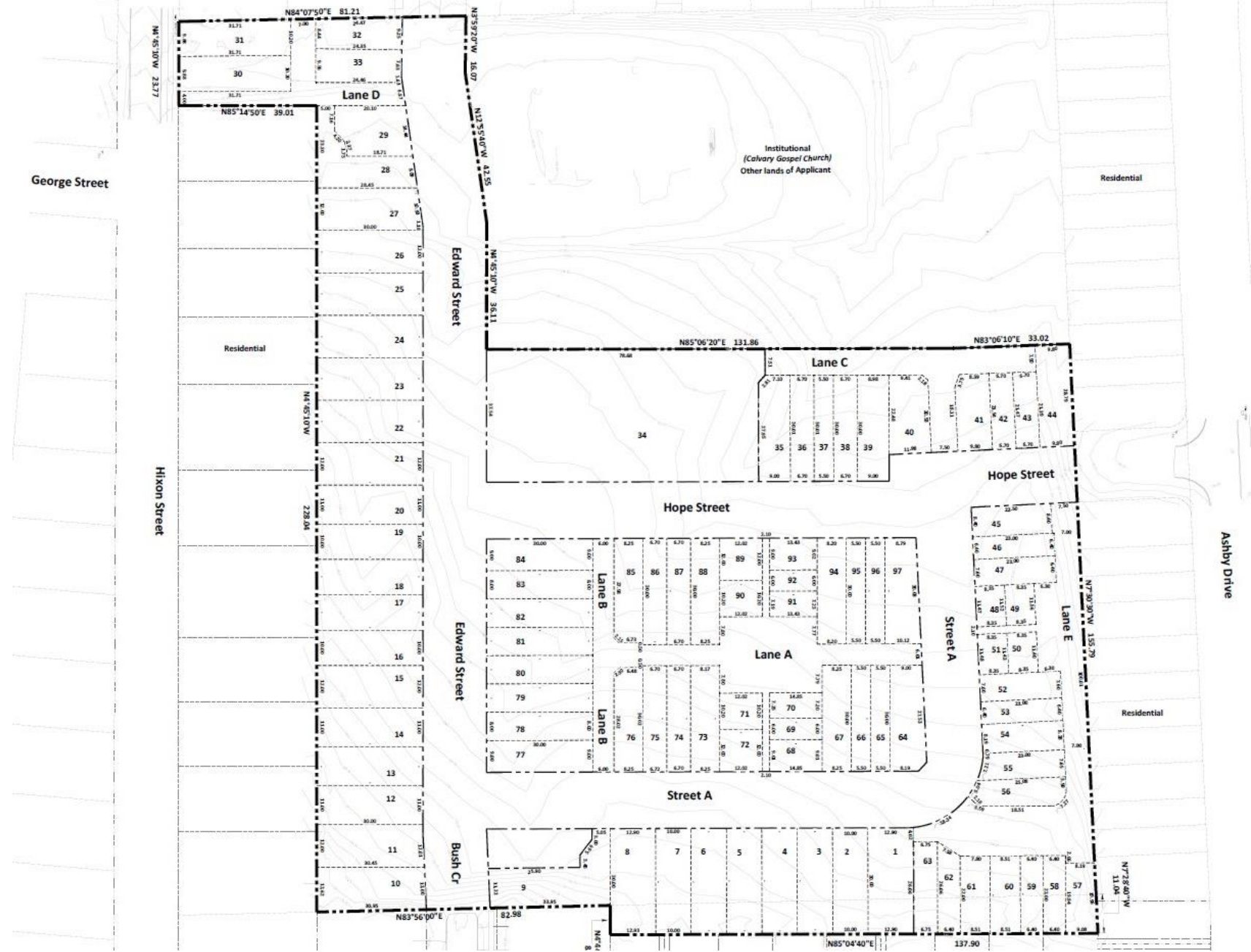
Draft Plan of Subdivision Application

1. Creation of development blocks
2. Creation of Public right of way



Draft Plan of Vacant Land Condominium Application

1. Creation of private laneways
2. Creation of (units) lots



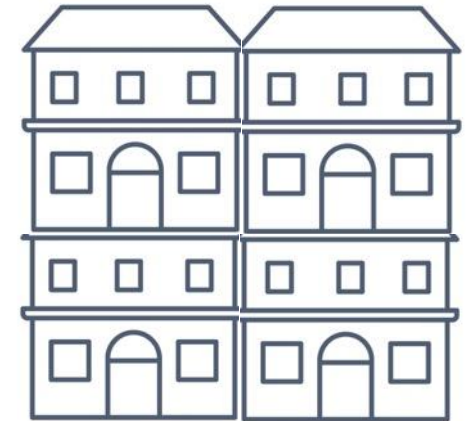
Typologies



Single-detached
(front & back loaded)



Townhouses
(front & back loaded)



Apartments



Cottage Court

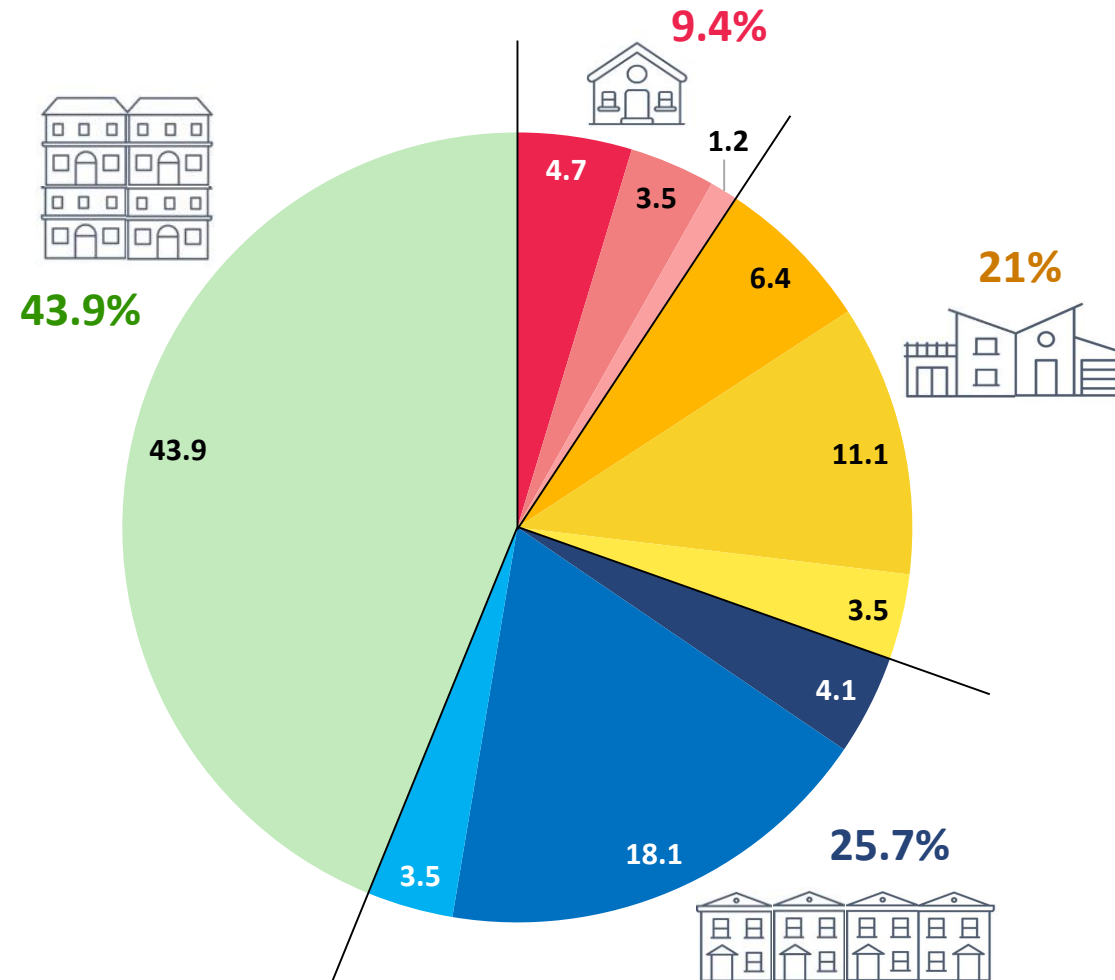


Semi-detached
(front & back loaded)

Typologies

Percent Housing Mix

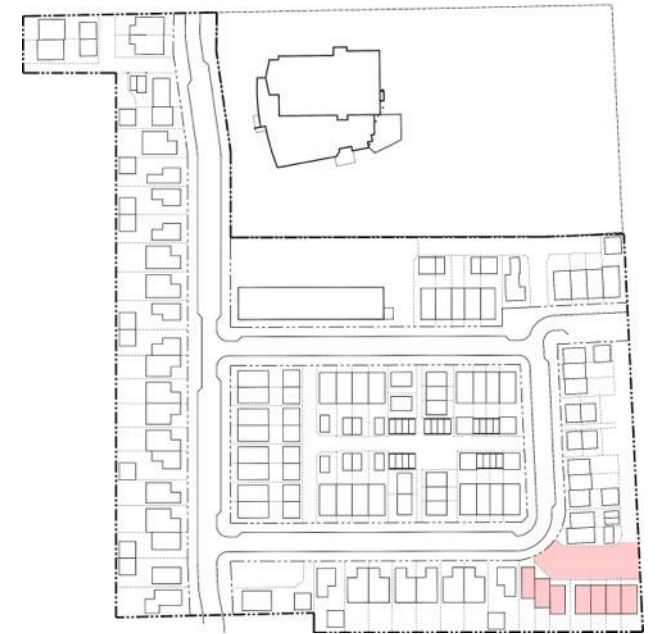
- Single Detached (front loaded)
- Single Detached (back loaded)
- Single Detached (cottage court)
- Semi-Detached (front loaded)
- Semi-Detached (back loaded)
- Semi-Detached (cottage court)
- Townhouse (front loaded)
- Townhouse (back loaded)
- Townhouse (cottage court)
- Multi-Unit Residential



Typologies: Rear Lane Townhouse



Typologies: Front Loaded Townhouse



Typologies: Rear Lane Semi-Detached



Typologies: Front Loaded Semi-Detached



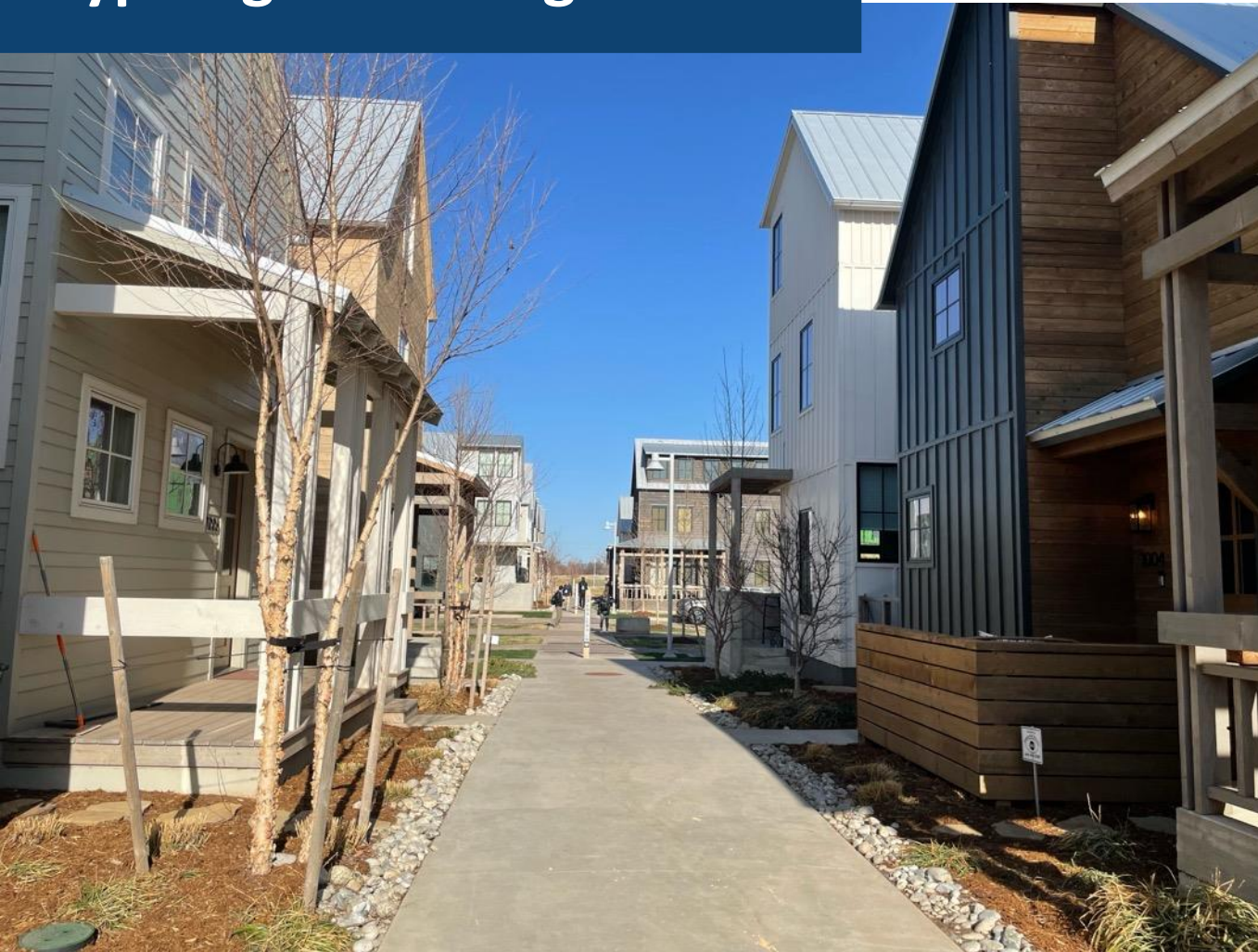
Typologies: Single Detached



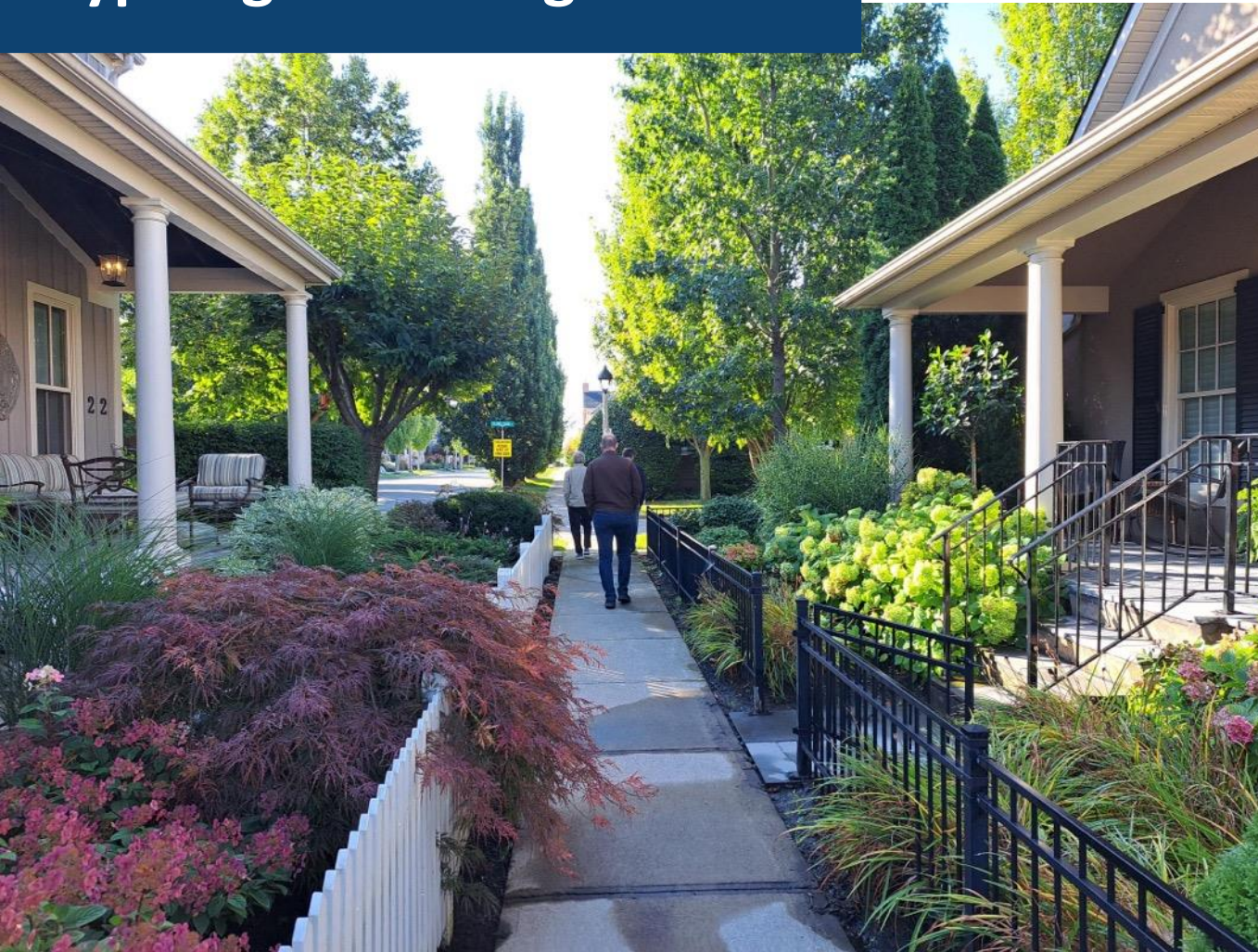
Typologies: Single Detached



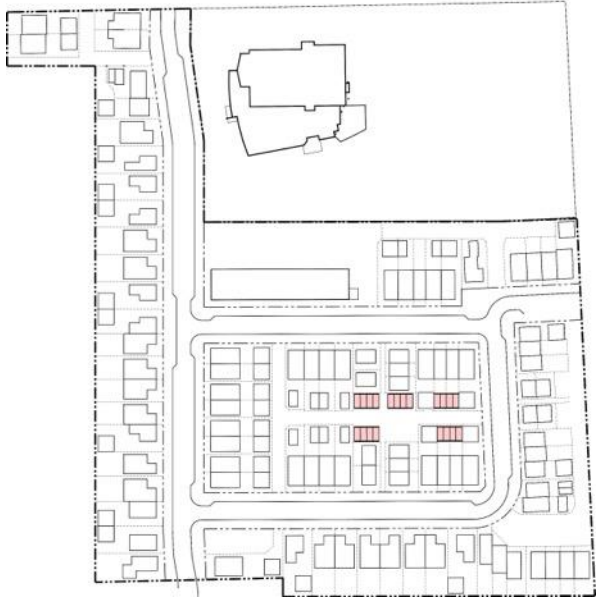
Typologies: Cottage Court



Typologies: Cottage Court



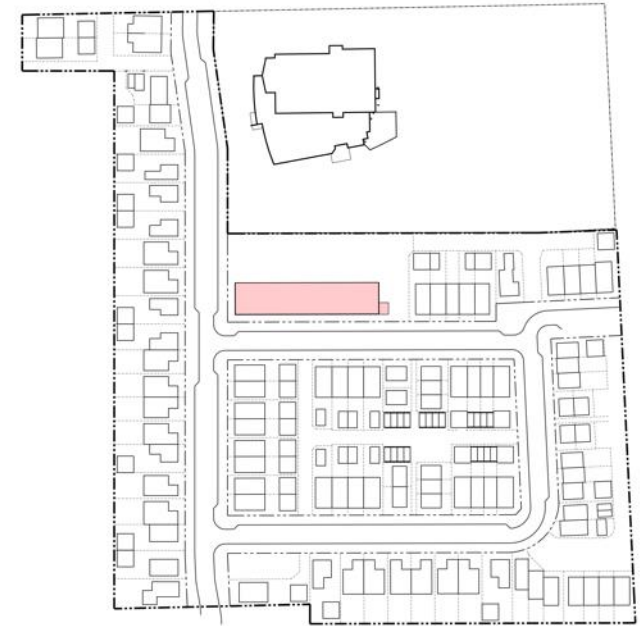
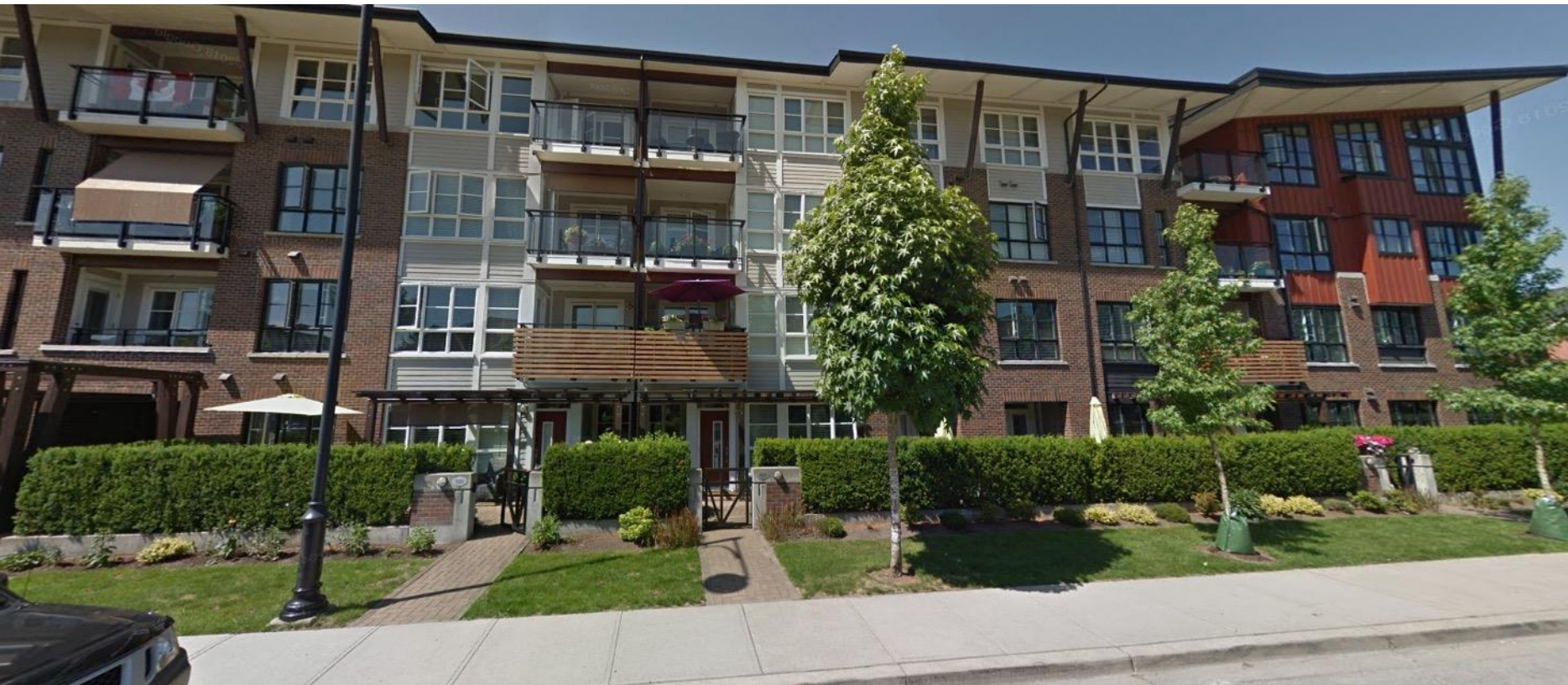
Typologies: Cottage Court Car Port



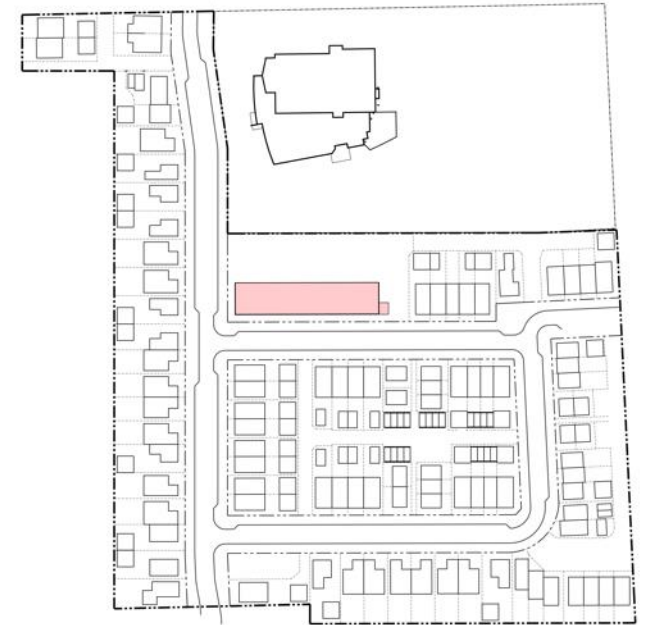
Typologies: Rear Lanes



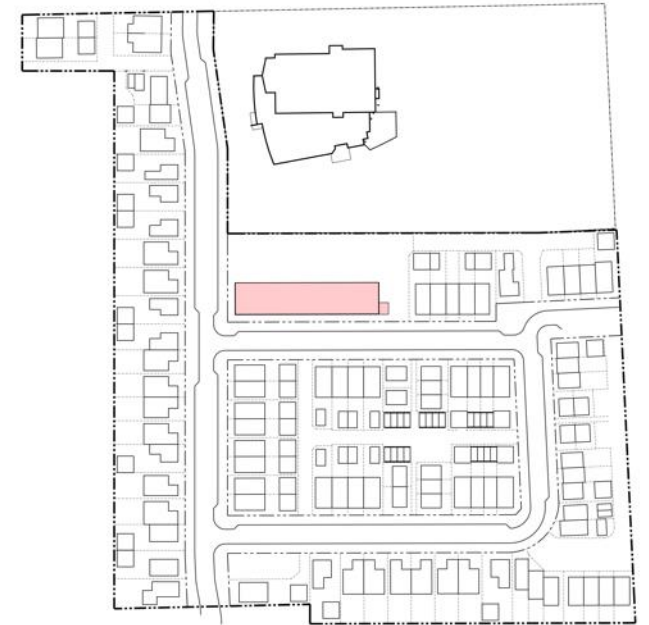
Typologies: Apartment



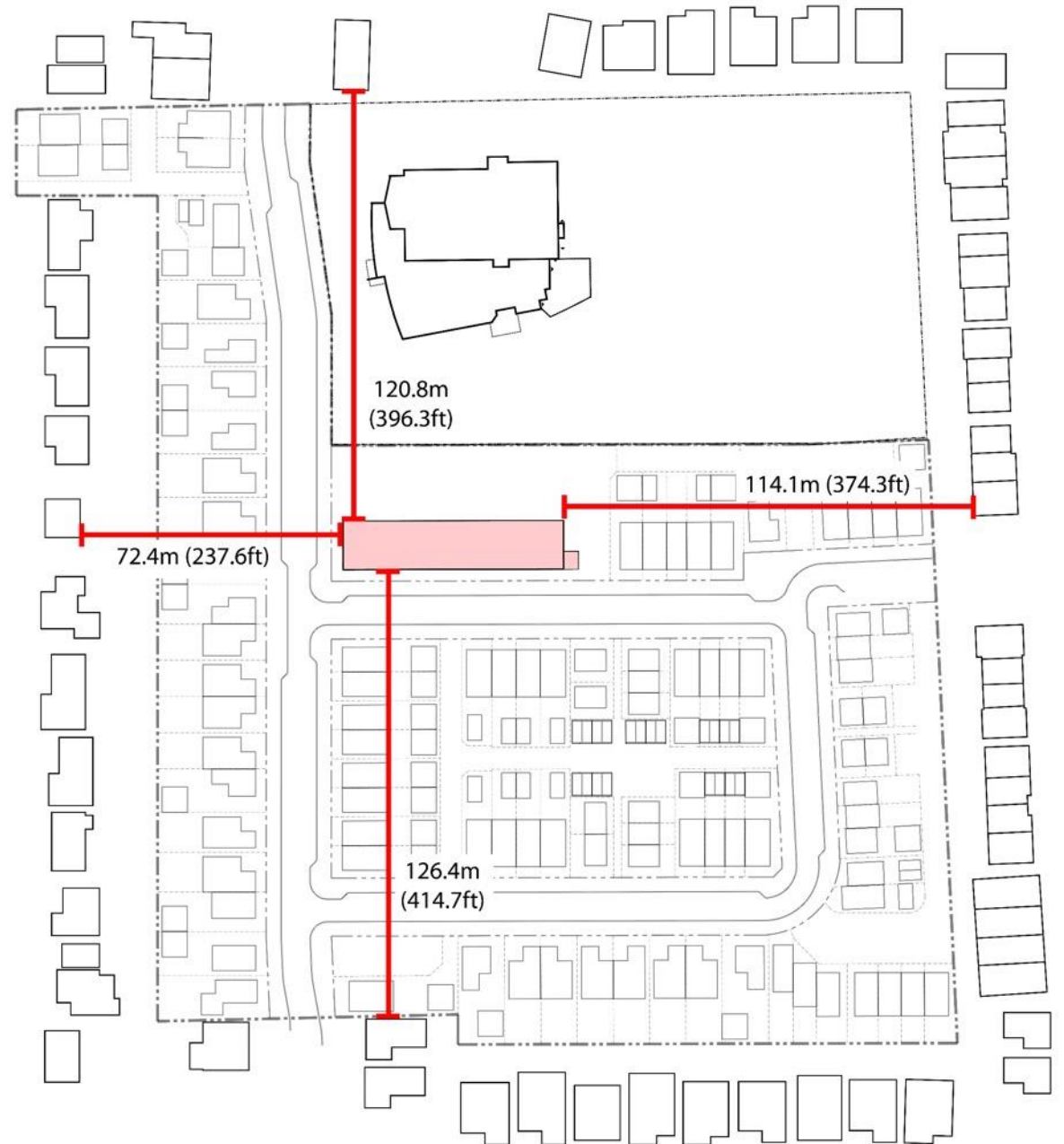
Typologies: Apartment



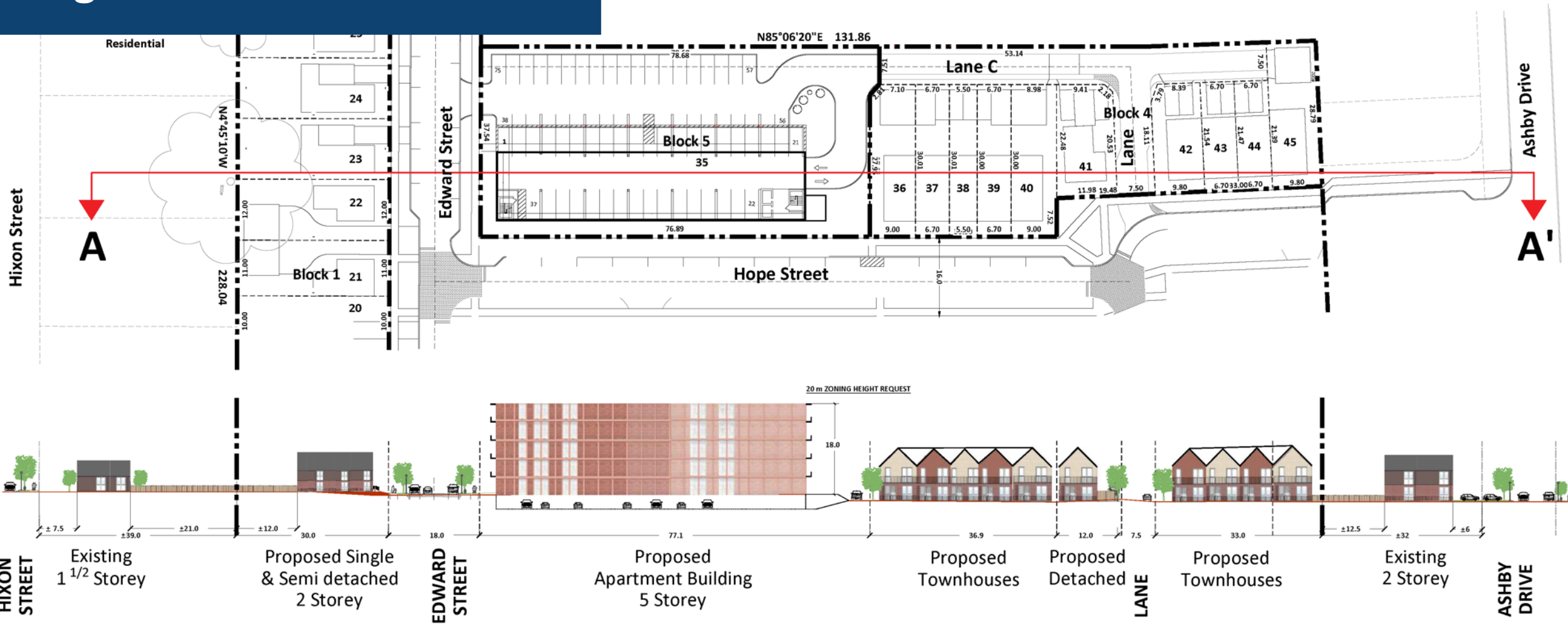
Typologies: Apartment



Proposed Apartment Context



Neighbourhood Cross Section



Section A-A'

Carbon Emission Reduction Strategy

- Apartment to be built 25% above national building code for Energy Efficiency and GHGs reduction
- Walkable community reduce car trips
- Bike/scooter/EV car – reduce car trips
- Tree planting
- Geothermal Analysis to implement for Apartment Building
- Heat Pumps offered/encouraged to buyers

Neighbourhood Design Code

'Name of Development'
4129 Hixon Street

Neighbourhood Design Code



2022 - 12 - 21



Neighbourhood Design Code

'Name of Development'
4129 Hixon Street

Neighbourhood Design Code



2022 - 12 - 21



1.0 Introduction

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1.1 Purpose of the *Neighbourhood Design Code*

- Promote high-quality urban and architectural design within the private realm that enhances the public realm;
- Encourage a cohesive and attractive built environment that maintains land use compatibility;
- Prevent the development of automobile-oriented streetscape & garage-controlled architecture; and
- Ensure that the built environment relates to the human scale over the long-term.

The Neighbourhood Design Code is focused on private built-form and is intended to successfully execute the development's vision as a high-quality, human-scaled, walkable neighbourhood based on *Traditional* neighbourhood development principles sometimes referred to as New Urbanism.

Buildings are required to comply with the design standards to the maximum extent feasible and are strongly encouraged to align with applicable guidelines. Graphics are provided largely for reference and inspiration purposes.

1.2. Use of *Neighbourhood Design Code*

Standard

A defined criteria to which development projects are required to satisfy. Also indicated by using the modal verb "shall".

Guideline

A defined criteria based on the outlined vision and recommendations for which development projects are encouraged to incorporate to the extent possible. Also indicated by using the modal verb "should".

- Exceptions, exemptions, or variations to the standards may be granted on the basis of design merit or hardship, at the discretion of the *Neighbourhood Designer*.
- The NDC is not intended to be static and may be reviewed and updated periodically to clarify intent and incorporate the latest best practices for urban design, building materials and construction techniques.

What is *New Urbanism*?

New Urbanism is about creating more sustainable, walkable, human-scaled places where people can live healthier and happier lives.



Figure 1: Washington DC

Techniques for Openings

Neighbourhood Design Code

'Name of Development'
4129 Hixon Street

Neighbourhood Design Code



Lincoln

2022 - 12 - 21

ELEVATE LIVING better neighbourhoods

Proportion of Openings

Vertical proportioned windows have higher cost-benefit they provide maximum light relative to the opening width, require less expensive & complicated lintel designs, and when vertically aligned, can share structural point-loads



AVOID



USE

Proportion of Muntins and Panes

Horizontal panes look squat and disfunctional, but can be successful if there are vertical divisions within the overall span.



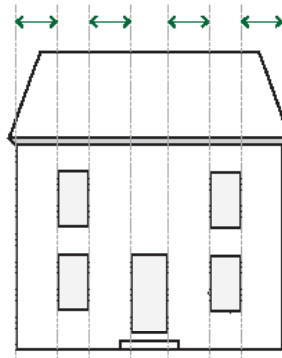
AVOID



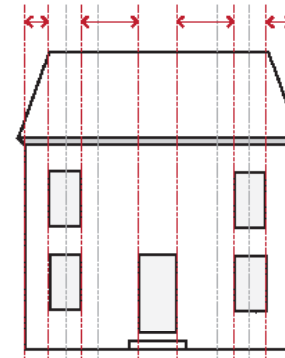
USE

Spacing of Openings

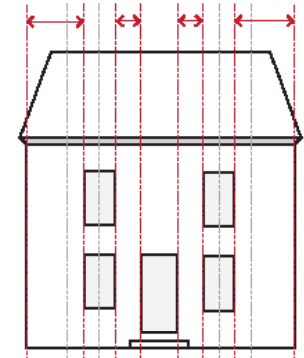
Windows that are evenly and correctly spaced feel harmonious. They should be spaced neither too close nor too far apart.



USE



AVOID



AVOID

Techniques for Material Transitions

Neighbourhood Design Code

'Name of Development'
4129 Hixon Street

Neighbourhood Design Code



Lincoln

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ELEVATE LIVING better neighbourhoods

Horizontal Cladding Transition



A minimum of 300mm (1') jog between units creates a good transition point for material change along the horizontal plane.

Aspen Common, St. Catharines

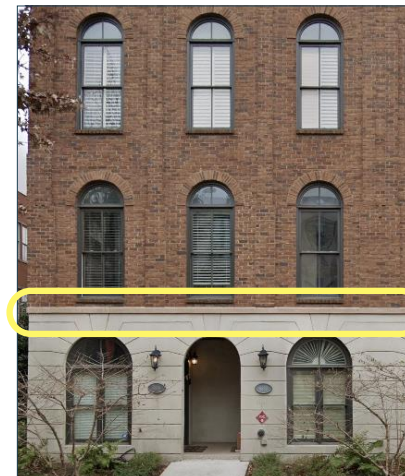
Horizontal & Vertical Transitions



Frieze board trim can make a suitable transition between pre-finished siding.

Edmonton, Alberta

Vertical Cladding Transitions



A stone ledge provides a bump-out for change in material along the vertical plane.

Glenwood Park, Atlanta



QUESTIONS



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Affordable, Attainable Housing

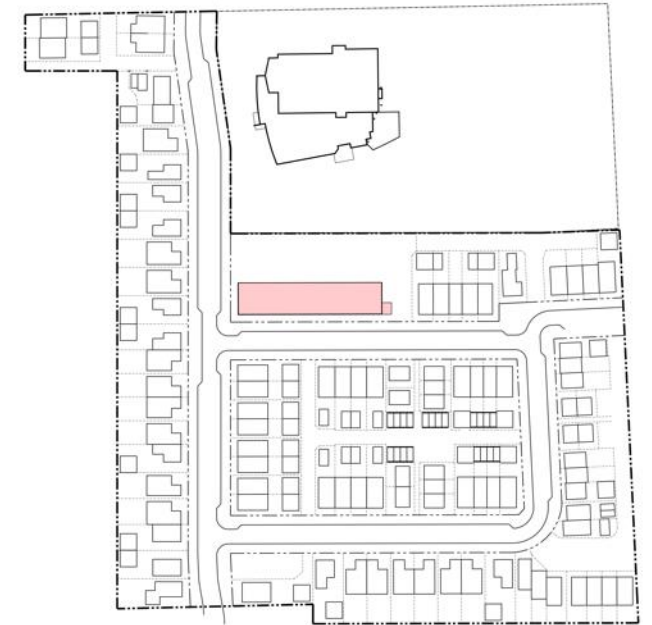
Unit Type	# of Units	Units as %	Affordable	Attainable	Market
Studio	42	40%	18	24	0
1 Bed	42	40%	0	42	0
2 Bed	21	20%	0	10	11
	105	100%	18	76	11

Or if additional parking is not provided or relief granted, and/or density not permitted as requested, the following:

Unit Type	# of Units	Units as %	Affordable	Attainable	Market
Studio	8	10.7%	8	0	0
1 Bed	34	45.4%	0	17	17
2 Bed	33	44%	0	10	23
	75	100%	8	27	40

* 'Attainable' definition based on Niagara Regional Official Plan and Town of Lincoln's (2021) *Core Housing Need*.

Existing 5 Storey Residential Apartment



Queen Street Apartment from adjacent streets



Albert Street @ ~85 m



Albert Street @ ~85 m



William Street @ ~65 m



William Street @ ~65 m