



# Vintage Heights

4129 Hixon Street, Lincoln

Official Plan & Zoning By-law Amendment  
Draft Plan of Subdivision

2024 04 02



PINE GLEN  
HOMES

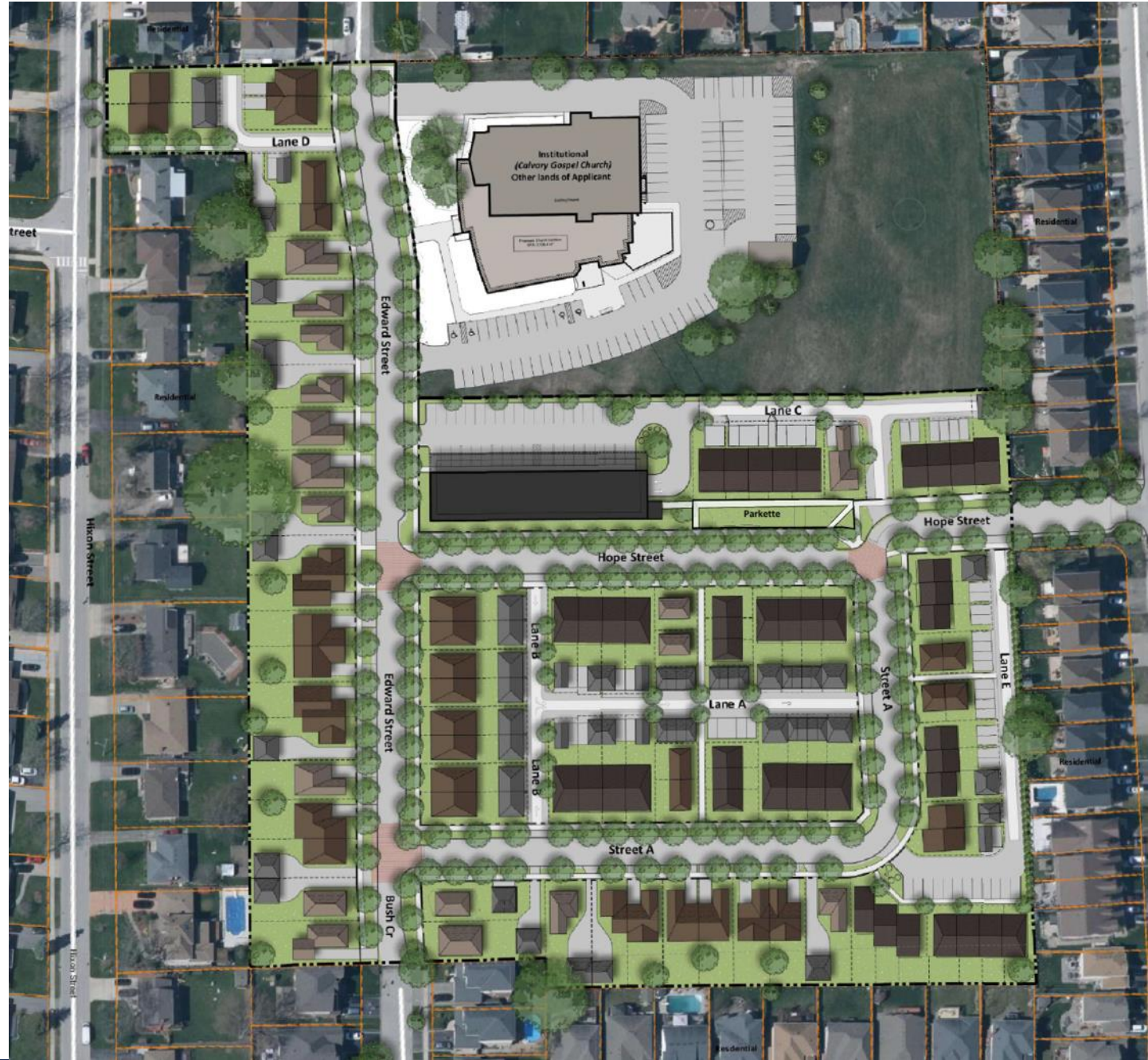




# Proposed Development within Existing Neighbourhood Context

## Proposed Development:

- Single detached (17)
- Semi-detached (36)
- Townhouses (44)
- Apartments (63)
- 160 New dwellings
- Neighbourhood Parkette





# Community Feedback

## Comments from Public Meeting

### What we heard:

- Need for housing (affordable options)
- Variety of housing choices is positive
- Drainage issues/flooding
- Park Space
- Traffic congestion on neighbouring streets
- Parking (Apartment & Street)
- Apartment Height / Privacy



# Groundwater

## Concerns we heard:

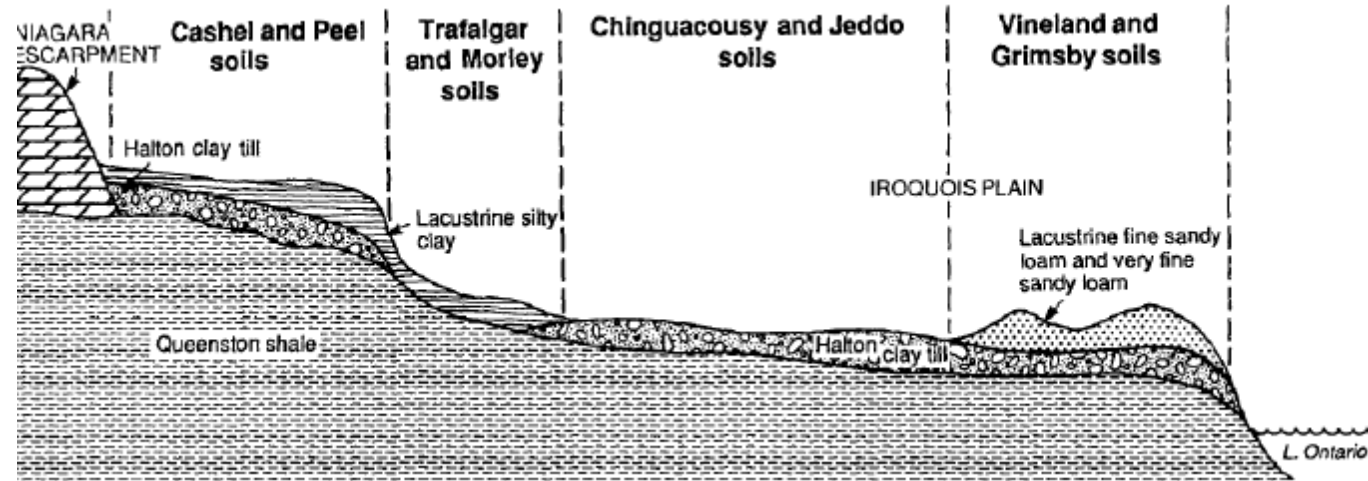
- Water table and runoff issues to surrounding properties
- Off-site water concerns - sump pump issues - groundwater

## Response

### NO ANTICIPATED IMPACT TO NEIGHBOURING PROPERTIES

#### Hydrogeological Engineer (Terra Dynamics Consulting) comments:

- Site soil is silty clay/ clayey slit of low permeability
- Development of the site is predicted to lower groundwater infiltration, reducing recharge to the groundwater table and water flow to properties
- Located >75 m south of site, 4059 Bush Crescent sump pump issue related to historical stream surface watercourse from South. Subject property to drain to North - therefore no expected impact





# Park Space

## Concerns we heard:

- Need for park space
- Amenity nearby for apartment residents

## Response:

- 330 m<sup>2</sup> parkette added to Hope Street
- Centrally located and adjacent to apartment
- Privately Owned Park Space (POPS)



# Traffic

## Concerns we heard:

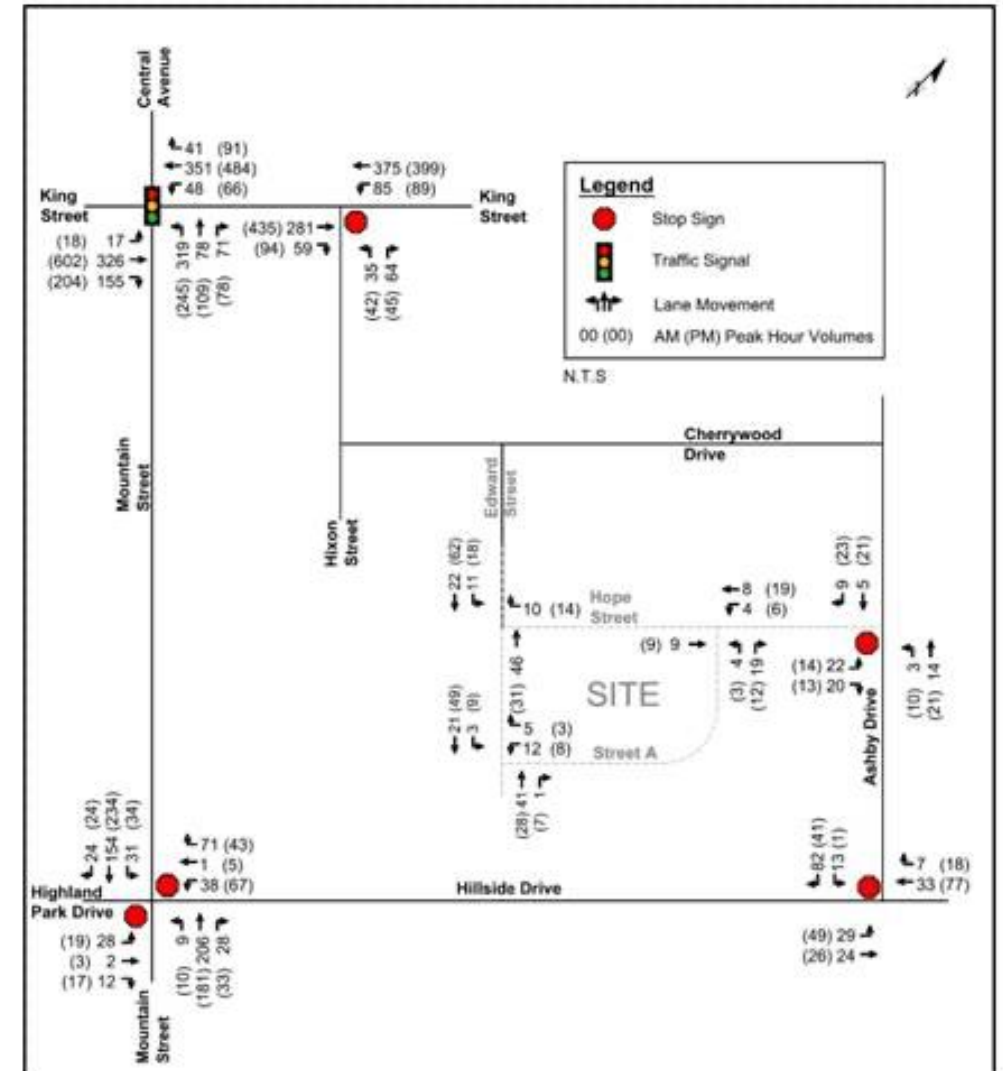
- Expected congestion at existing intersections
- Traffic study doesn't account for new development in area

## Response:

**NO TRAFFIC ISSUES EXPECTED**

## R.J. Burnside (Traffic Engineer):

- Road pattern to connect existing (anticipated) grid network
- Traffic generated from neighbourhood to maintain service level A or B (good conditions)



# Apartment Parking

## Concerns we heard:

- Not enough parking
- No on-site visitor parking

## Response:

### **NO PARKING ISSUES EXPECTED**

- Parking ratio increased to 1.19 spaces/unit
- Visitor parking included on-site
- 66 additional on-street parking spaces available nearby





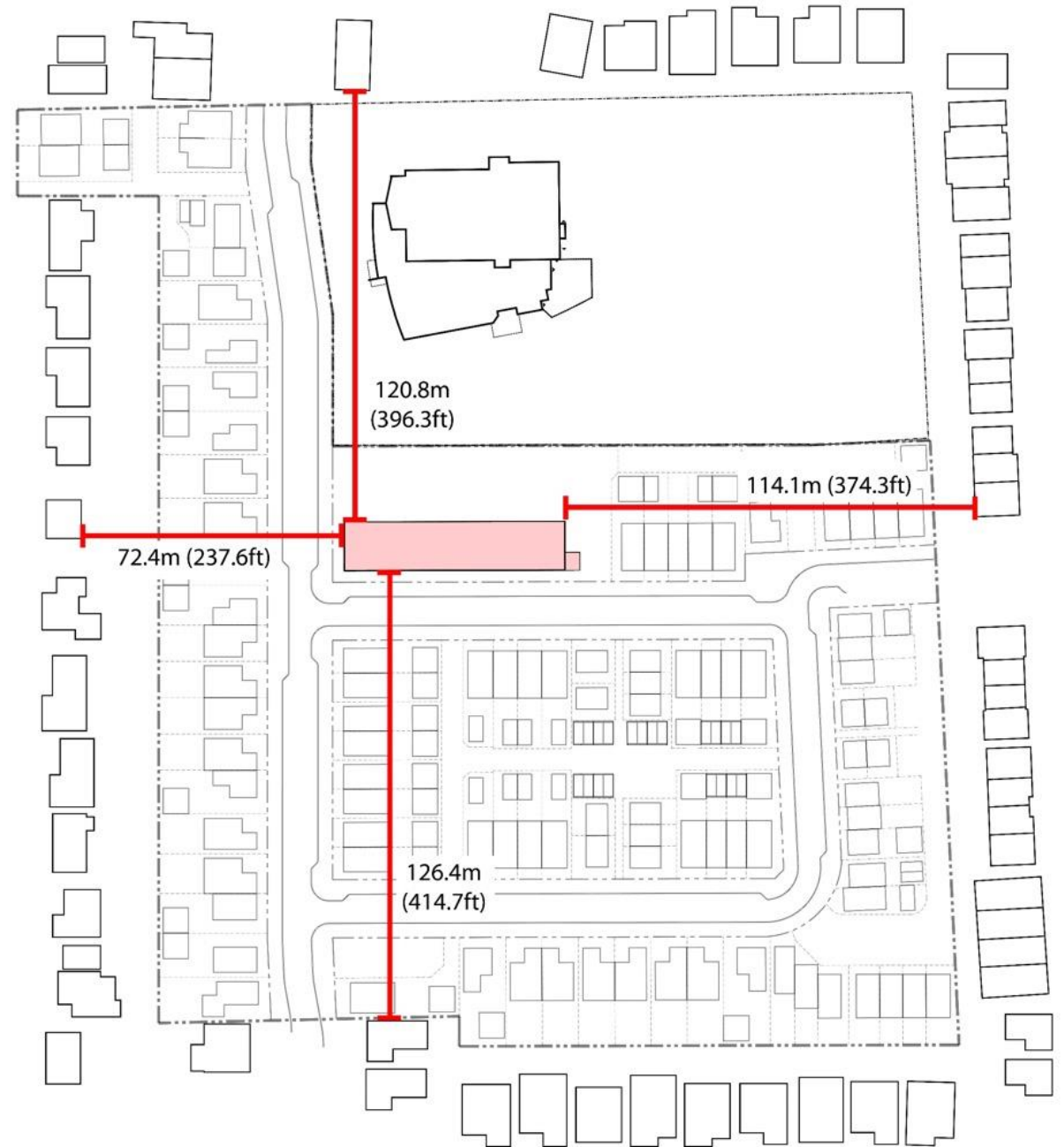
# Proposed Apartment Context

## Concerns we heard:

- Reduced privacy between neighbours
- Apartment does not fit in with neighbourhood

## Response:

- Proposed apartment is in centre of neighbourhood
- View is obstructed by most homes from every side
- No overlook concerns





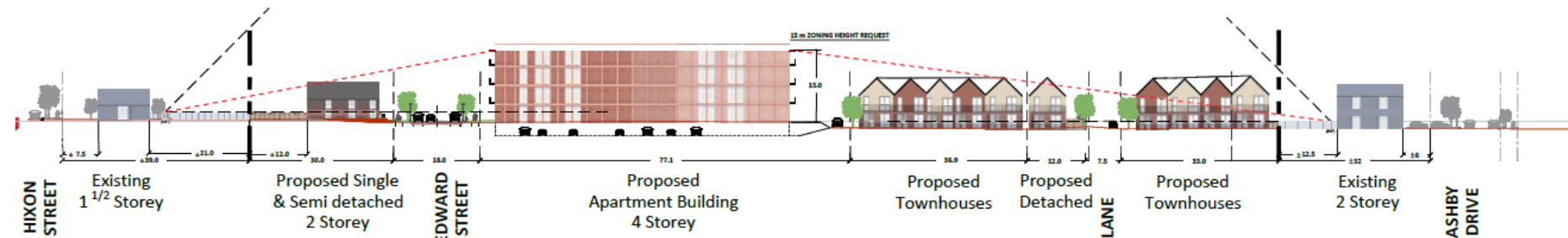
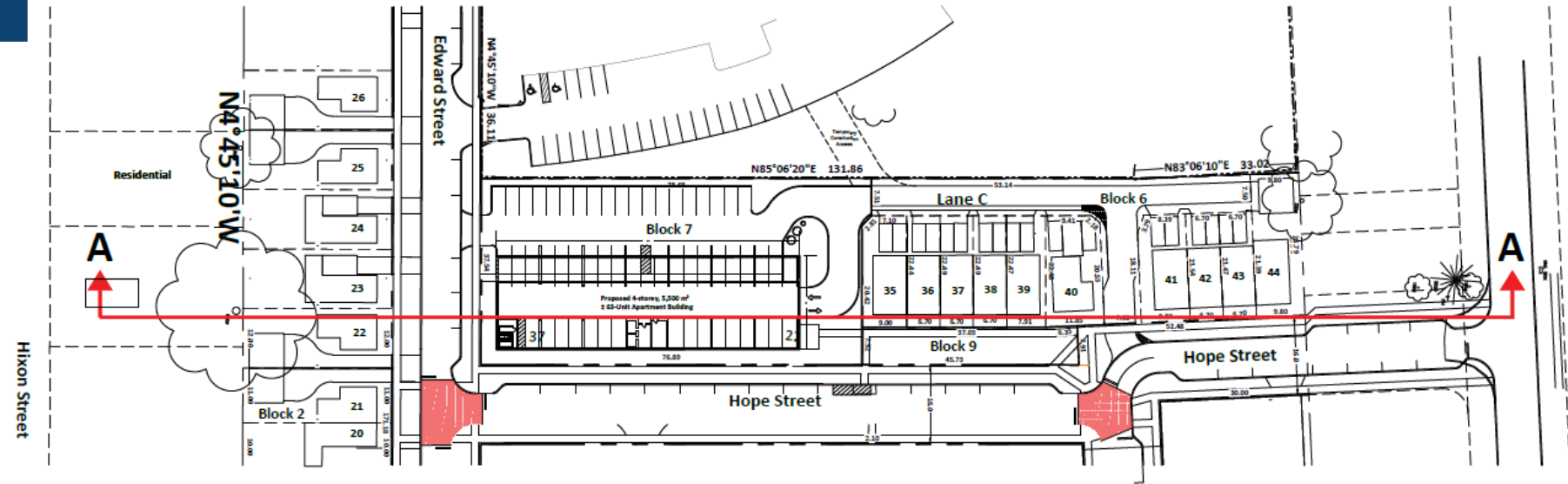
# Apartment Height

## Concerns we heard:

- Reduced privacy between neighbours
- Height does not fit in with neighbourhood

## Response:

- Height has been reduced from 5 storeys to 4 storeys



Section A-A

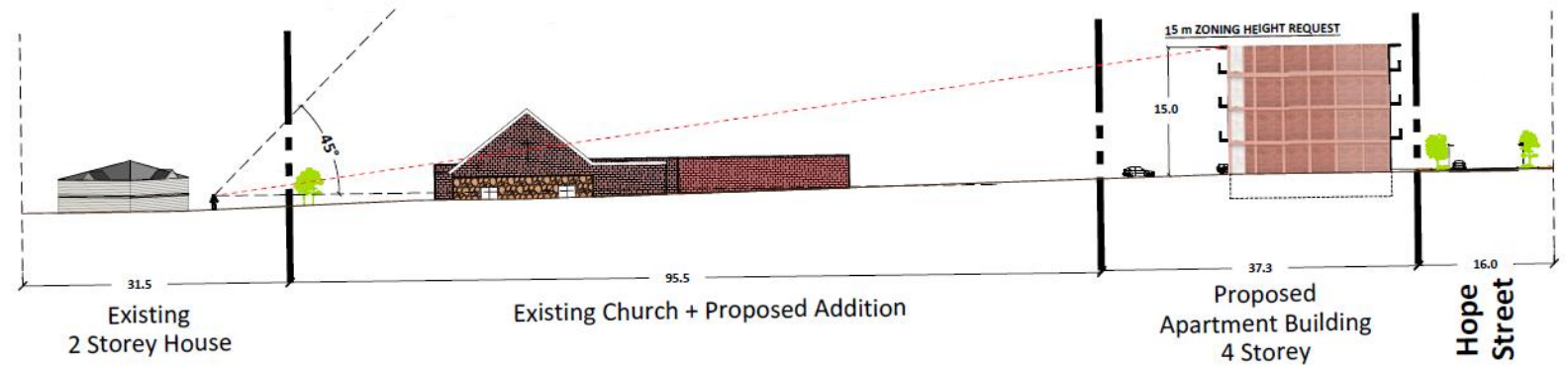
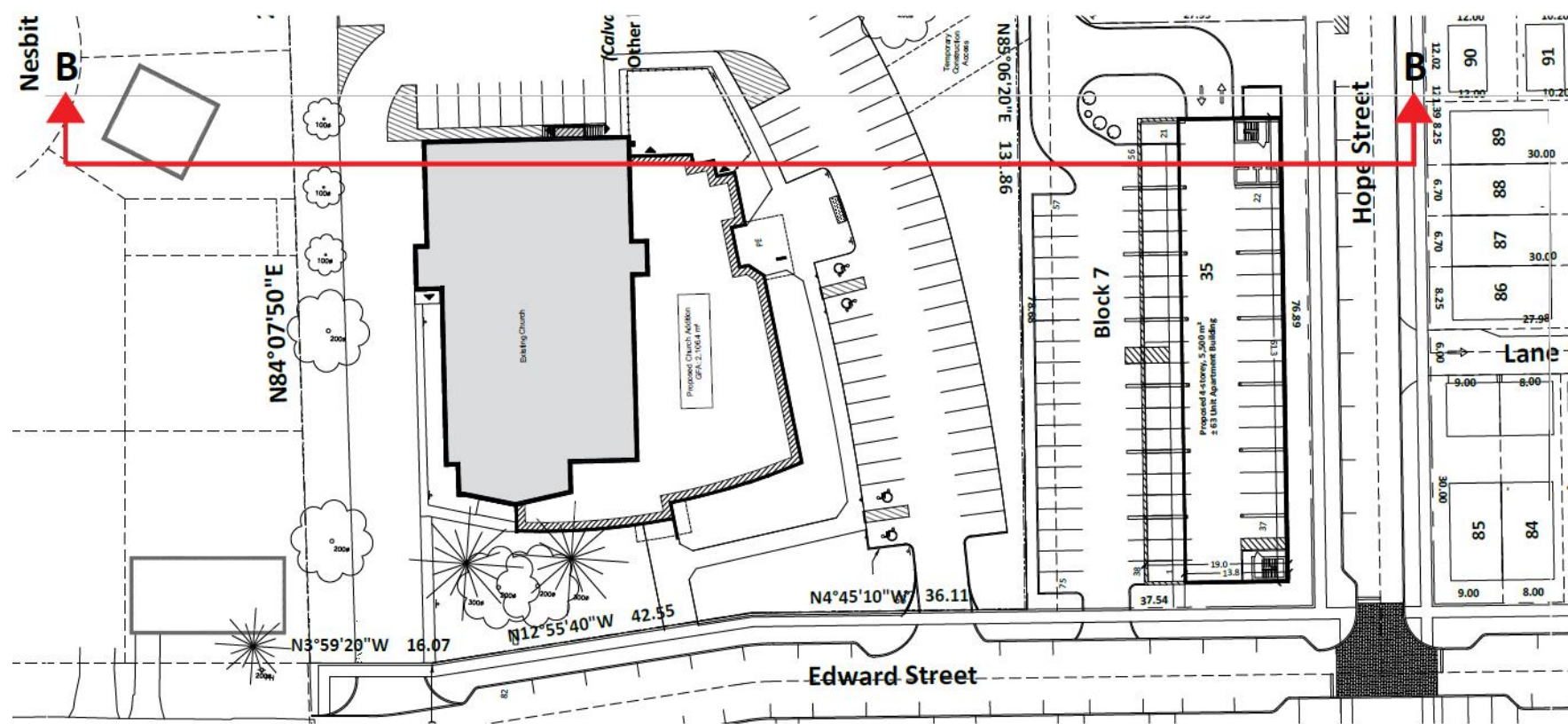
# Apartment Height

## Concerns we heard:

- Reduced privacy between neighbours
- Height does not fit in with neighbourhood

## Response:

- Height has been reduced from 5 storeys to 4 storeys



Section B-B



# Affordability

## Apartment mix:

- 11% affordable
- 31% attainable
- 58% market
- 25 year housing agreement with Town of Lincoln



# Summary

## Proposed Development:

- Addresses need for housing (including affordable options)
- Provides a variety of housing choices within neighbourhood
- No expected drainage issues/flooding
- Public park space provided near apartment
- Roads to maintain service level A or B – development uses planned connections
- Increase in parking provided for apartments – including visitor parking on site
- Apartment height lowered to 4 storeys





# Benefits

- Integration into community
- Diversity, equity and inclusion
- Why YIMBY?





# QUESTIONS



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HOMES

