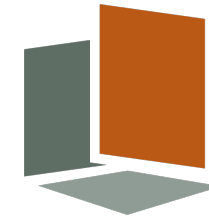


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PLAN • DESIGN • MANAGE

4933 Victoria Avenue North, Vineland

Official Plan and Zoning By-law Amendment

PLOPA20240045 & PLZBA20240046

Committee of the Whole
December 2, 2024
Town of Lincoln



DESIGN REVISIONS



- 1 Building extends entirely within environmental setbacks
- 2 Residential buildings height + unit reduction
- 3 Enlarged entrance/drop-off
- 4 On-site fire truck turnaround
- 5 Dedicated visitor/guest vehicle entrance to P1 from the drop-off
- 6 Increased parking stall size, and additional dedicated stalls for large vehicles
- 7 South vehicle entrance ramped down 1.5m for increased visual and audio separation from neighbours to south
- 8 Noise barrier for additional sound protection for neighbours to south
- 9 Orientation of the hotel tower adjusted for more sky view from S. Shore Blvd
- 10 Building C massing adjusted to mitigate impact to S. Shore Blvd

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HEIGHT & MASSING



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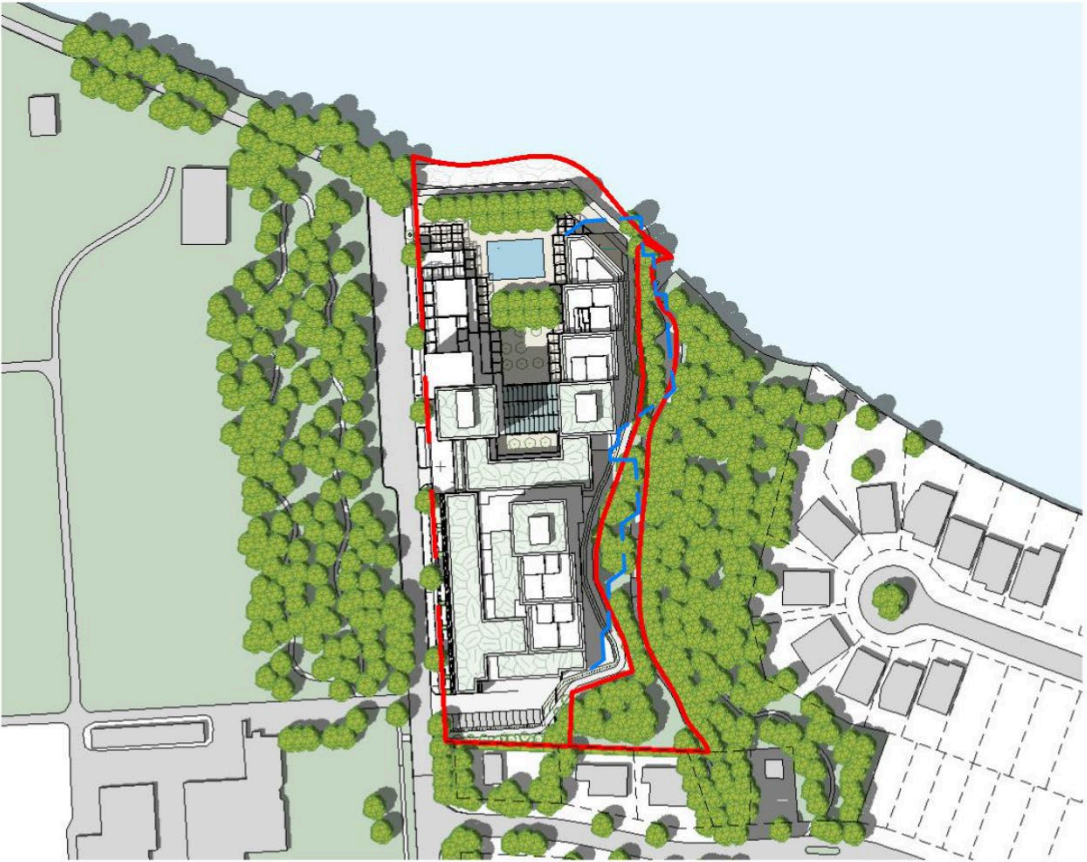


JUNE 21 10AM - COMPARISON

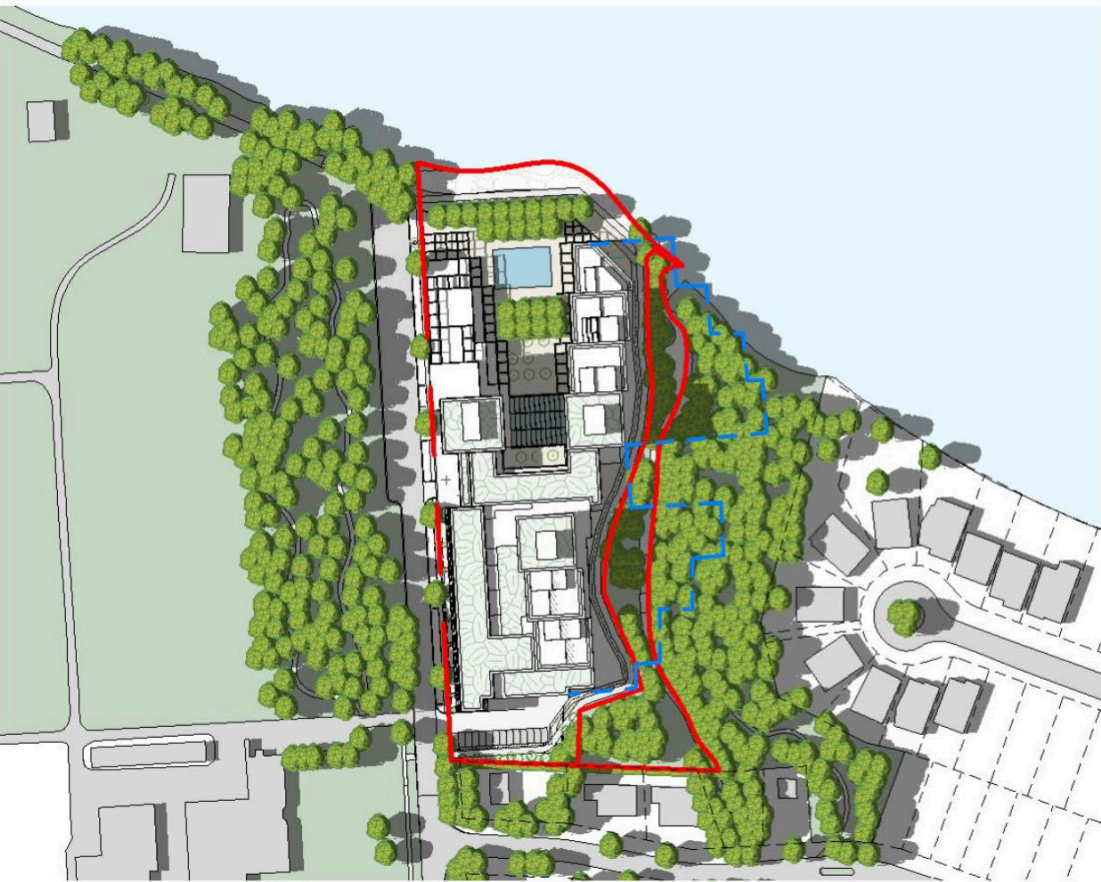


JUNE 21 1PM - COMPARISON

HEIGHT & MASSING



JUNE 21 3PM - COMPARISON



JUNE 21 5PM - COMPARISON

HEIGHT & MASSING



JUNE 21 6PM - COMPARISON



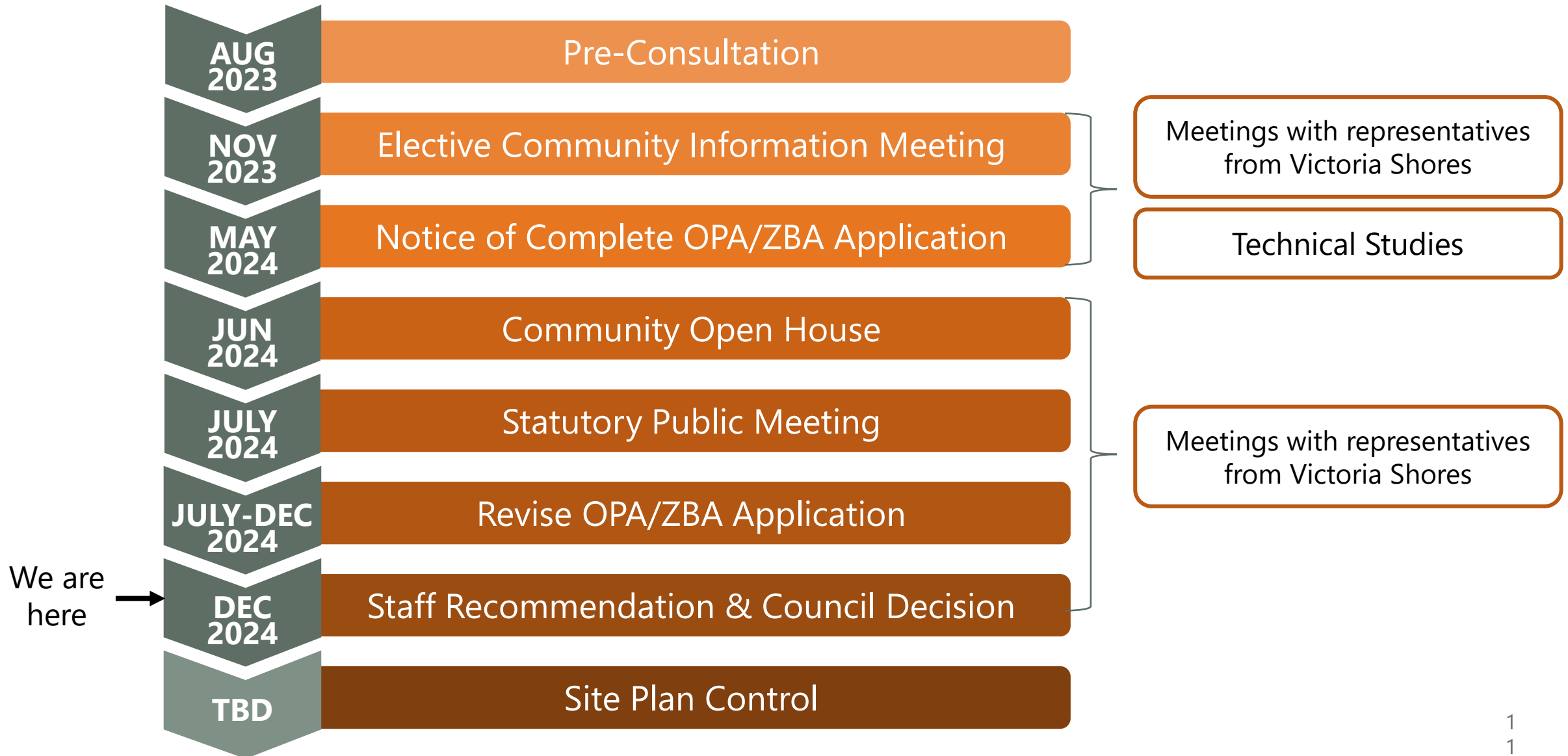
JUNE 21 7PM - COMPARISON

Overall, the size of the parking spaces and the number of parking spaces have been increased in order to better meet the demand of the proposed development.

- 381 parking spaces are proposed for 346 residential dwellings.
- 100 parking spaces are proposed for 100 hotel suites.
- 129 parking spaces are proposed for commercial uses including restaurant, retail, spa and place of entertainment uses.
- A total of 610 parking spaces are proposed on-site with additional on-street parking spaces are proposed on Victoria Avenue North.



APPROVAL TIMELINE & PUBLIC CONSULTATION





4933 VICTORIA AVENUE NORTH

