VINELAND

4933 VICTORIA AVENUE NORTH



APPLICATION FOR ZONING BY-LAW AMENDMENT

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2	2024/04/26	REISSUED FOR ZBA
1	2024/02/23	ISSUED FOR ZBA

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4933 VICTORIA AVENUE NORTH

SCALE
PROJECT NO. 202302
ISSUE DATE APRIL, 26, 2024

COVER SHEET

A000

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1.0 SUMMARY

TOTAL SITE AREA 19,348.3 m²
NET SITE AREA 16,299.1 m²
LAND CONVEYANCE PART 1 3,035.7 m²
LAND CONVEYANCE PART 2 13.5 m²

TOTAL GFA - 46,941 m²
FSI - 2.88

1.1 BUILDING AREA SUMMARY		
Total Non-Residential GFA (m²)	**Residential GFA (m²)**	**Total GFA (m²)**
13,058	**33,883**	**46,941**

**EXCLUDING ANY PARKING AREAS OR LOADING AREAS WITHIN THE BUILDING OR STRUCTURE.*

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

DESIGNATED P.O.P.S.	**1797 m²**

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 8502m²
PERCENTAGE OF NET SITE AREA 52.1%

3.0 FLOOR AREA

3.1 GROSS FLOOR AREA				
	Total Non-Residential GFA		**Residential GFA (m²)**	**TOTAL GFA (m²)**
	Retail GFA (m²)	**Hotel GFA (m²)**		
NORTH PHASE				
BELOW-GRADE NON-PARKING				
Level P1	0	0	2,007	**2,156**
	0	**0**	**2,007**	**2,156**
BLDG 'A'				
Level 1	194	0	1,708	**1,902**
Level 2	0	0	1,524	**1,524**
Level 3	0	0	1,786	**1,786**
Level 4	0	0	1,308	**1,308**
Level 5	0	0	1,308	**1,308**
Level 6	0	0	1,138	**1,138**
Level 7	0	0	972	**972**
Level 8	0	0	972	**972**
Level 9	0	0	972	**972**
Level 10	0	0	801	**801**
Level 11	0	0	635	**635**
Level 12	0	0	635	**635**
Level 13	0	0	635	**635**
Level 14	0	0	465	**465**
Level 15	0	0	299	**299**
	194	**0**	**15,160**	**15,354**
BLDG 'B'				
Level 1	1,749	310	0	**2,059**
Level 2	0	1,801	0	**1,801**
Level 3	827	493	0	**1,320**
Level 4	799	47	0	**846**
Level 5	0	628	0	**628**
Level 6	0	628	0	**628**
Level 7	0	628	0	**628**
Level 8	0	628	0	**628**
Level 9	0	628	0	**628**
Level 10	0	628	0	**628**
Level 11	0	628	0	**628**
Level 12	0	628	0	**628**
Level 13	0	628	0	**628**
Level 14	0	628	0	**628**
Level 15	373	32	0	**405**
	3,748	**8,967**	**0**	**12,715**
SOUTH PHASE				
BLDG 'C'				
Level 1	0	0	1,392	**1,392**
BLDG C - Level 1M	0	0	1,452	**1,452**
Level 2	0	0	1,489	**1,489**
Level 3	0	0	1,425	**1,425**
Level 4	0	0	2,531	**2,531**
Level 5	0	0	2,303	**2,303**
Level 6	0	0	1,120	**1,120**
Level 7	0	0	972	**972**
Level 8	0	0	972	**972**
Level 9	0	0	764	**764**
Level 10	0	0	635	**635**
Level 11	0	0	635	**635**
Level 12	0	0	428	**428**
Level 13	0	0	299	**299**
Level 14	0	0	299	**299**
	0	**0**	**16,716**	**16,716**

GRAND TOTAL	**Total Non-Residential GFA**		**Residential GFA (m²)**	**Total GFA (m²)**
	Retail GFA (m²)	**Hotel GFA (m²)**		
	3,942	**8,967**	**33,883**	**46,941**

3.2 PARKING FLOOR AREA (EXCLUDED FROM GFA)			
	Total Excluded GFA		**Total Excluded GFA (m²)**
	Loading Area (m²)	**Parking Area (m²)**	
NORTH PHASE			
BELOW-GRADE PARKING			
Level P1	0	11,284	**11,284**
	0	**11,284**	**11,284**
SOUTH PHASE			
ABOVE-GRADE PARKING			
Level 1	249	2,284	**2,533**
BLDG C - Level 1M	0	2,074	**2,074**
Level 2	0	2,153	**2,153**
Level 3	0	2,490	**2,490**
	249	**9,001**	**9,250**
GRAND TOTAL	**249**	**20,285**	**20,534**

TOTAL GFA =
*WITH REFERENCE TO THE TOWN OF LINCOLN COMPREHENSIVE ZONING BY-LAW NO.2022-50, SECTION 2.110:
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING OR STRUCTURE, INCLUDING THE FLOOR ARE OF ANY BASEMENT, WHICH FLOOR AREAS ARE MEASURED BETWEEN THE EXTERIOR FACES OF THE EXTERIOR WALLS OF A BUILDING AT EACH FLOOR LEVEL, BUT EXCLUDING ANY PARKING AREAS OR LOADING AREAS WITHIN THE BUILDING OR STRUCTURE.

NOTWITHSTANDING SECTION 2.110, FOR THE PURPOSE OF THIS BY-LAW, IN ADDITION TO THE EXCLUSION OF PARKING AREAS AND LOADING AREAS, GROSS FLOOR AREA SHALL NOT INCLUDE MECHANICAL OR BACK-OF-HOUSE AREAS WITH RESPECT TO CALCULATIONS OF PARKING REQUIREMENTS FOR USES.

(a) FURTHERMORE, FOR THE PURPOSE OF THIS BY-LAW, MECHANICAL OR BACK-OF-HOUSE AREAS SHALL BE DEEMED TO E AREAS SUPPORTIVE AND/OR ACCESSORY TO THE PRIMARY USE, NOT INTENDED FOR PUBLIC ACCESS. THIS MAY INCLUDE, BUT NOT LIMITED TO, AREAS USED FOR PREPARATION OF GOODS, PERSONAL NEEDS OF STAFF, STORAGE, EQUIPMENT AND/OR MAINTENANCE.

ALL INTERIOR FLOOR AREAS ABOVE GRADE
INCL. CORES/CORRIDORS/VERTICAL SHAFTS
EXCL. PARKING / LOADING
EXCL. BALCONIES
EXCL. ROOF TERRACE / OUTDOOR AMENITY

TOTAL NON-RESIDENTIAL GFA =
RETAIL GFA + HOTEL GFA

RETAIL GFA=
RESTAURANT & KITCHEN
RESTAURANT (CAFE)
GROCER (RETAIL)
SPA + BOH
RESTAURANT (BAR) - "SKY BAR" + BOH
RESTAURANT (BAR) - "LOBBY BAR"
COMMON LOBBY

HOTEL GFA =
ALL INTERIOR HOTEL FLOOR AREAS
EVENT SPACE
ALL HOTEL BOH

4.0 UNITS

4.1 RESIDENTIAL UNITS

4.1 RESIDENTIAL UNITS					
	LEVEL	NEW RESIDENTIAL			**UNIT COUNT**
		1B	2B	3B	
BLDG 'A'					
NORTH PHASE	Level 1	9	2	0	**11**
NORTH PHASE	Level 2	16	4	1	**21**
NORTH PHASE	Level 3	16	6	1	**23**
NORTH PHASE	Level 4	13	6	1	**20**
NORTH PHASE	Level 5	10	6	2	**18**
NORTH PHASE	Level 6	11	5	1	**17**
NORTH PHASE	Level 7	7	6	1	**14**
NORTH PHASE	Level 8	7	6	1	**14**
NORTH PHASE	Level 9	5	5	2	**12**
NORTH PHASE	Level 10	4	7	0	**11**
NORTH PHASE	Level 11	2	6	0	**8**
NORTH PHASE	Level 12	2	6	0	**8**
NORTH PHASE	Level 13	2	6	0	**8**
NORTH PHASE	Level 14	0	4	1	**5**
NORTH PHASE	Level 15	0	2	0	**2**
		104	**77**	**11**	**192**
BLDG 'C'					
SOUTH PHASE	Level 1	2	12	0	**14**
SOUTH PHASE	Level 2	3	11	2	**16**
SOUTH PHASE	Level 3	3	11	2	**16**
SOUTH PHASE	Level 4	25	8	2	**35**
SOUTH PHASE	Level 5	29	7	0	**36**
SOUTH PHASE	Level 6	11	4	1	**16**
SOUTH PHASE	Level 7	10	3	1	**14**
SOUTH PHASE	Level 8	9	4	1	**14**
SOUTH PHASE	Level 9	9	3	0	**12**
SOUTH PHASE	Level 10	9	1	0	**10**
SOUTH PHASE	Level 11	9	1	0	**10**
SOUTH PHASE	Level 12	0	5	0	**5**
SOUTH PHASE	Level 13	0	3	0	**3**
SOUTH PHASE	Level 14	0	3	0	**3**
		119	**76**	**9**	**204**
TOTAL RESIDENTIAL UNITS		**223**	**153**	**20**	**396**

4.2 NON-RESIDENTIAL UNITS

4.2 HOTEL SUITES				
	LEVEL	NEW HOTEL SUITES		**UNIT COUNT**
		SINGLE SUITE	DOUBLE SUITE	
BLDG 'B'				
NORTH PHASE	Level 5	**8**	**5**	**13**
NORTH PHASE	Level 6	**8**	**5**	**13**
NORTH PHASE	Level 7	**8**	**5**	**13**
NORTH PHASE	Level 8	**8**	**5**	**13**
NORTH PHASE	Level 9	**8**	**5**	**13**
NORTH PHASE	Level 10	**8**	**5**	**13**
NORTH PHASE	Level 11	**8**	**5**	**13**
NORTH PHASE	Level 12	**8**	**5**	**13**
NORTH PHASE	Level 13	**8**	**5**	**13**
NORTH PHASE	Level 14	**8**	**5**	**13**
TOTAL HOTEL SUITES		**80**	**50**	**130**

4.2 COMMERCIAL UNITS		
Name	Level	**AREA**
* DOES NOT INCLUDE "BACK OF HOUSE" SPACES		
BLDG 'A'		
RETAIL	Level 1	**194 m²**
		194 m²
BLDG 'B'		
RESTAURANT	Level 1	**818 m²**
RESTAURANT (BAR) - "LOBBY-BAR"	Level 1	**118 m²**
RESTAURANT (CAFE)	Level 1	**133 m²**
EVENT	Level 2	**999 m²**
SPA	Level 4	**799 m²**
RESTAURANT (BAR) - "SKY BAR"	Level 15	**197 m²**
		3064 m²
TOTAL COMMERCIAL UNIT AREA		**3258 m²**

4.2 COMMERCIAL UNITS - BACK-OF-HOUSE / MECHANICAL		
Name	Level	**AREA**
NORTH PHASE		
BOH - HOTEL	<varies>	**1070 m²**
BOH - KITCHEN	Level 1	**276 m²**
BOH - SPA	Level 3	**279 m²**
BOH - SPA MECHANICAL	Level 3	**548 m²**
BOH -RESTAURANT (BAR) - "SKY BAR"	Level 15	**176 m²**
		2349 m²
TOTAL COMMERCIAL BOH/MECHANICAL AREA		**2349 m²**

4.3 UNIT MIX

NEW RESIDENTIAL - UNIT MIX

BLDG 'A'

4.3 UNIT MIX SUMMARY - BUILDING 'A'						
	Name	No. Units	Unit Mix	**Avg Area**	**Avg Area (SF)**	Total Area
NORTH PHASE	**1B**	104	54%	**50 m²**	**543 SF**	5245 m²
NORTH PHASE	**2B**	77	40%	**71 m²**	**764 SF**	5463 m²
NORTH PHASE	**3B**	11	6%	**103 m²**	**1111 SF**	1135 m²

BLDG 'C'

4.3 UNIT MIX SUMMARY - BUILDING 'C'						
	Name	No. Units	Unit Mix	**Avg Area**	**Avg Area (SF)**	Total Area
SOUTH PHASE	**1B**	119	58%	**51 m²**	**551 SF**	6144 m²
SOUTH PHASE	**2B**	76	37%	**69 m²**	**742 SF**	6136 m²
SOUTH PHASE	**3B**	9	4%	**91 m²**	**983 SF**	919 m²

TOTAL RESIDENTIAL - UNIT MIX

4.3 TOTAL RESIDENTIAL UNIT MIX SUMMARY						
Name	No. Units	Unit Mix	**Avg Area**	**Avg Area (SF)**	Total Area	
1B	223	56%	**51 m²**	**547 SF**	11336 m²	
2B	153	39%	**70 m²**	**753 SF**	10699 m²	
3B	20	5%	**98 m²**	**1054 SF**	1957 m²	
TOTAL	396	100%			23992 m²	

NEW HOTEL SUITES - UNIT MIX

BLDG 'B'

4.3 UNIT MIX SUMMARY - BUILDING 'B'						
	Name	No. Units	Unit Mix	**Avg Area**	**Avg Area (SF)**	Total Area
NORTH PHASE	**HOTEL SUITE - DOUBLE**	50	38%	**40 m²**	**434 SF**	2014 m²
NORTH PHASE	**HOTEL SUITE - SINGLE**	80	62%	**36 m²**	**386 SF**	2867 m²
TOTAL		130	100%			4881 m²

5.0 AMENITY

5.1 AMENITY			
TOTAL UNITS	AMENITY		
	OUTDOOR	INDOOR	TOTAL AREA
NORTH PHASE			
192	815 m²	979 m²	1794 m²
SOUTH PHASE			
204	165 m²	38 m²	203 m²

6.0 PARKING

6.1 CAR PARKING						
Level	RESIDENTIAL	VISITOR	OUTDOOR VISITOR	**TOTAL ON-SITE PARKING**	STREET	**TOTAL CAR PARKING**
BLDG C - Level 3	73	0	0	**73**	0	**73**
BLDG C - Level 2	58	0	0	**58**	0	**58**
BLDG C - Level 1M	54	0	0	**54**	0	**54**
BLDG C - Level 1	52	0	13	**65**	21	**86**
Level P1	190	197	0	**387**	0	**387**
TOTAL	**427**	**197**	**13**	**637**	**21**	**658**

6.2 BICYCLE PARKING			
	Bicycle Parking		
Level	Long-Term	Short-Term	**TOTAL BICYCLE PARKING**
BLDG C - Level 1	160	0	160
TOTAL	**160**	**0**	**160**

7.0 LOADING

7.1 LOADING		
Level	Count	Type
Level 1	1	TYPE 'G' LOADING
Level 1	1	TYPE 'B' LOADING
Level P1	3	TYPE 'C' LOADING

8.0 WASTE

8.1 WASTE STORAGE AREA			
Area Type	Level	Name	Area
NORTH PHASE	Level P1	**RES. WASTE**	150 m²
NORTH PHASE	Level P1	**RES. WASTE**	135 m²
NORTH PHASE	Level P1	**NON-RES. WASTE**	65 m²
			350 m²

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4933 VICTORIA AVENUE NORTH

SCALE 1 : 1
PROJECT NO. 202302
ISSUE DATE APRIL, 26, 2024

PROJECT STATISTICS

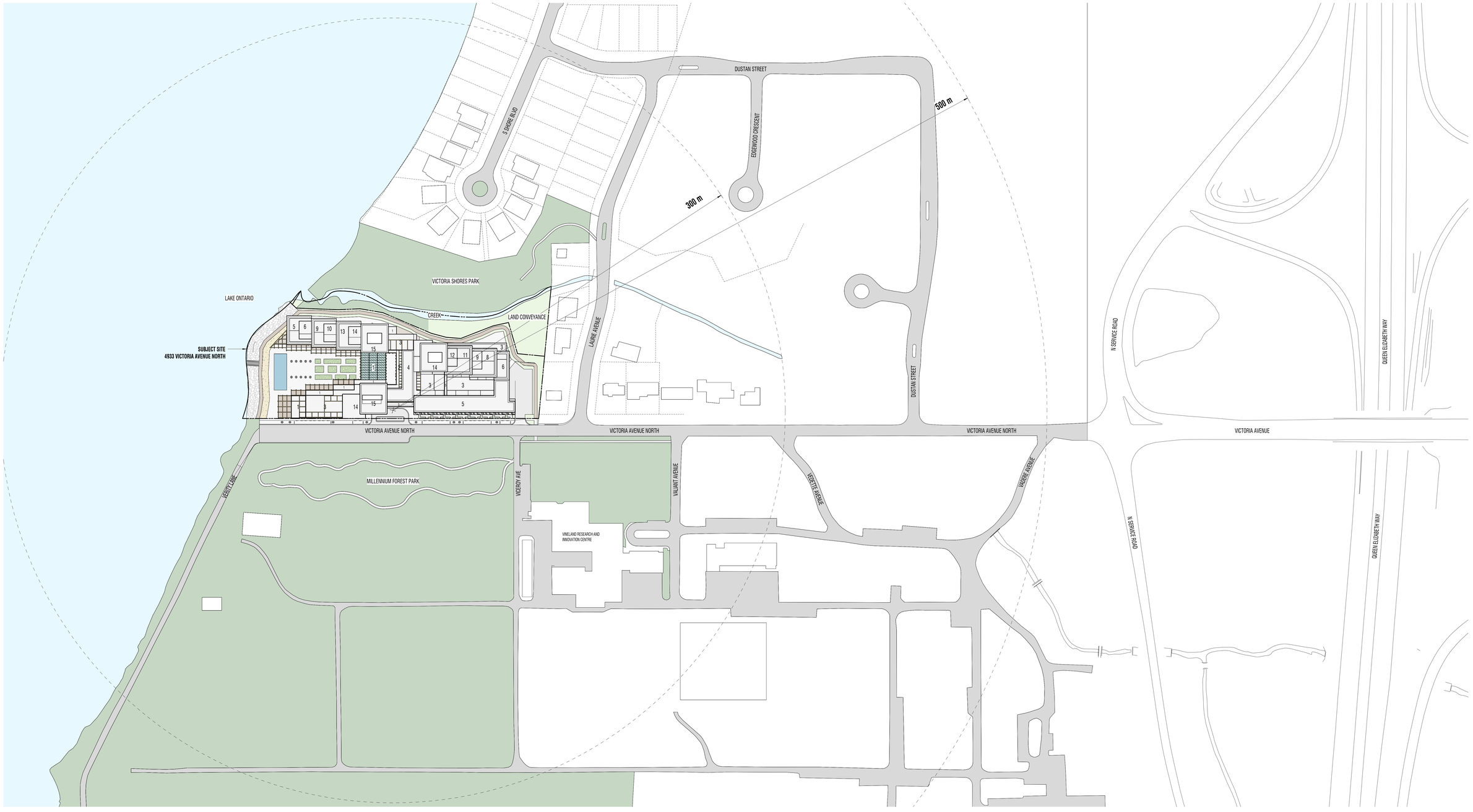
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1 / A102 CONTEXT PLAN

1 : 1000

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Project North True North

SCALE 1 : 1000
PROJECT NO. 202302
ISSUE DATE APRIL, 26, 2024

CONTEXT PLAN

A102



2 ROOF SITE PLAN
A301 | A103
1 : 400

1.0 SUMMARY

TOTAL SITE AREA	19,348.3 m²
NET SITE AREA	16,299.1 m²
LAND CONVEYANCE PART 1	3,035.7 m²
LAND CONVEYANCE PART 2	13.5 m²

TOTAL GFA - 46,941 m²
FSI - 2.88

PROPOSED BUILDING SUMMARY		
BUILDING	**BUILDING TYPE**	**TOTAL GFA (m²)**
BELOW-GRADE NON-PARKING		**2,156 m²**
BLDG 'A'	**RESIDENTIAL**	**15,354 m²**
BLDG 'B'	**HOTEL & RETAIL**	**12,715 m²**
BLDG 'C'	**RESIDENTIAL**	**16,716 m²**
TOTAL		**46,941 m²**

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	8502m²
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	
	Area
DESIGNATED P.O.P.S.	**1797 m²**
PUBLIC LANDSCAPED AREA	**2638 m²**
TOTAL	**4435 m²**

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.

Appendix E of PD-28-24

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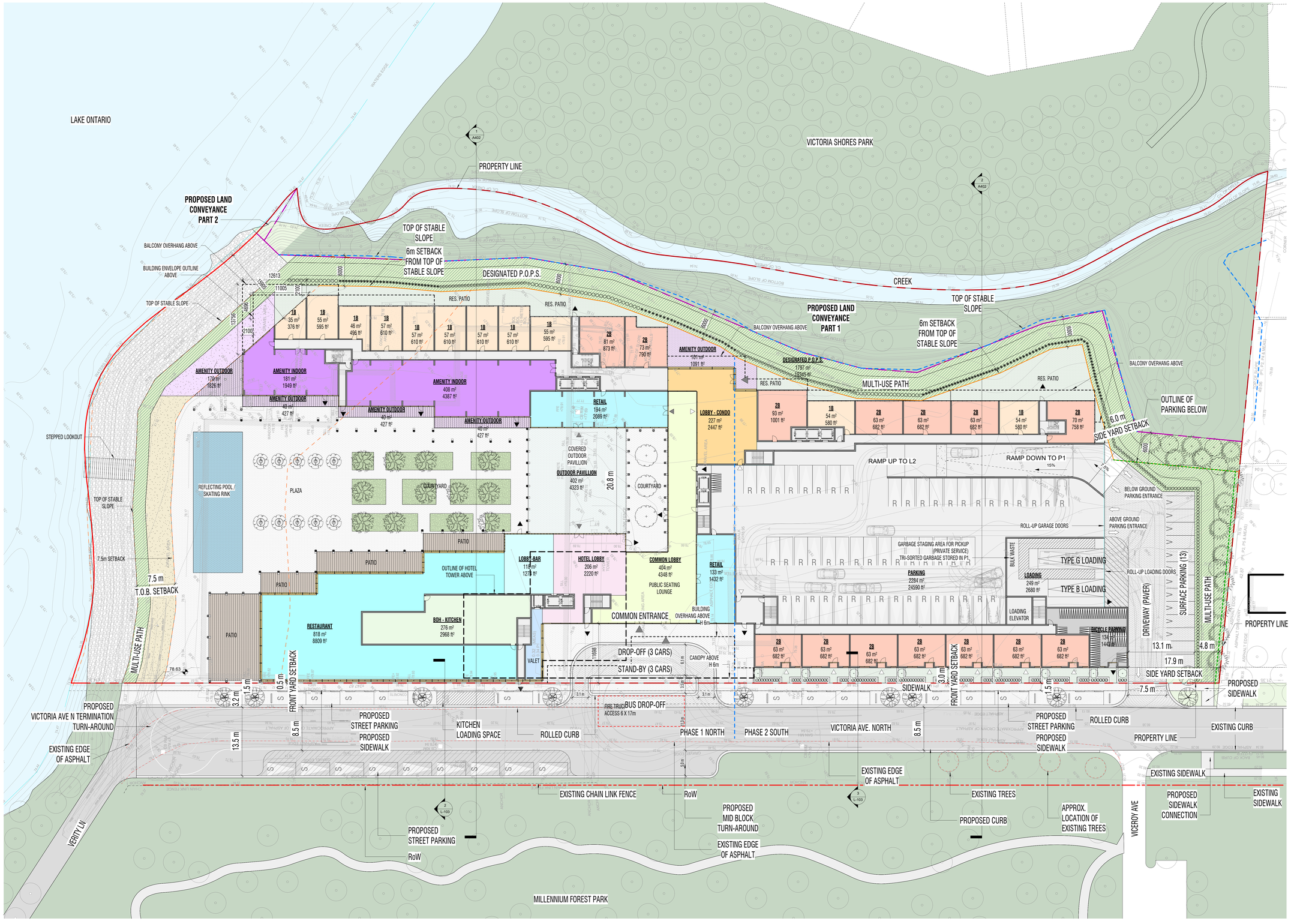
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Project North | True North

SCALE As indicated
PROJECT NO. 202302
ISSUE DATE APRIL, 26, 2024

ROOF SITE PLAN

A103



1 GROUND FLOOR SITE PLAN
A301 | A104
1 : 250

1.0 SUMMARY

TOTAL SITE AREA	19,348.3 m²
NET SITE AREA	16,299.1 m²
LAND CONVEYANCE PART 1	3,035.7 m²
LAND CONVEYANCE PART 2	13.5 m²

TOTAL GFA - 46,941 m²
FSI - 2.88

PROPOSED BUILDING SUMMARY

BUILDING	BUILDING TYPE	TOTAL GFA (m²)
BELOW-GRADE NON-PARKING		2,156 m²
BLDG 'A'	RESIDENTIAL	15,354 m²
BLDG 'B'	HOTEL & RETAIL	12,715 m²
BLDG 'C'	RESIDENTIAL	16,716 m²
TOTAL		46,941 m²

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 8502m² (52.1%)
PERCENTAGE OF NET SITE AREA 52.1%

LANDSCAPED AREA

LANDSCAPED AREA SUMMARY

	Area
DESIGNATED P.O.P.S.	1797 m²
PUBLIC LANDSCAPED AREA	2638 m²
TOTAL	4435 m²

PERCENTAGE OF NET SITE AREA 29%

PARKING & LOADING

6.1 CAR PARKING SUMMARY

RESIDENTIAL	VISITOR	OUTDOOR VISITOR	TOTAL ON-SITE PARKING	STREET	TOTAL CAR PARKING
427	197	13	637	21	658

LOADING SUMMARY

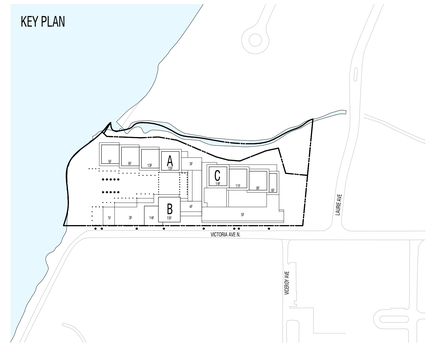
Type	Count
TYPE 'G' LOADING	1
TYPE 'B' LOADING	1
TYPE 'C' LOADING	3

SITE PLAN LEGEND

PROPERTY LINE
TOP OF SLOPE
6m SET BACK
DESIGNATED P.O.P.S. (PRIVATELY OWNED PUBLIC SPACE)
LAND CONVEYANCE
MAIN RES ENTRANCE
RES ENTRANCE
NON-RES ENTRANCE
EXIT
VEHICULAR ENTRANCE/EXIT
PROPOSED CANOPY TREE
PROPOSED CANOPY TREE
PROPOSED UNDERSTORY TREE
EXISTING CONTEXT TREE
FEATURE PAVERS, PERMEABLE
PERMEABLE PAVERS WITH SRI ≥ 29
CONCRETE PAVING SRI VALUE : 29 OR BETTER
CONCRETE PAVING SRI VALUE : 29 OR BETTER
WOOD DECKING SRI VALUE : 29 OR BETTER
ARTIFICIAL TURF GRASS / DOGS RELIEF AREA
BICYCLE LANE
BLACK MULCH
CONCRETE SIDEWALK PAVING SRI ≥ 29
BALLAST ROOF
INTENSIVE GREEN ROOF

REFER TO LANDSCAPE PLAN FOR HARDSCAPE AND PLANTING DETAILS

KEY PLAN



NOTES

- A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVAL AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING 6.1m MINIMUM VERTICAL CLEARANCE, MINIMUM 200mm THICK REINFORCED CONCRETE SLAB IN LOADING SPACE AND STAGING AREA. FLOOR GRADE NOT TO EXCEED +/-2%
- THE OVERHEAD DOOR ADJACENT TO THE TYPE G LOADING AREA WILL BE OPEN UPON THE ARRIVAL OF THE TRUCK TO ALLOW IT TO REVERSE FORM THE TYPE G LOADING AREA ENABLING IT TO EXIT THE SITE IN A FORWARD MOTION.
- A WARNING SYSTEM IS TO BE PROVIDED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING. SYSTEM TO INCLUDE LIGHTS AND SIGNS.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO HAVE A MAXIMUM GRADIENT OF 8%, HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT, A MINIMUM WIDTH OF 4.5 METERS THROUGHOUT AND BE 6 METERS WIDE AT POINT OF INGRESS AND EGRESS.
- PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MMINIMUM 4.4M VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000 KG.
- STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS: (A) DESIGN CODE - ONTARIO BUILDING CODE (B) DESIGN LOAD -CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS (C) IMPACT FACTOR -5% FOR MAX. VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- 4-PRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE, CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m; LOAD SUPPORT SUFFICIENT FOR EQUIPMENT; SURFACE TO BE ACCESSIBLE IN ALL CLIMATIC CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT
- FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE, CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m; LOAD SUPPORT SUFFICIENT FOR EQUIPMENT; SURFACE TO BE ACCESSIBLE IN ALL CLIMATIC CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT
- BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER , APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL

4933 VICTORIA AVENUE NORTH, VINELAND - CHART COMPARING ZONING REQUIREMENTS TO DRAFT BY-LAW PROVISIONS (12-MAR-2024)

TOWN OF LINCOLN – ZONING BY-LAW 2022-70 - GENERAL COMMERCIAL (GC), OPEN SPACE (OS) and ENVIRONMENTAL CONSERVATION (EC) ZONES

ZONE	GENERAL COMMERCIAL (GC) ZONE	
DESCRIPTION	REQUIRED	PROPOSED
PERMITTED USE	HOTEL, APARTMENT, COMMERCIAL	
MIN. LOT AREA	1,000m2	16,229m2
MIN. LOT FRONTAGE	15m	226m
MIN. FRONT YARD SETBACK	3.0m	0.0m, EXCEPT, 3.0m TO A DWELLING UNIT
MIN. INTERIOR SIDE YARD SETBACK	4.5m	6.0m
	EXCEPT THAT WHERE THE INTERIOR SIDE YARD ABUTS R1 OR R2 ZONE, ANY PORTION OF A BUILDING IS GREATER THAN 15 METRES SHALL BE SETBACK A MINIMUM DISTANCE OF THE HEIGHT OF THE BUILDING.	15.0m
MIN. EXTERIOR SIDE YARD SETBACK	3.0m	-
MIN. REAR YARD SETBACK	7.5m	5.0m
	EXCEPT THAT WHERE THE REAR YARD ABUTS R1 OR R2 ZONE, ANY PORTION OF THE HEIGHT OF A BUILDING IS GREATER THAN 15 METRES SHALL BE SETBACK A MINIMUM DISTANCE OF THE HEIGHT OF THE BUILDING	-
MAX. FRONT AND EXTERIOR SIDE YARD	6.0m	12.0m
MIN. SETBACK TO STABLE TOP OF BANK	-	6.0m
MAX. LOT COVERAGE	40%	N/A
MAX. BUILDING HEIGHT	12.5m	54m
MIN. BUILDING HEIGHT	N/A	N/A
MIN. LANDSCAPED OPEN SPACE	20%	0.15%
MAX. OVERALL BUILDING AREA	N/A	N/A
MIN. PERCENTAGE OF WINDOWS AND DOORS ALONG ANY FACADE FACING ANY STREETLINE	25%	MIN. 25% OF BUILDING FACADE FACING PUBLIC STREET SHALL BE GLAZING, DOORS, AND/OR GREEN WALL
MIN. WINDOW HEIGHT ON WINDOWS FACING ANY STREETLINE	1.8m	-
MAX. WINDOW SILL HEIGHT ON WINDOWS FACING ANY STREETLINE	1.2m	-
RETAIL USE AREA	MAX. 1,000m2 PER INDIVIDUAL USE ON GROUND FLOOR	MAX. 1,500m2 PER INDIVIDUAL USE ON GROUND FLOOR
MIN. PLANING STRIP WIDTH ADJACENT TO R1 AND R2 ZONE	3.0m	3.0m
MIN. AMENITY AREA	-	4.0m2 PER DWELLING UNIT
MAX. DWELLING UNITS AREA ON GROUND FLOOR	-	DWELLING UNITS MAY BE LOCATED ON THE GROUND FLOOR, PROVIDED THEY DO NOT OCCUPY MORE THAN 50% OF THE GROUND FLOOR OF THE BUILDING, APPLICABLE TO ALL USES COLLECTIVELY
PARKING		
REQUIRED PARKING SPACES - DWELLING UNIT IN A MIXED USE DEVELOPMENT	1 PER UNIT	1 PER UNIT PLUS 0.1 VISITOR SPACES PER UNIT
HOTEL	1 SPACE PER GUEST ROOM	0.75 PER HOTEL SUITE
BAR (OTHER)	1 SPACE PER 30m2 OF GROSS FLOOR AREA	1 SPACE PER 30m2 OF PUBLIC FLOOR AREA
CAFÉ (OTHER)	1 SPACE PER 30m2 OF GROSS FLOOR AREA	1 SPACE PER 30m2 OF PUBLIC FLOOR AREA
RETAIL	1 SPACE PER 30m2 OF GROSS FLOOR AREA	1 SPACE PER 30m2 OF PUBLIC FLOOR AREA
PLACE OF ENTERTAINMENT	1 SPACE PER 6 SEATS OR 1 SPACE PER 10m2 OF GROSS FLOOR AREA	1 SPACE PER 20m2 OF PUBLIC FLOOR AREA
RESTAURANT	DINING: 1 SPACE PER 4.5m2 OF PUBLIC FLOOR AREA	1 SPACE PER 10m2 OF PUBLIC FLOOR AREA
PERSONAL SERVICE USE	1 SPACE PER 30m2 OF GROSS FLOOR AREA	1 SPACE PER 30m2 OF PUBLIC FLOOR AREA
ALL OTHER USES	IN ACCORDANCE WITH PROVISIONS OF SECTION 4	IN ACCORDANCE WITH PROVISIONS OF SECTION 4
ACCESSIBLE PARKING SPACES	0-12 REQUIRED: 1 TYPE A	-
	13-100 REQUIRED: 4% OF REQUIRED; 50% TYPE A AND 50% TYPE B	-
	100-200 REQUIRED: 1 + 3% OF REQUIRED; 50% TYPE A AND 50% TYPE B	NOT SHOWN IN CURRENT PRELIMINARY CONCEPT PLAN BUT WILL BE PROVIDED
	201-1000 REQUIRED: 2 + 2% OF REQUIRED; 50% TYPE A AND 50% TYPE B	-
MIN. PARKING SPACE SIZE	5.8m x 2.75m	5.6m x 2.6m
MIN. BARRIER-FREE ACCESSIBLE SPACE SIZE	TYPE A: 3.4m x 5.5m	-
	TYPE B: 2.75m x 5.5m	-
MIN. BARRIER-FREE ACCESSIBLE AISLE WIDTH	1.5m	-
MIN. TWO-WAY TRAFFIC AISLE	6.7m	6.0m
MIN. PARKING SETBACK FROM ANY STREETLINE OR REAR LOT LINE	3.0m	3.0m FROM STREETLINE
MIN. PARKING SETBACK FROM A RESIDENTIAL OR INSTITUTIONAL ZONE	3.0m	3.0m
REQUIRE BICYCLE PARKING SPACES	DWELLING UNIT IN A MIXED USE DEVELOPMENT: 0.25 SPACES PER DWELLING UNIT	0.15 LONG-TERM SPACE PER DWELLING UNIT
	HOTEL: 1.0 SPACES PER 100m2 OF GROSS FLOOR AREA	-
	OTHER: 1.0 SPACES PER 250m2 OF GROSS FLOOR AREA	-
	RETAIL: 1.0 SPACES PER 250m2 OF GROSS FLOOR AREA	-
	PLACE OF ENTERTAINMENT: -	-
	EATING ESTABLISHMENT: 1.0 SPACES PER 100m2 OF GROSS FLOOR AREA	-
	PERSON SERVICE USE: -	-
ENCROACHMENTS		
BALCONIES, CANOPIES, DROP AWNINGS, UNENCLOSED PORCHES	2.0m	2.5m INTO ANY REQUIRED YARD, EXCEPT 2.0m INTO ANY REQUIRED YARD ABUTTING R1 OR R2 ZONE
GENERAL PROVISIONS		
LANDSCAPED STRIPS WIDTH ABUTTING AN AGRICULTURAL OR RESIDENTIAL ZONE	3.0m	3.0m

Appendix E of PD-28-24

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SCALE As indicated
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ISSUE DATE APRIL, 26, 2024

GROUND FLOOR SITE PLAN

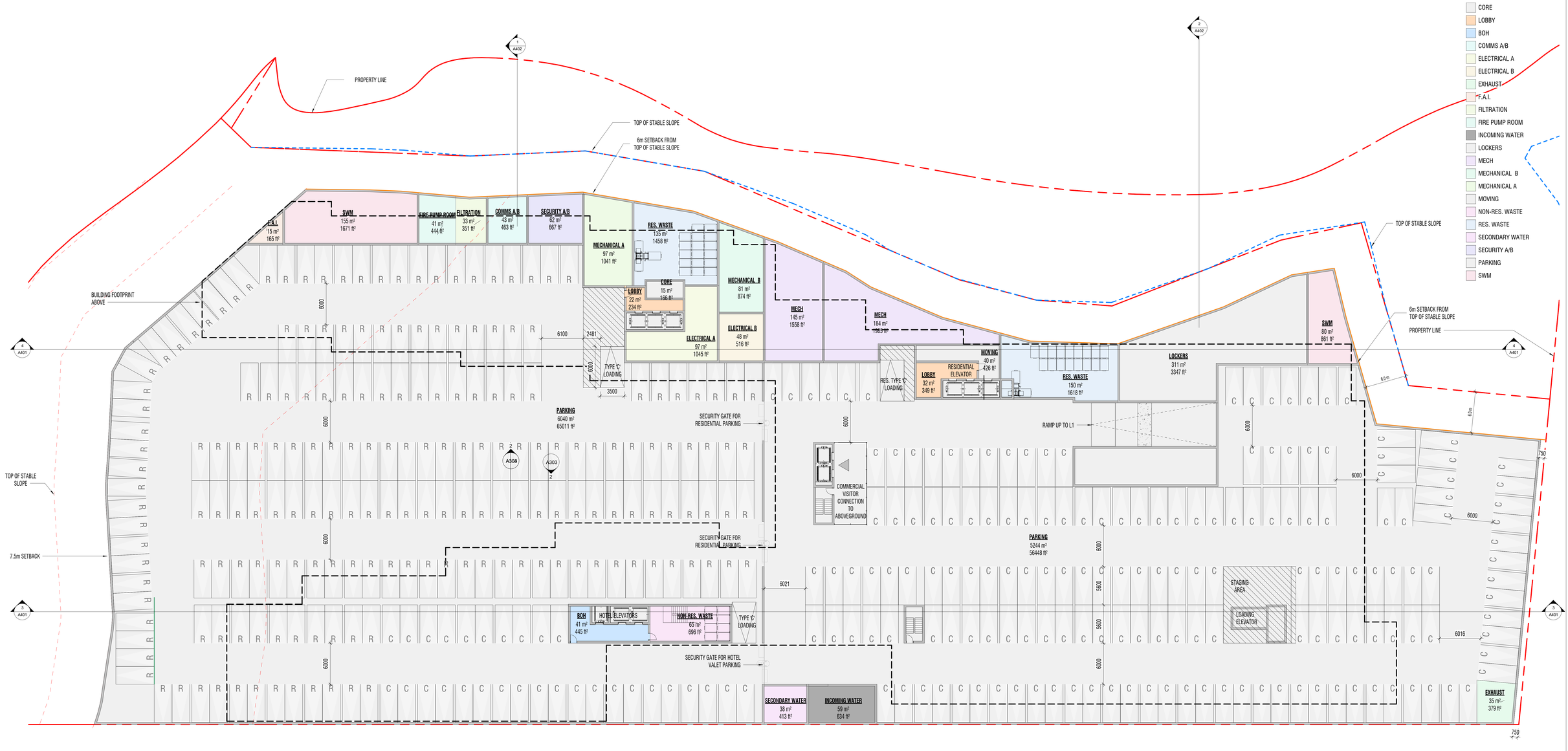
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AREA TYPES

- 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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LEVEL P1 FLOOR PLAN

A105

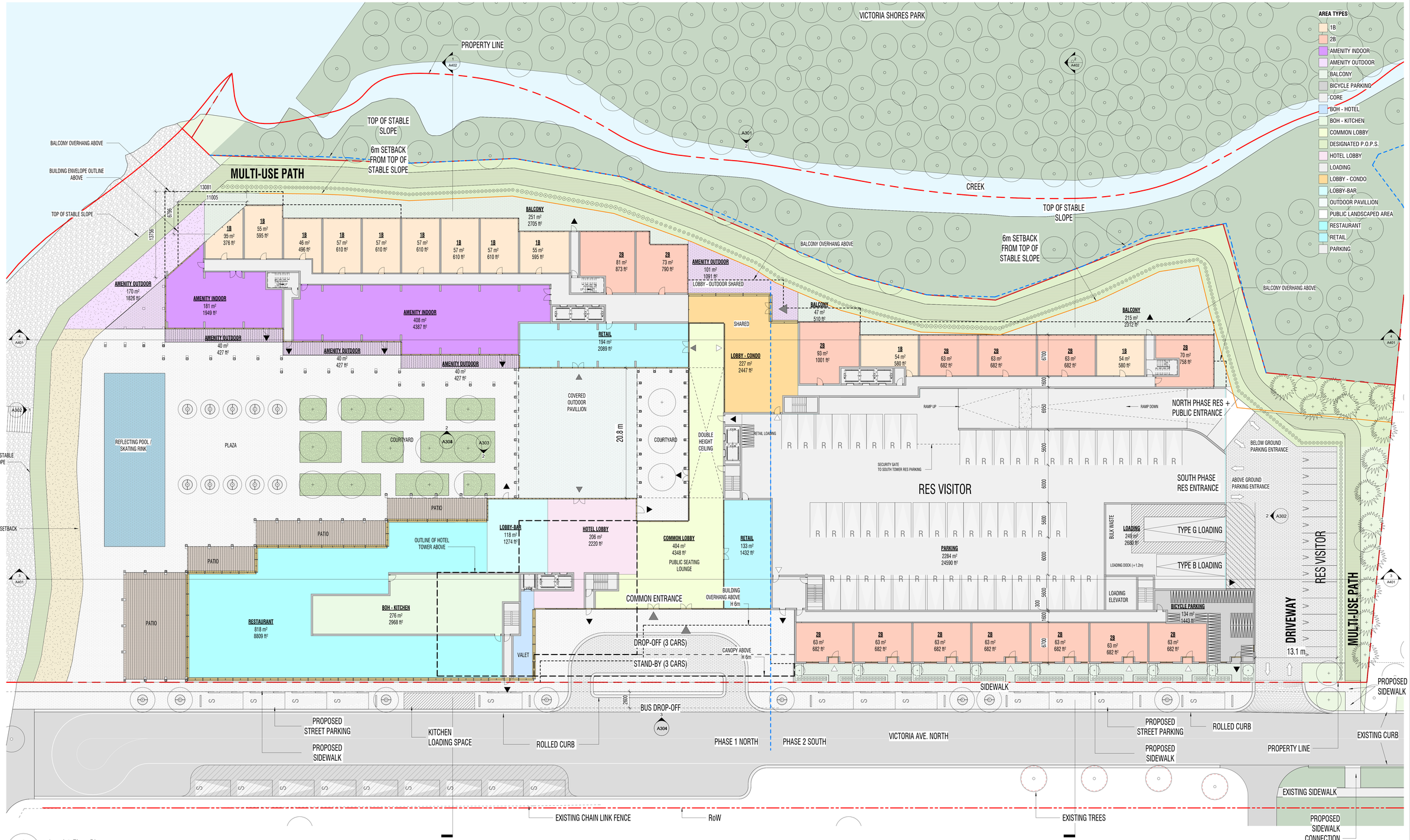
1 A301 | A105 — Level P1 Floor Plan
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1 Level 1 Floor Plan
A301 A201 1 : 200

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LEVEL 1 FLOOR PLAN

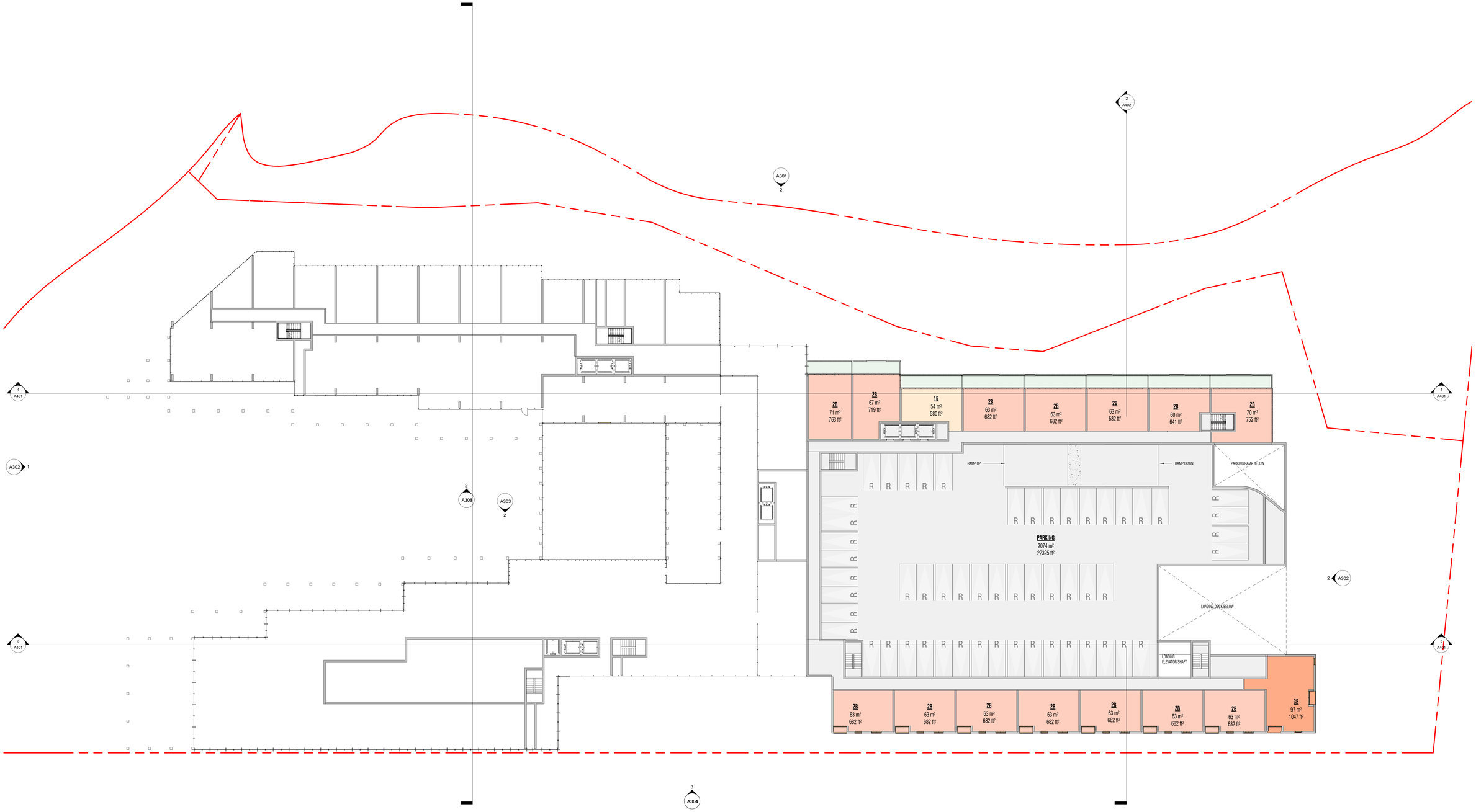
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1 Level 1M Floor Plan
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LEVEL 1M FLOOR PLAN

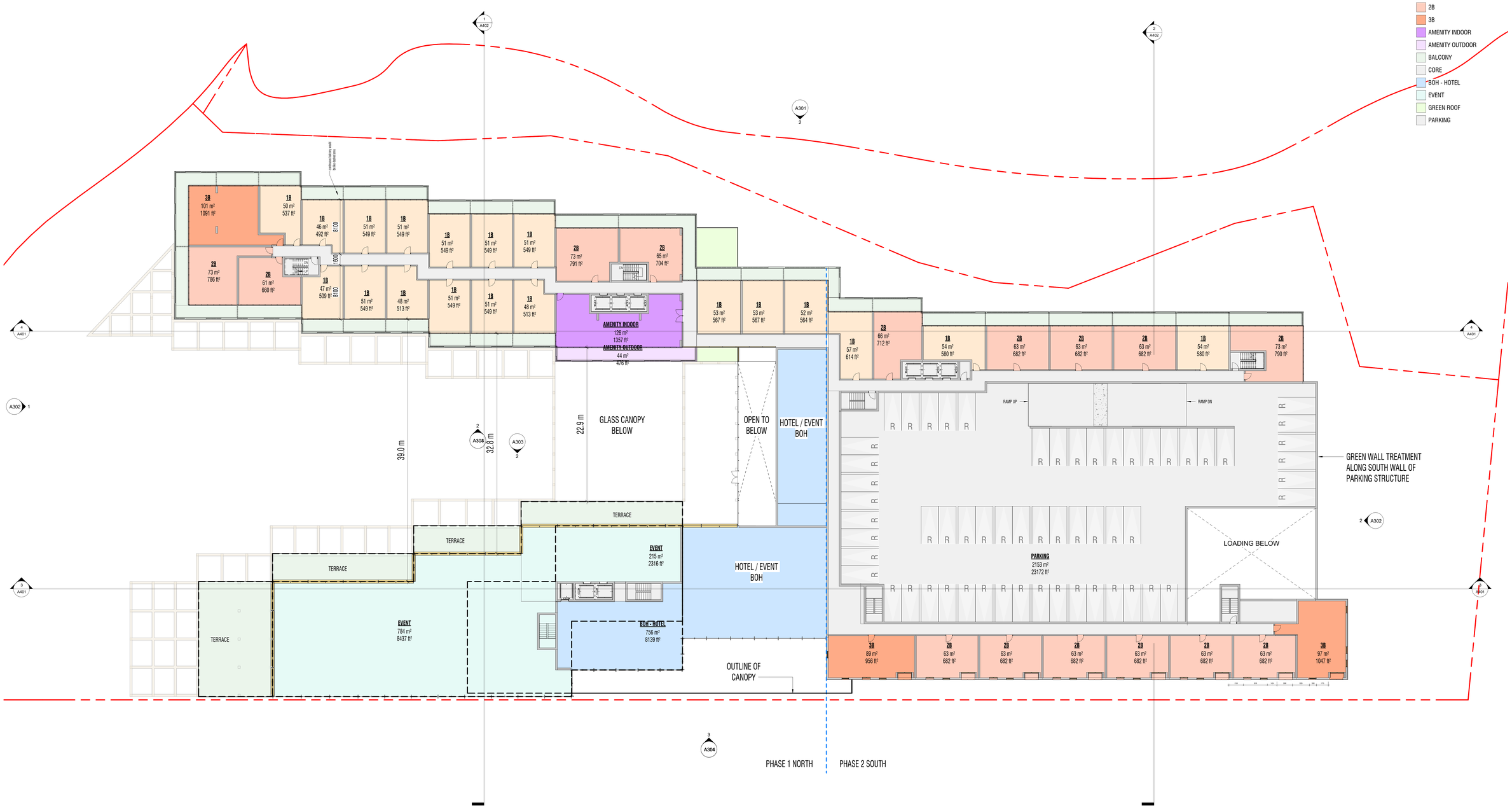
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1 Level 2 Floor Plan
A301 A202
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LEVEL 2 FLOOR PLAN

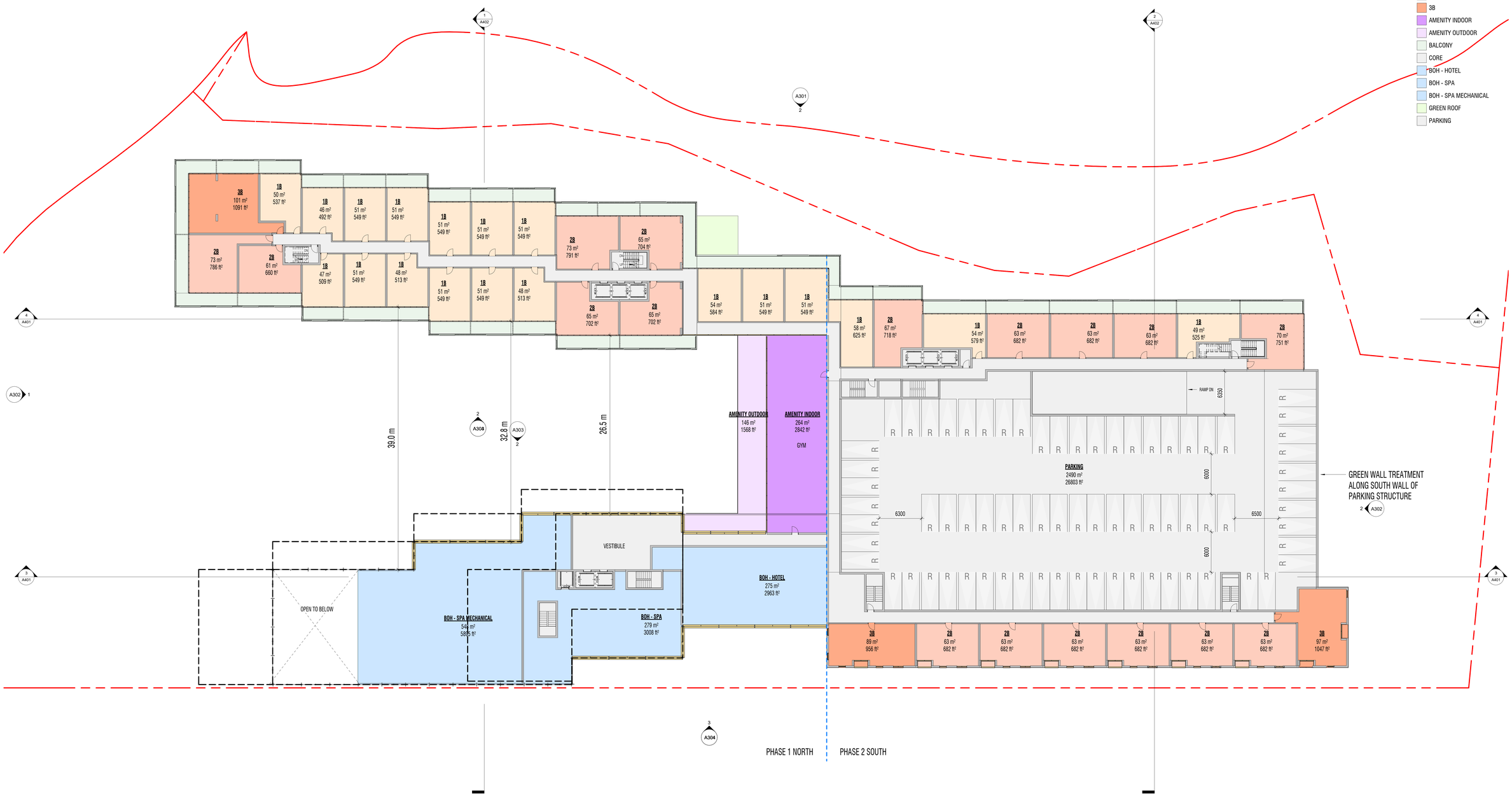
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1 Level 3 Floor Plan
A301 A203 1 : 200

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LEVEL 3 FLOOR PLAN

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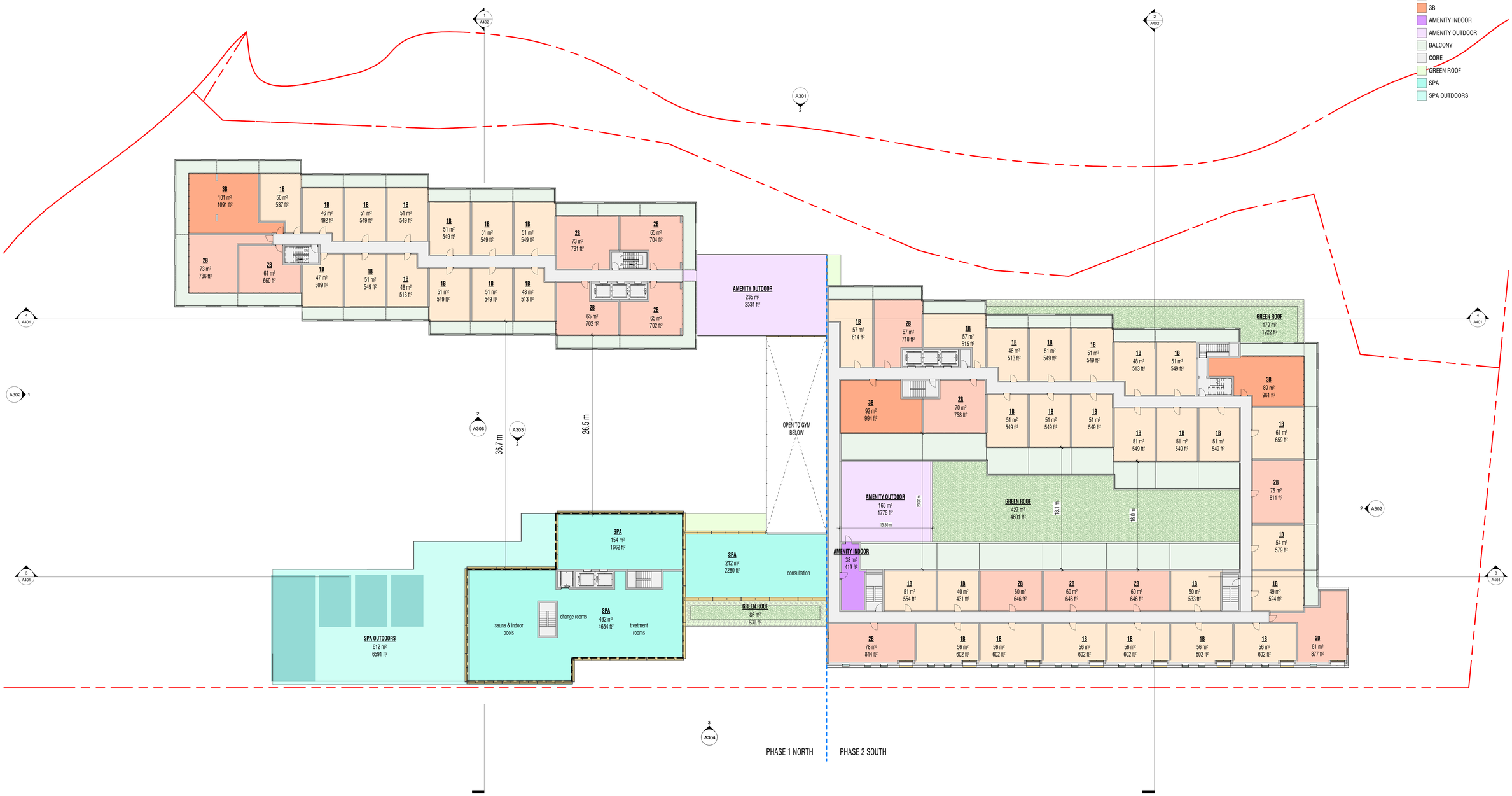
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AREA TYPES

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



1 Level 4 Floor Plan
A301 | A204
1 : 200

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LEVEL 4 FLOOR PLAN

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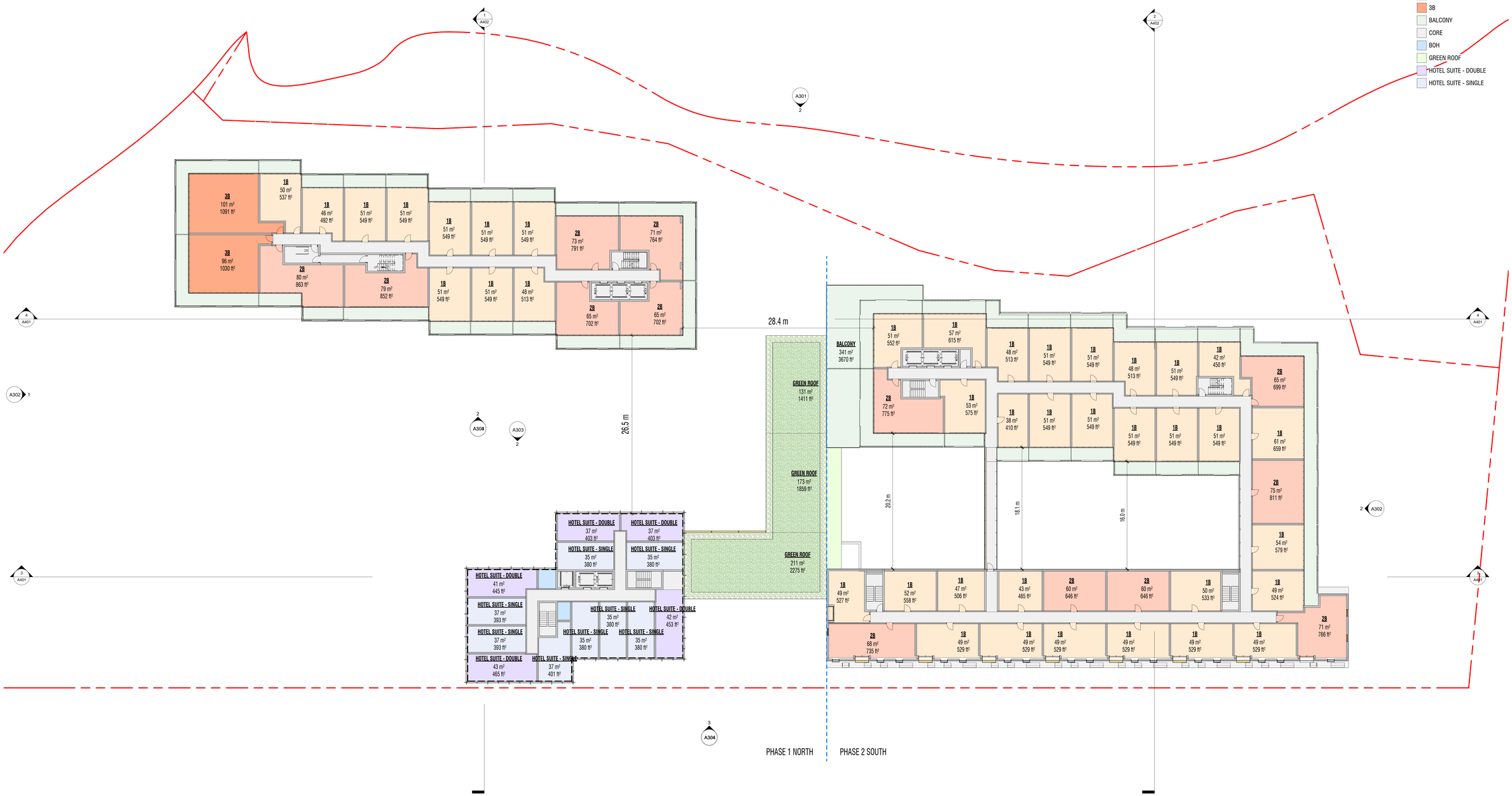
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- 1B
- 2B
- 3B
- BALCONY
- CORE
- BOH
- GREEN ROOF
- HOTEL SUITE - DOUBLE
- HOTEL SUITE - SINGLE



1 Level 5 Floor Plan
A301 | A205
1 : 200

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LEVEL 5 FLOOR PLAN

A205

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1 A301 | A206 Level 6 Floor Plan
1 : 200

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LEVEL 6 FLOOR PLAN

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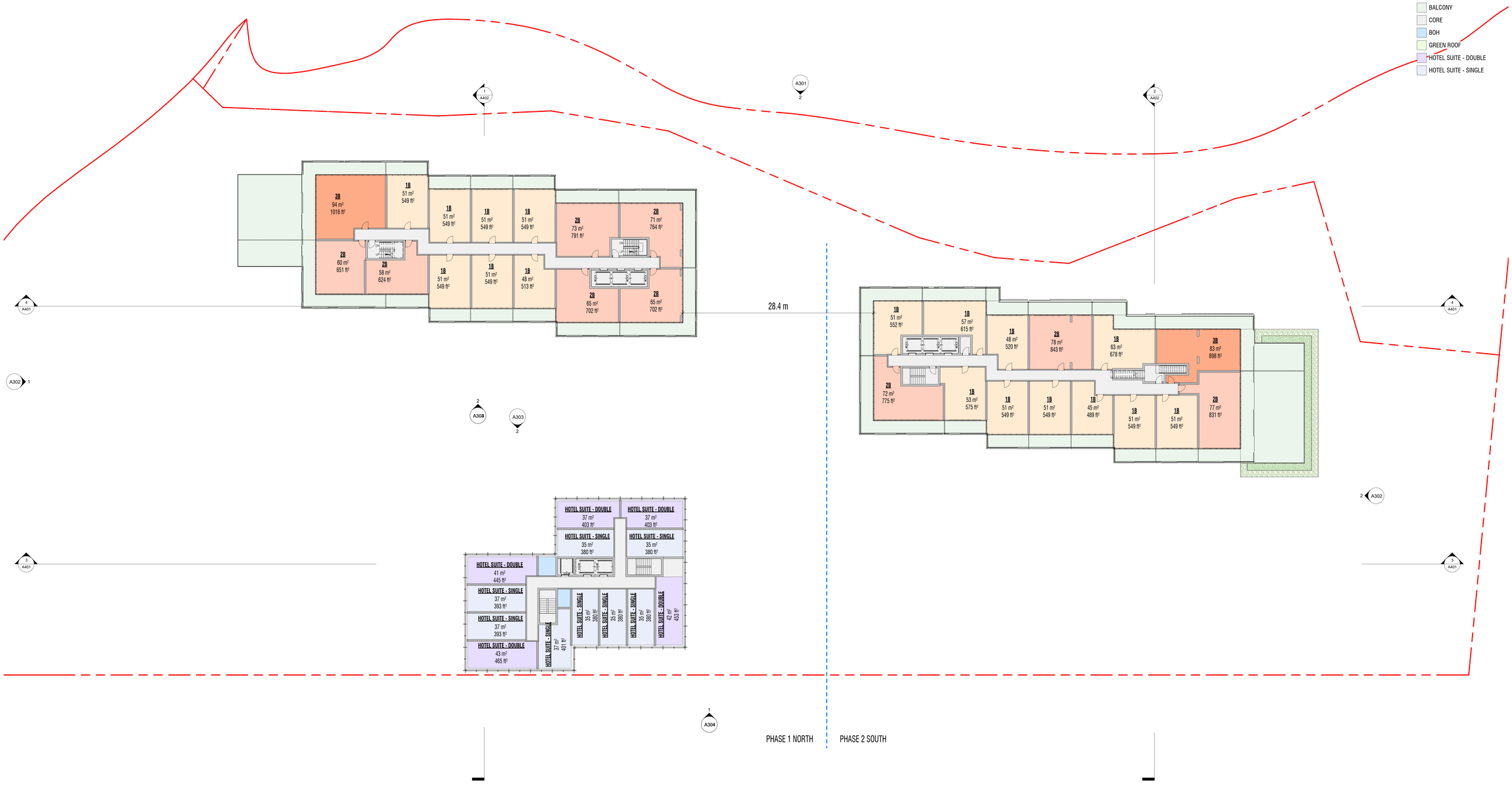
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- 1B
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- 3B
- BALCONY
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1 Level 7 Floor Plan
A301 A207
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LEVEL 7 FLOOR PLAN

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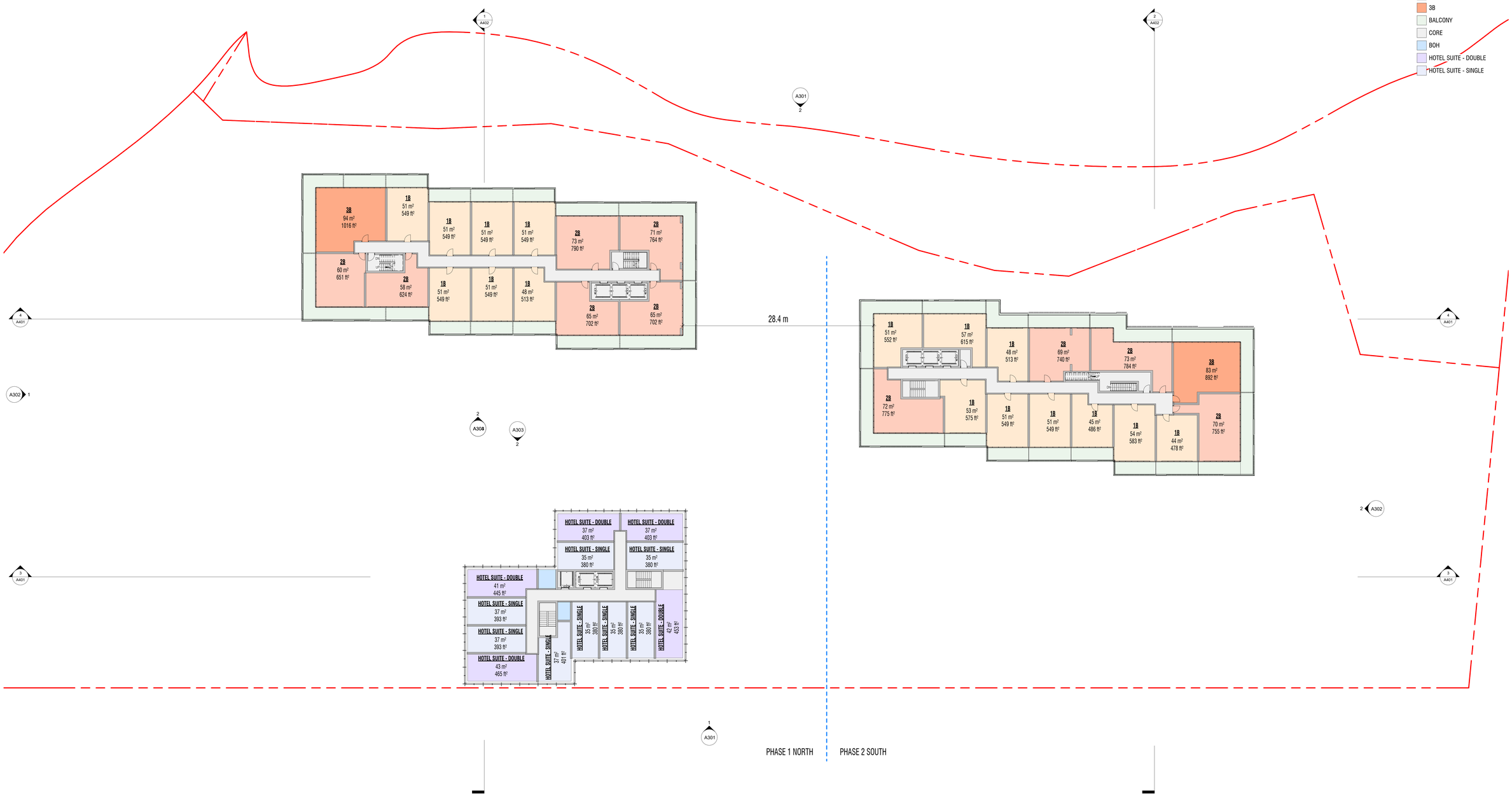
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1 Level 8 Floor Plan
A301 A208
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LEVEL 8 FLOOR PLAN

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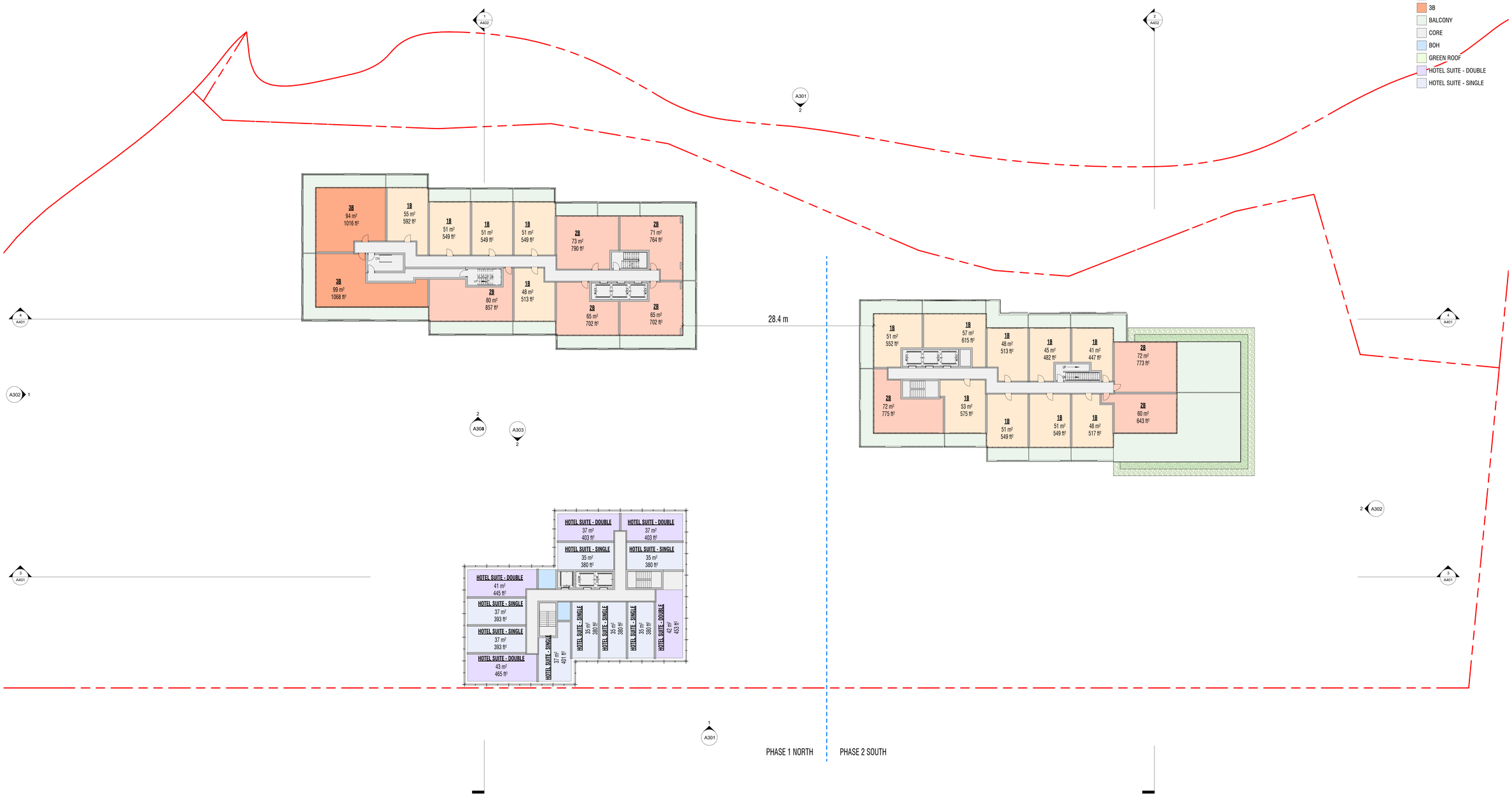
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- 1B
- 2B
- 3B
- BALCONY
- CORE
- BOH
- GREEN ROOF
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- HOTEL SUITE - SINGLE



1 Level 9 Floor Plan
A301 A209
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LEVEL 9 FLOOR PLAN

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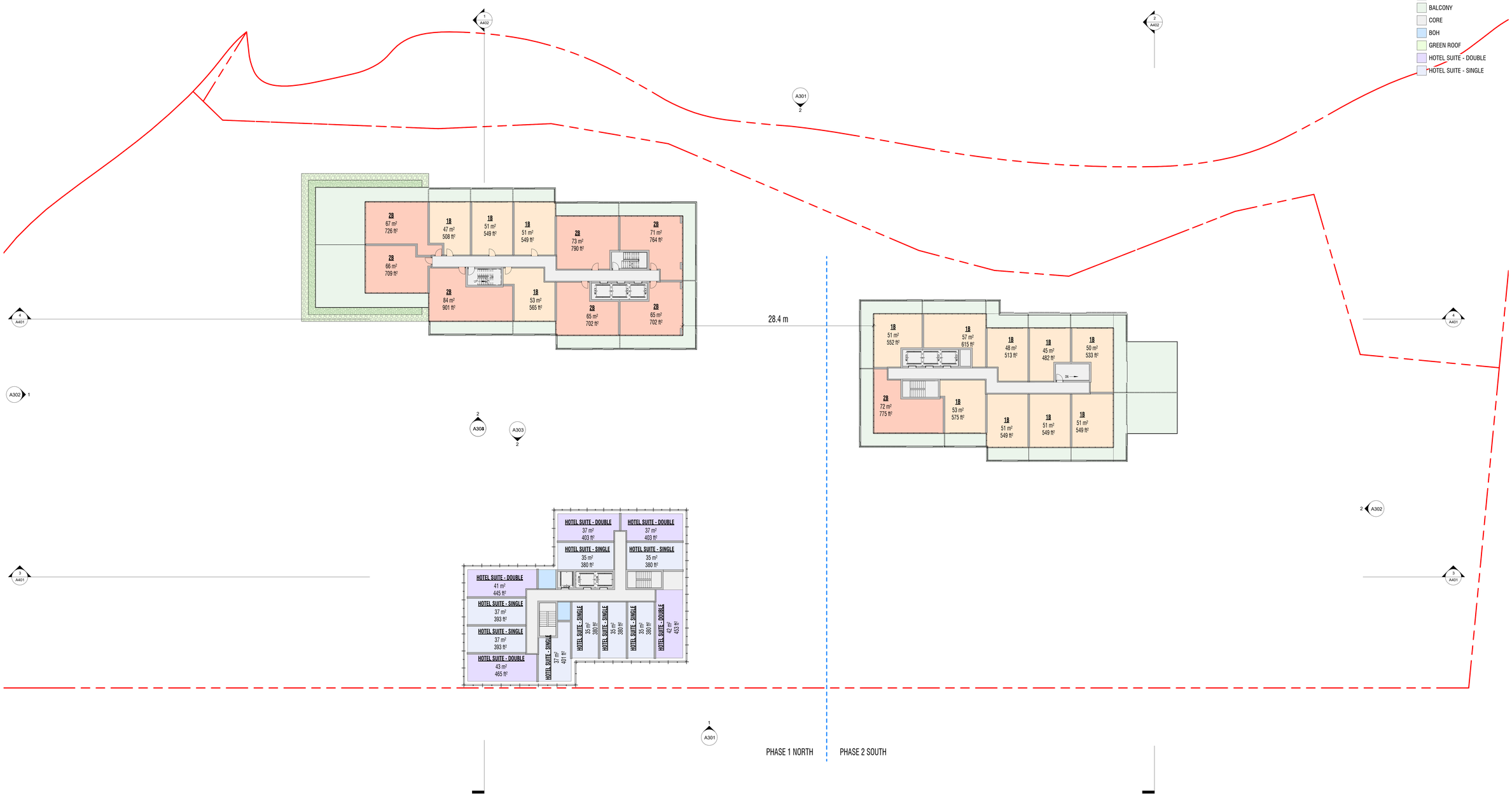
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1 Level 10 Floor Plan
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LEVEL 10 FLOOR PLAN

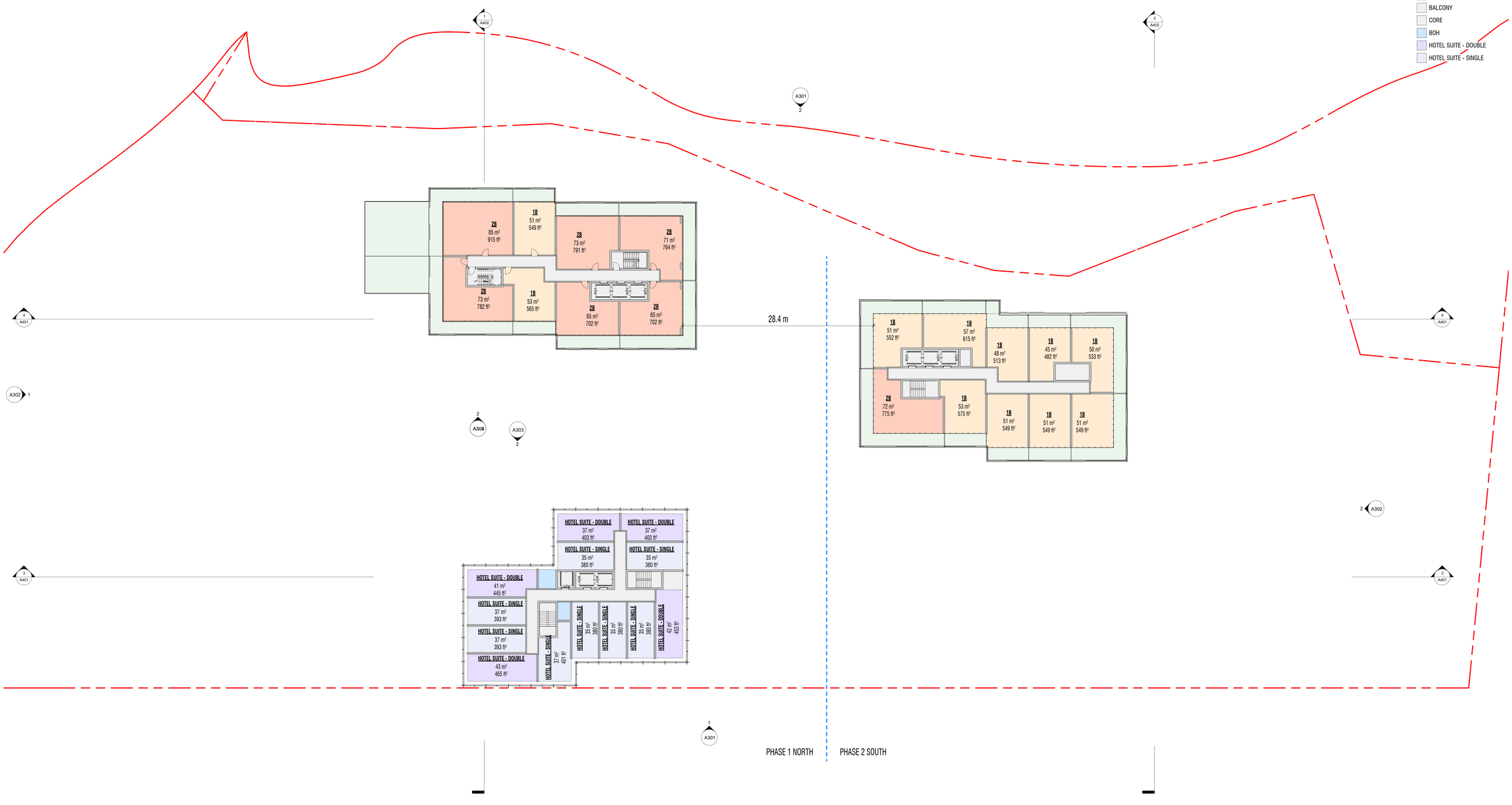
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LEVEL 11 FLOOR PLAN

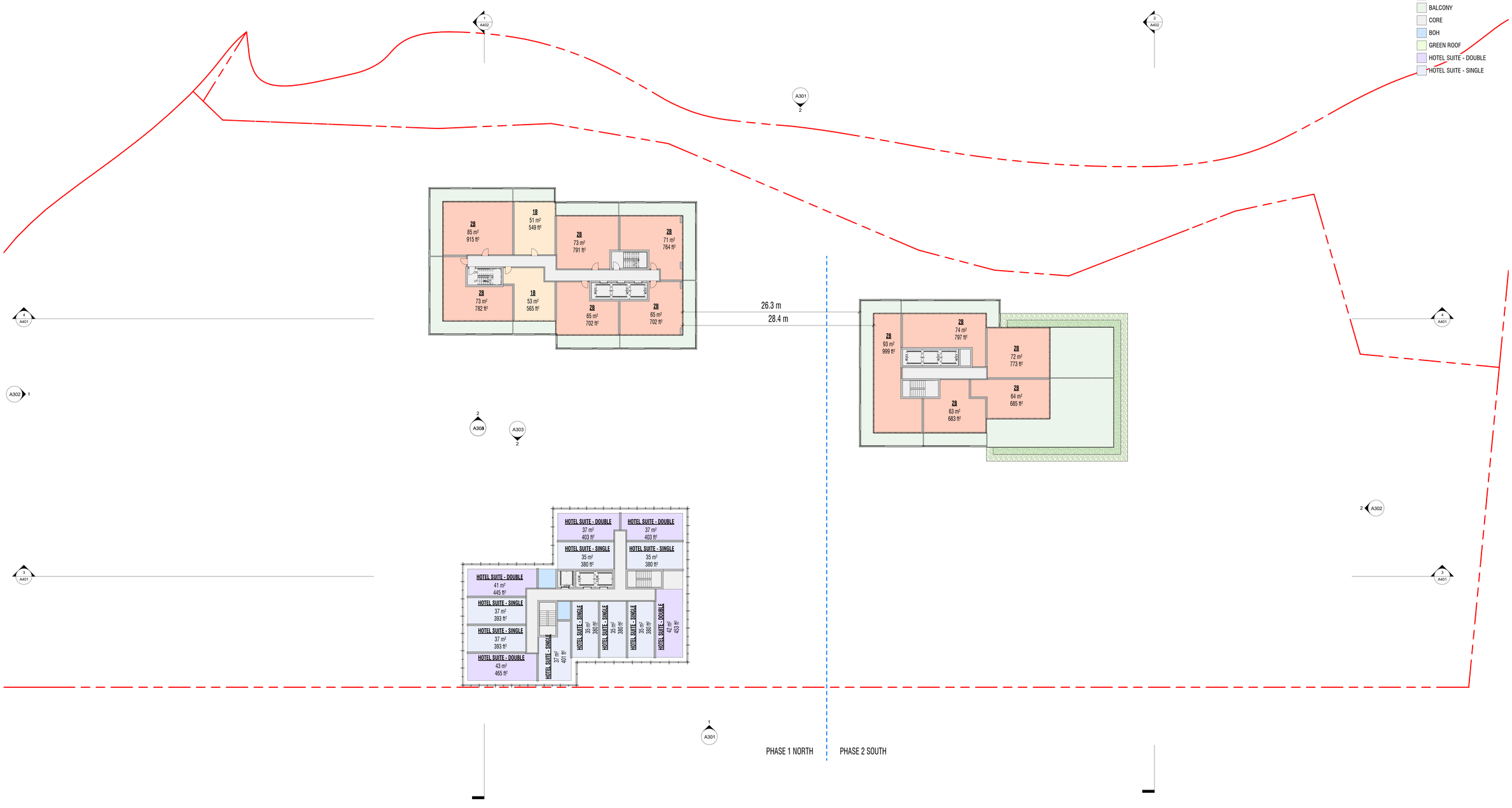
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1 A301 A212 Level 12 Floor Plan

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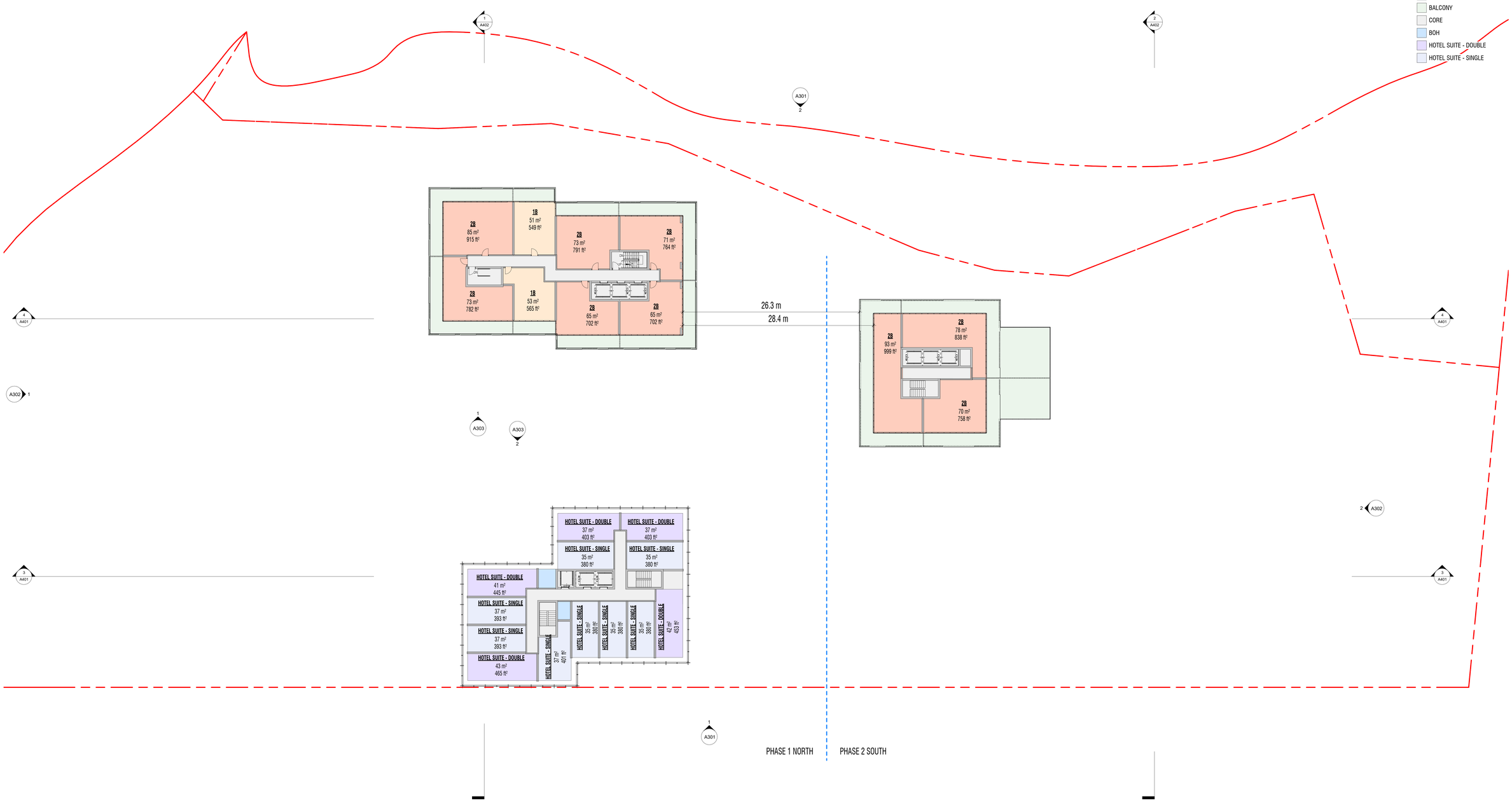
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LEVEL 12 FLOOR PLAN

A212



1 A301 A213 Level 13 Floor Plan

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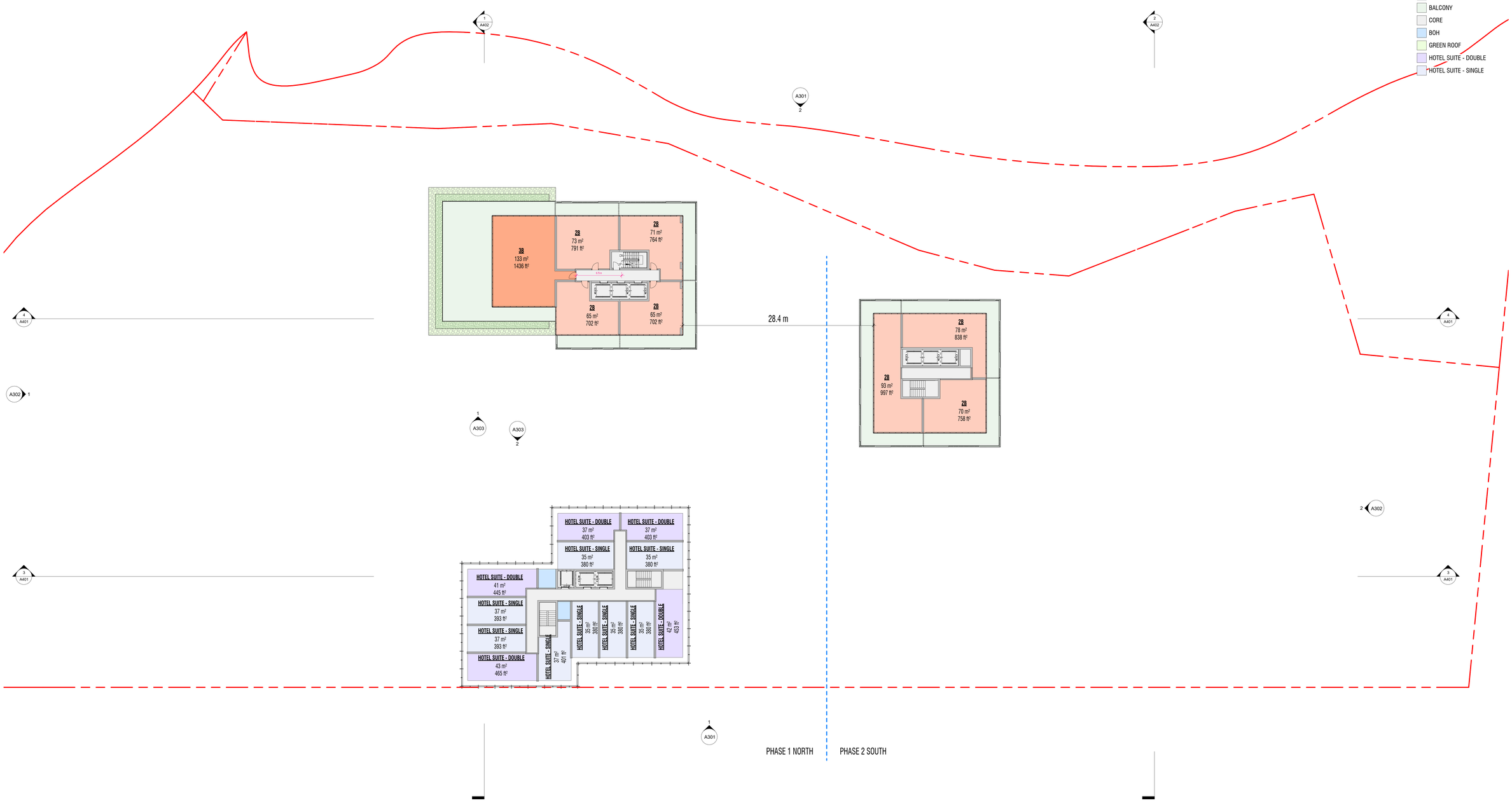
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LEVEL 13 FLOOR PLAN

A213



1 A301 A214 Level 14 Floor Plan

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LEVEL 14 FLOOR PLAN

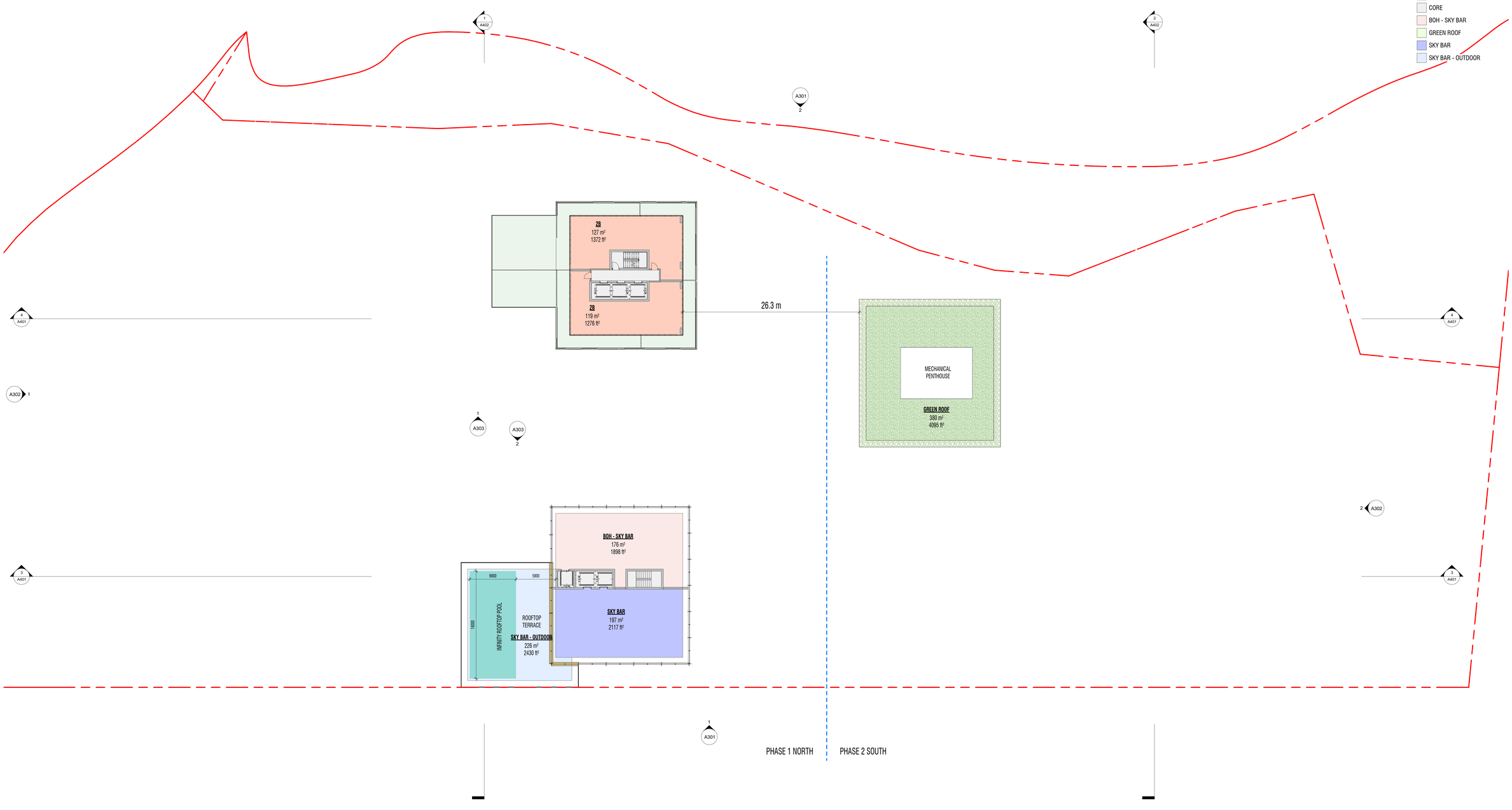
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1 A301 A215 Level 15 Floor Plan

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LEVEL 15 FLOOR PLAN

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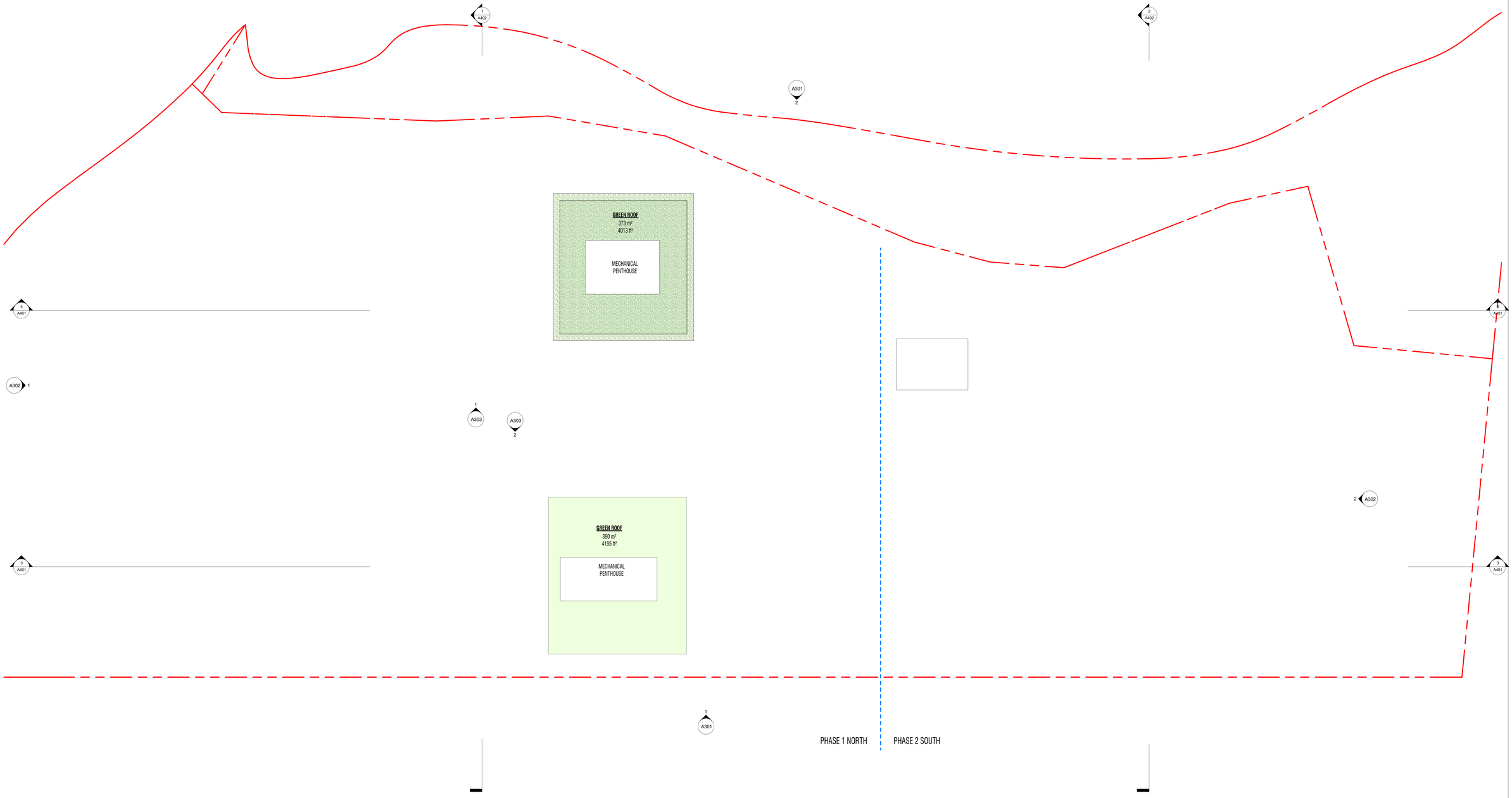
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AREA TYPES

GREEN ROOF



1 A301 A216 Level 16 Floor Plan
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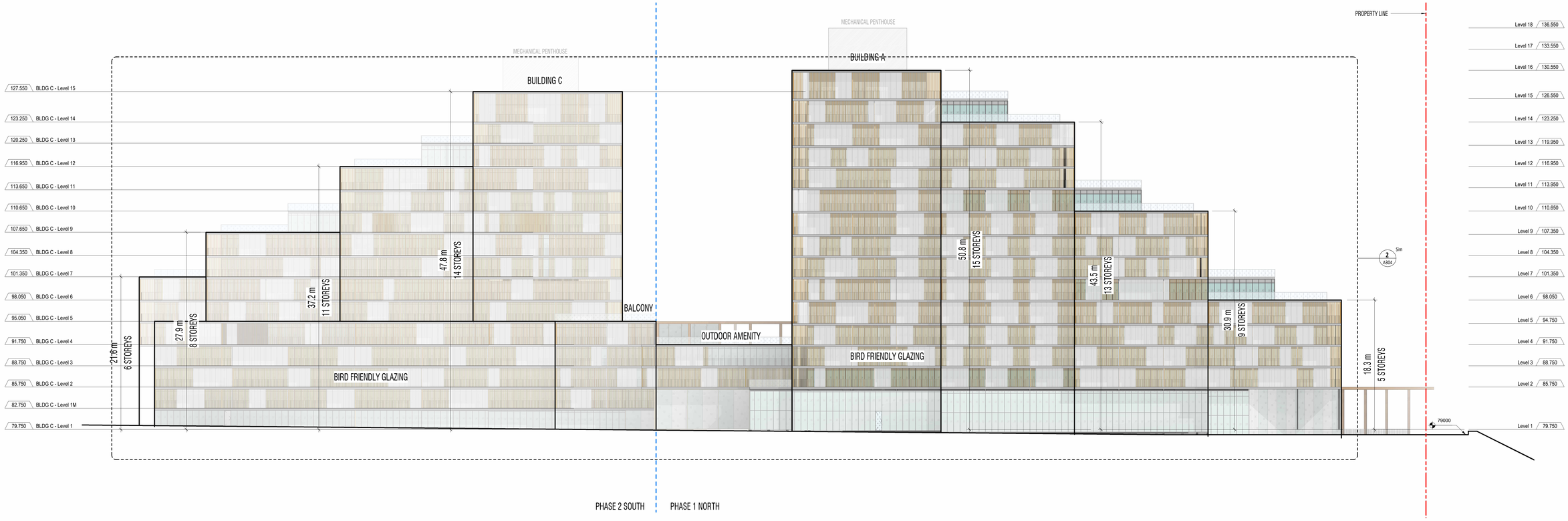
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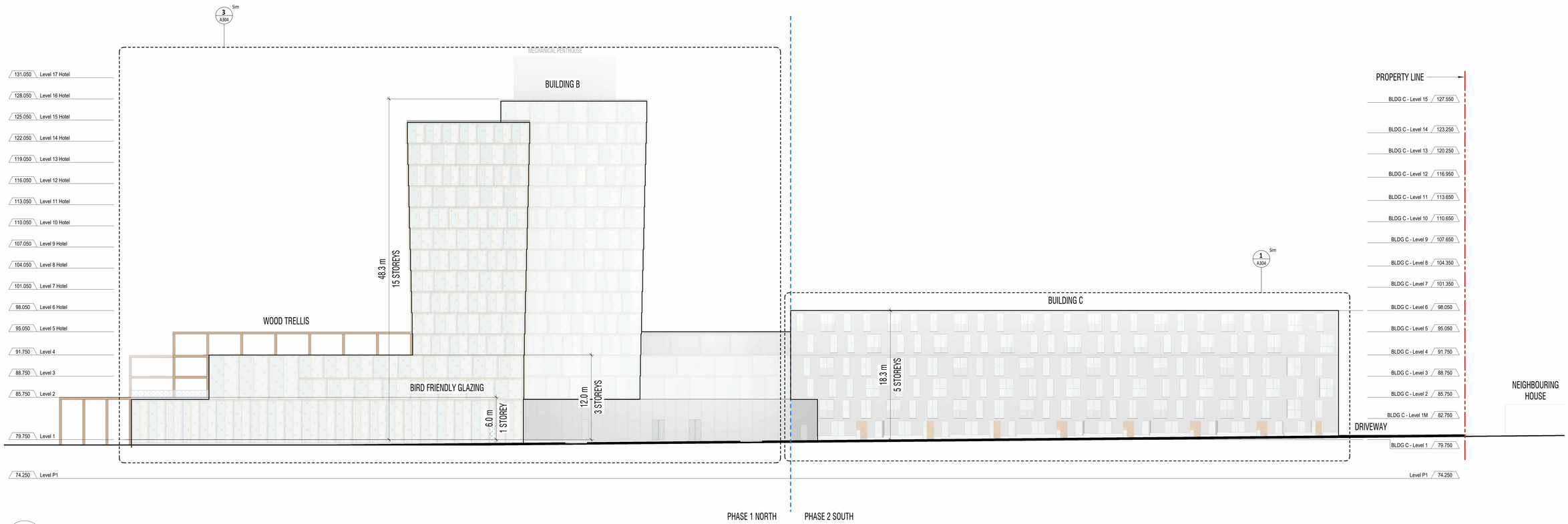
LEVEL 16 ROOF PLAN

A216



2 A201 | A301 Elevation - East

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1 A201 | A301 Elevation - West

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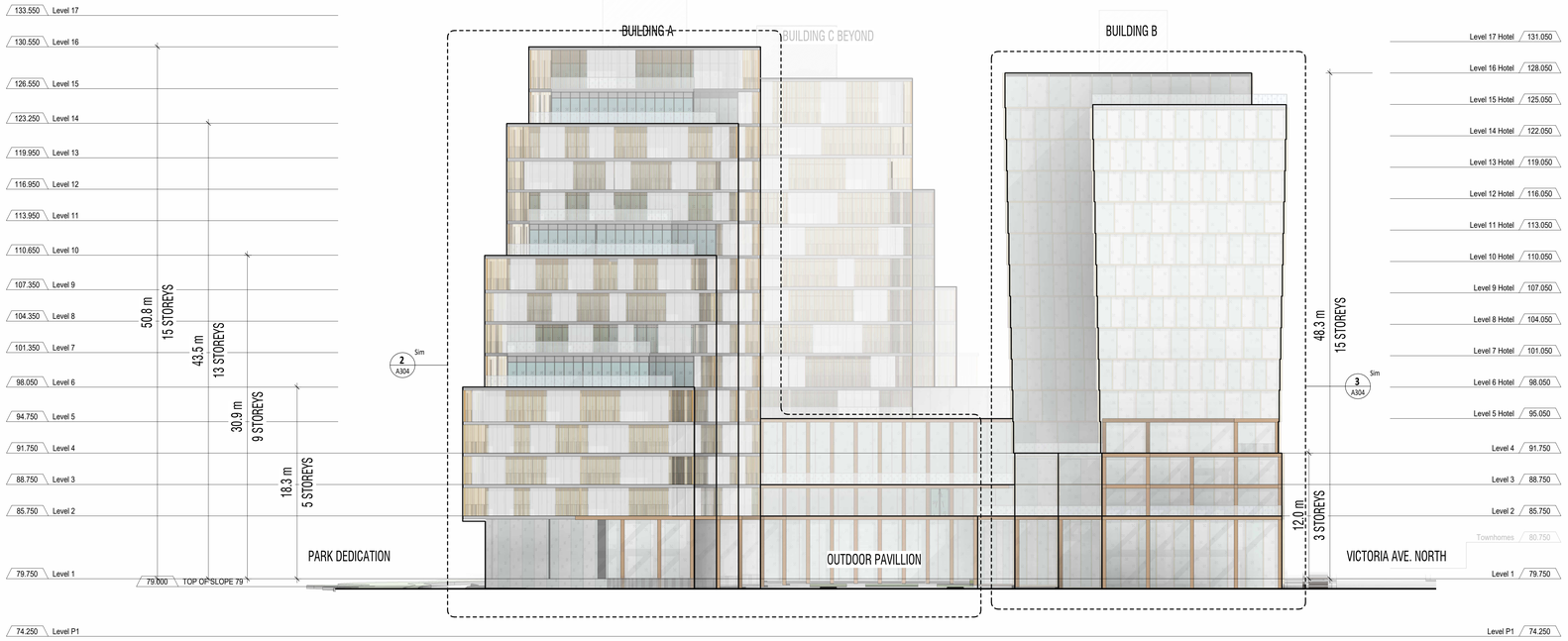
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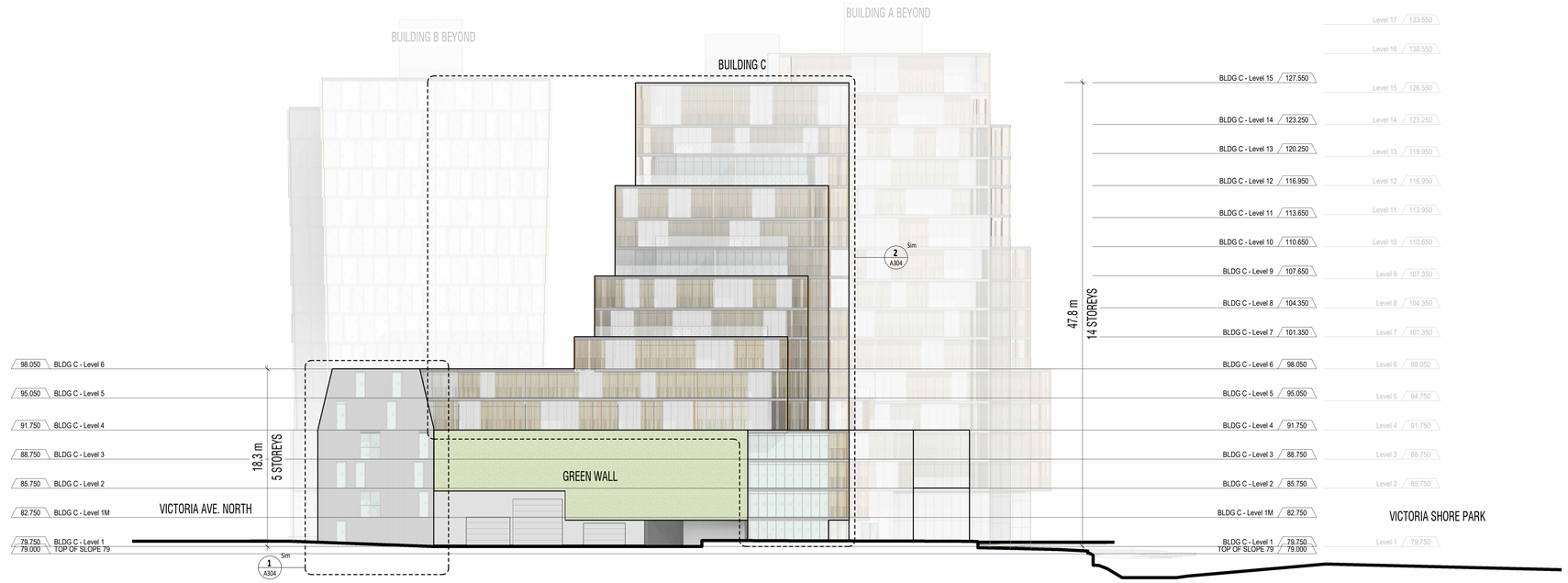
EAST & WEST ELEVATIONS

A301



1 A201 | A302 Elevation - North

1 : 200



2 A201 | A302 Elevation - South

1 : 200

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NORTH & SOUTH ELEVATIONS

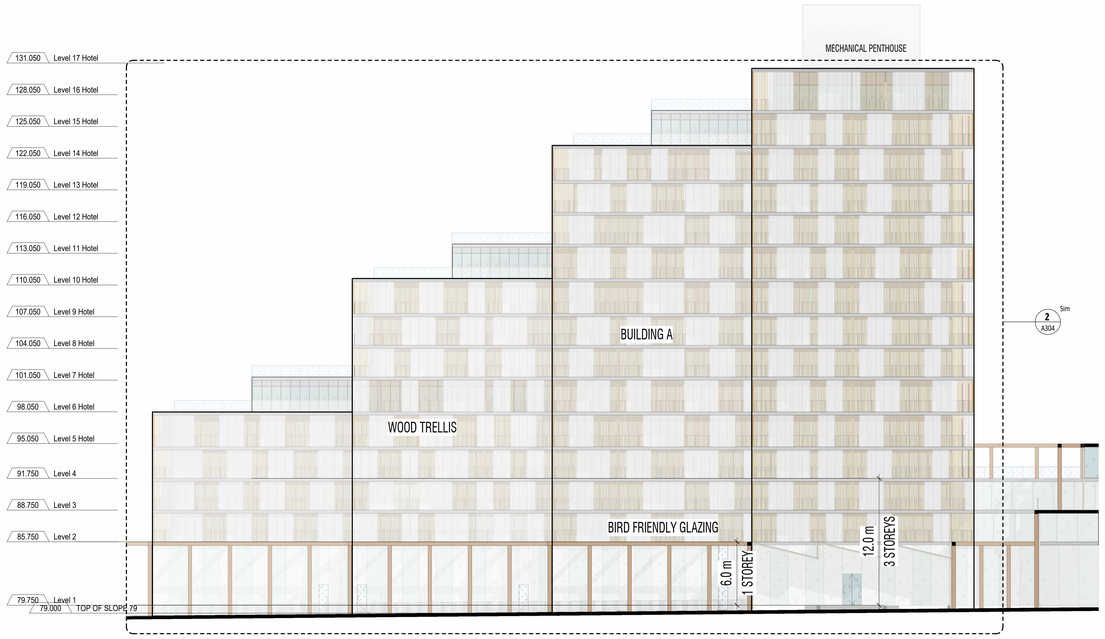
A302

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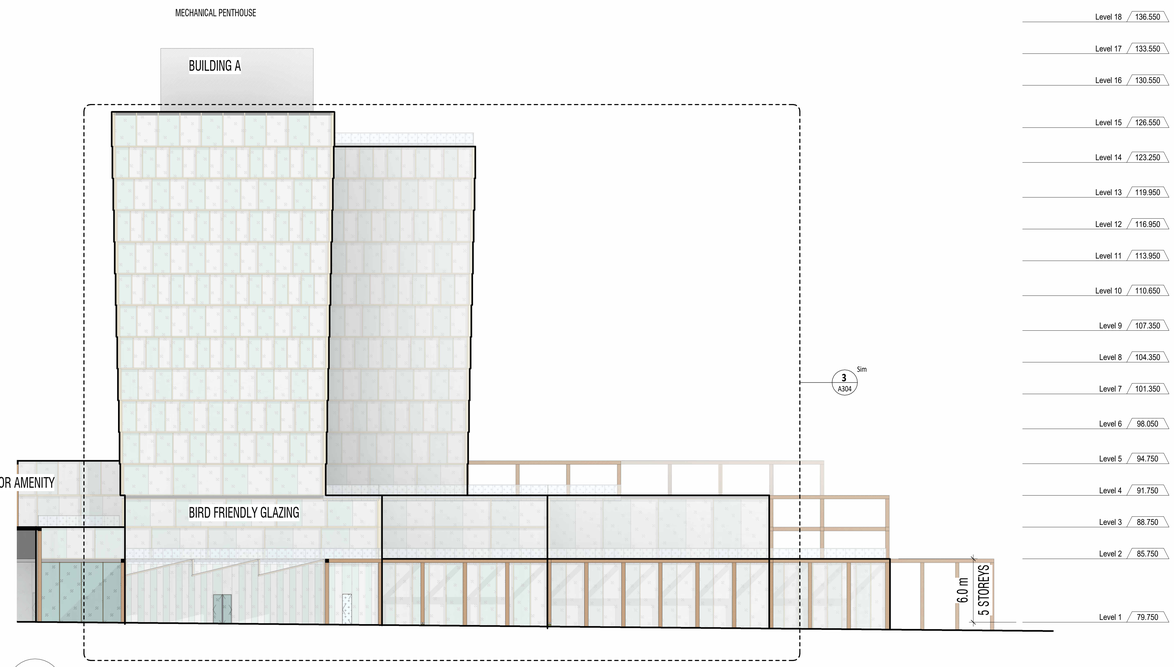
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1 A105 A303 Elevation - Courtyard East

1 : 200



2 A303 Elevation - Courtyard West

1 : 200

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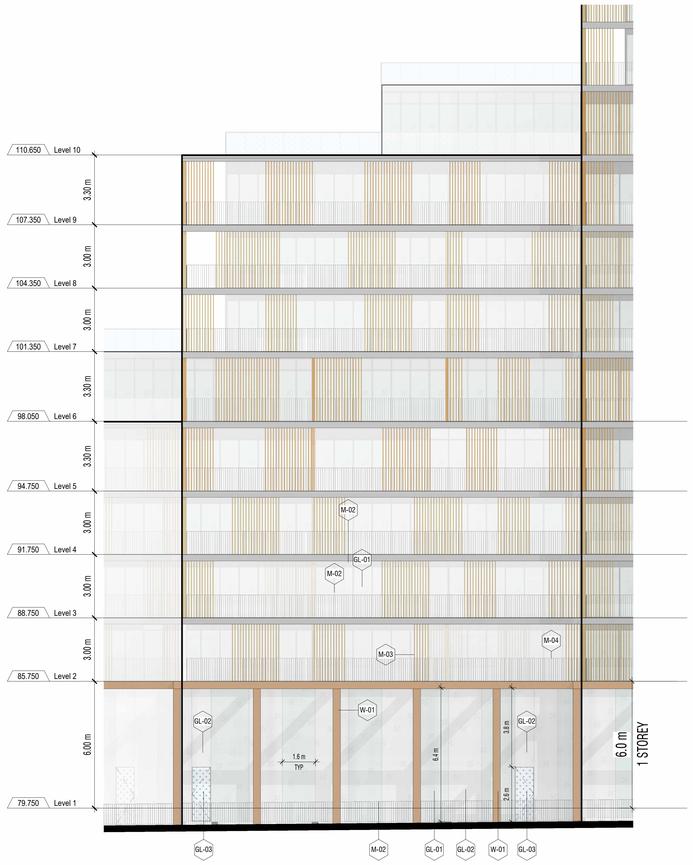
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EAST & WEST COURTYARD ELEVATION

A303

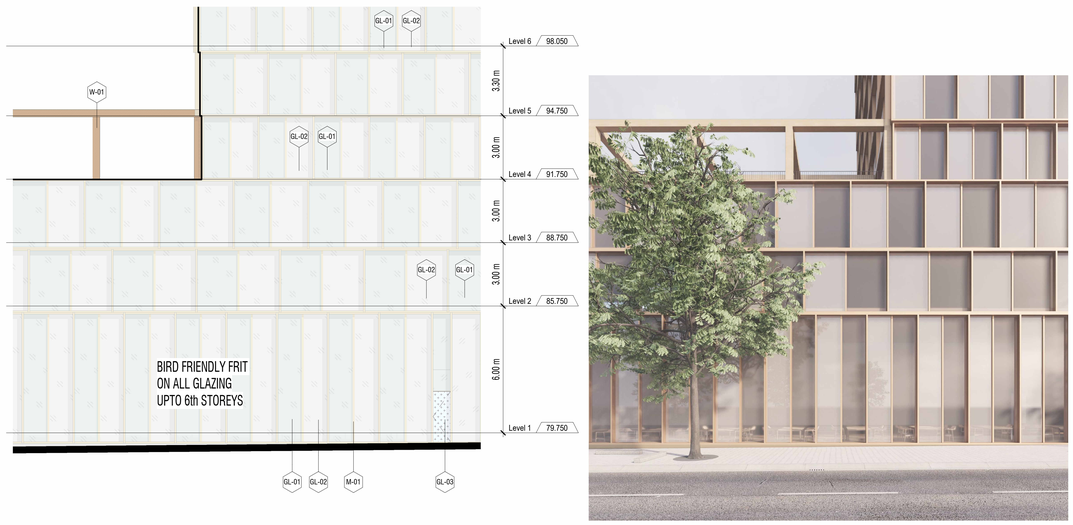
MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	GLAZING - VISION GLASS w/ BIRD FRIENDLY FRIT
GL-02	GLAZING - FROSTED GLASS SPANDREL PANEL
GL-03	GLAZING - FROSTED GLASS SPANDREL DOOR PANEL FIRE RATED
M-01	MULLION - CHAMPAIGN GOLD METAL MULLION CAP
M-02	MULLION - DARK GREY METAL MULLION CAP
M-03	RAILING - WARM BROWN WOOD PATTERNED METAL PICKET RAILING
M-04	RAILING - DARK GREY METAL ROD PICKET RAILING
M-05	CLADDING - PEARL WHITE CORRUGATED METAL SIDING
M-06	CLADDING - WARM BROWN WOOD PATTERNED METAL DOOR PANEL
S-01	STONE - DOVE WHITE GRANITE PANELS, CHISEL FINISHED
W-01	WOOD - MASS TIMBER BEAM & POST





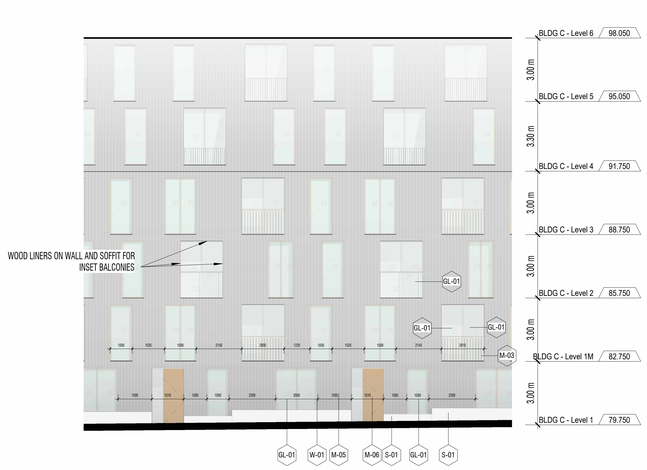
2 A105 A304 Elevation - TOWER & PODIUM TYP

1 : 100



3 A105 A304 Elevation - HOTEL & PODIUM TYP

1 : 100





1 A105 A304 Elevation - BLDG C WEST TYP

1 : 100

Appendix E of PD-28-24

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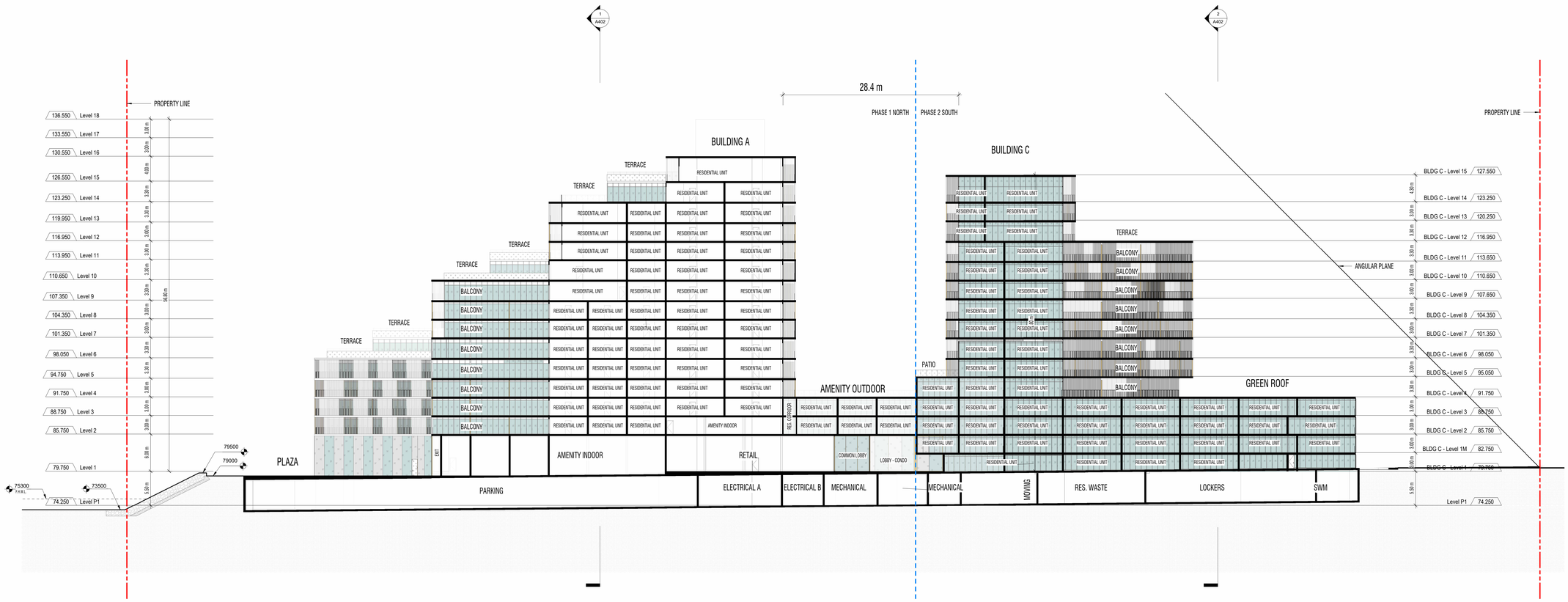
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ENLARGED ELEVATIONS - TYPICAL

A304



4 Site Section North South1

A105 A401 1 : 250



3 Site Section North South

A105 A401 1 : 250

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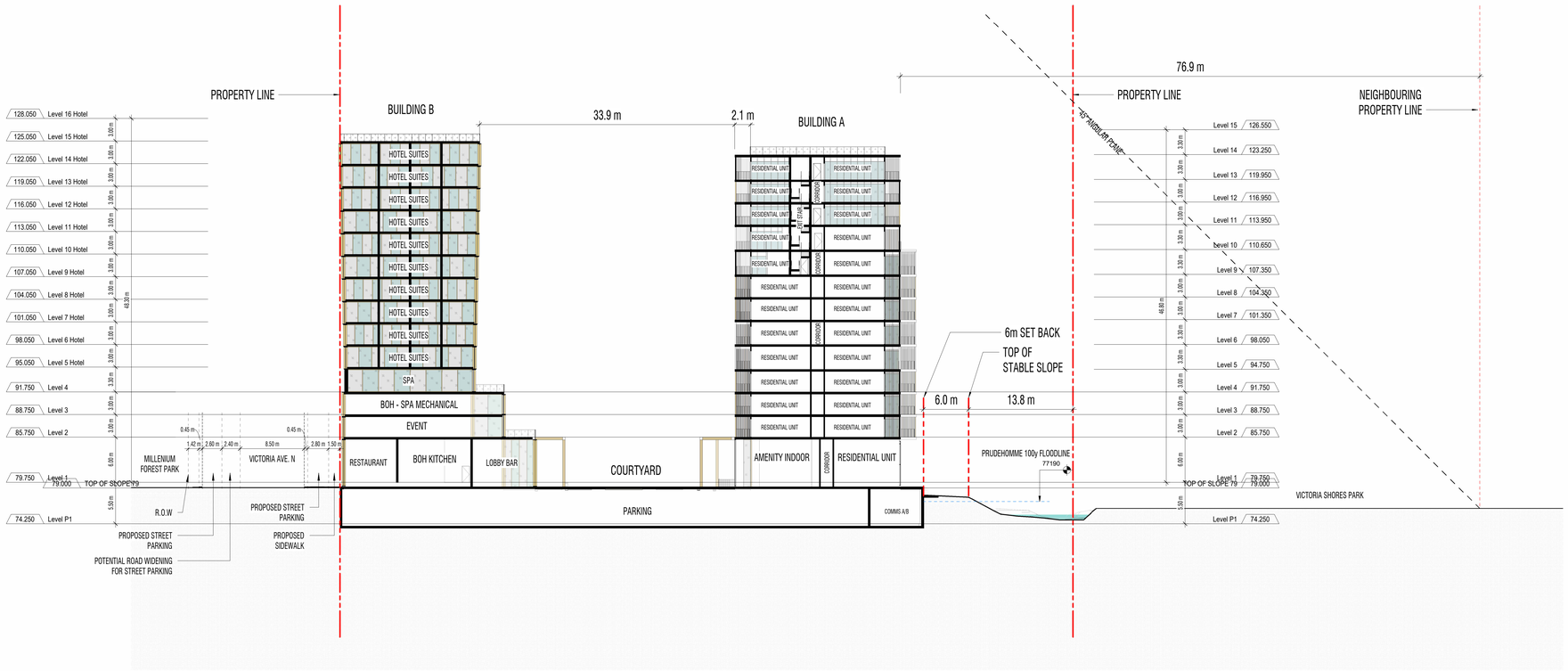
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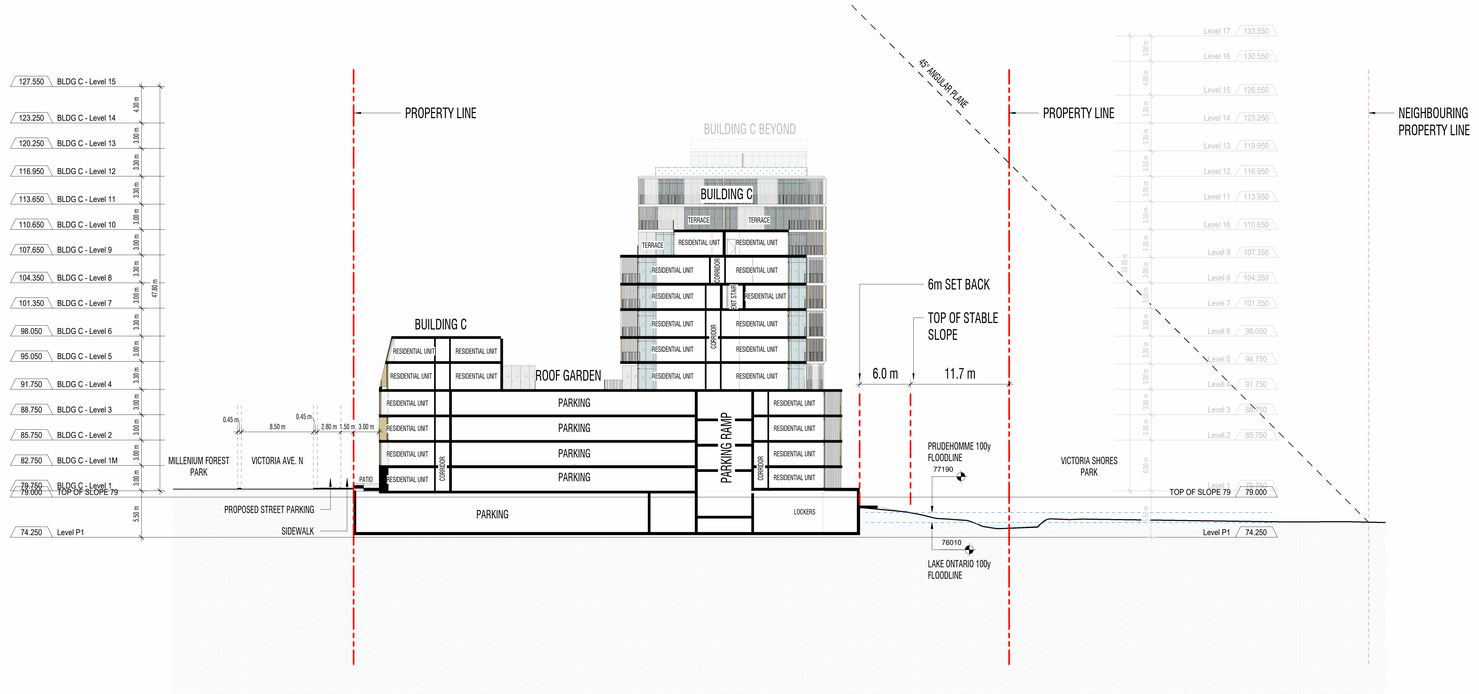
SITE SECTIONS - NORTH SOUTH

A401



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

1 : 250



2 A104 A402 Site Section - East West BLDG C

1 : 250

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SITE SECTIONS - EAST WEST

A402