

Vineland CBD Landowners Meeting

May 6, 2025



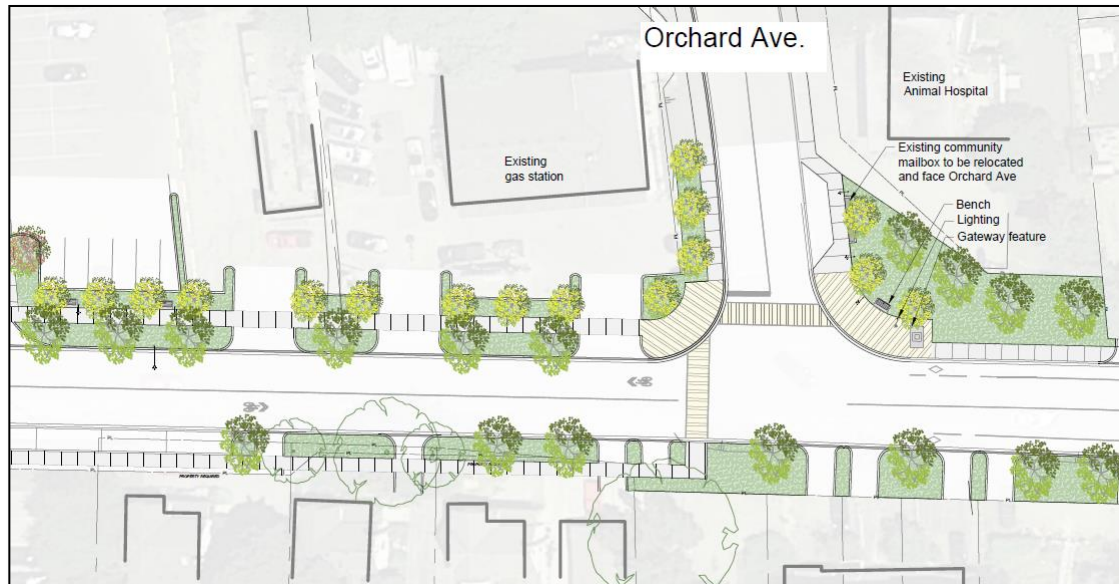
Meeting Agenda

- Staff Introductions
- Update on Regional King St. Reconstruction Project
- Discussion on Vineland Central Business District
 - Location of CBD
 - Historical Context
 - Matters to Consider
 - Applicable Planning Policies
 - Key Concepts
 - Next Steps



King Street Improvements

- Focus streetscape improvements
- Work started prior 2016
- Design Work
 - Currently 60% complete
 - Completion estimated end 2026
- Construction 2027 pending budget approval

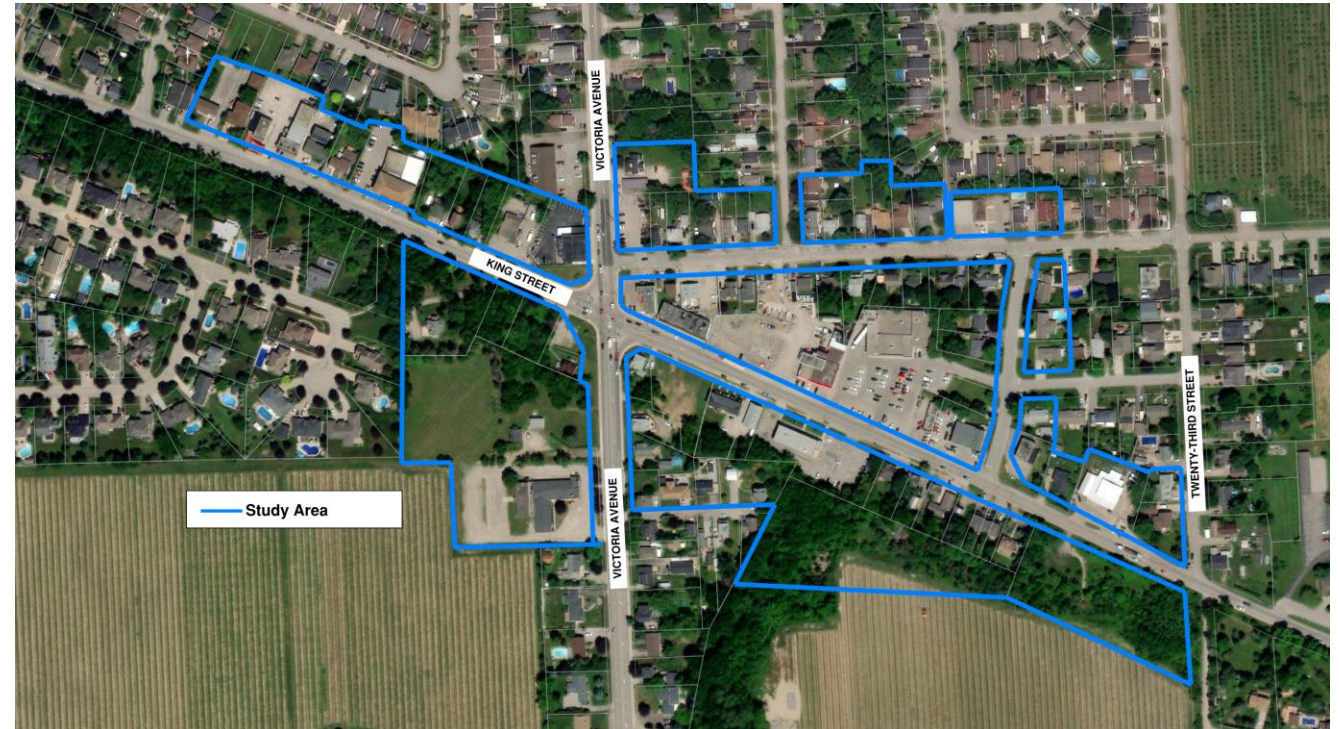


Conceptual Images of Similar Streetscape Designs



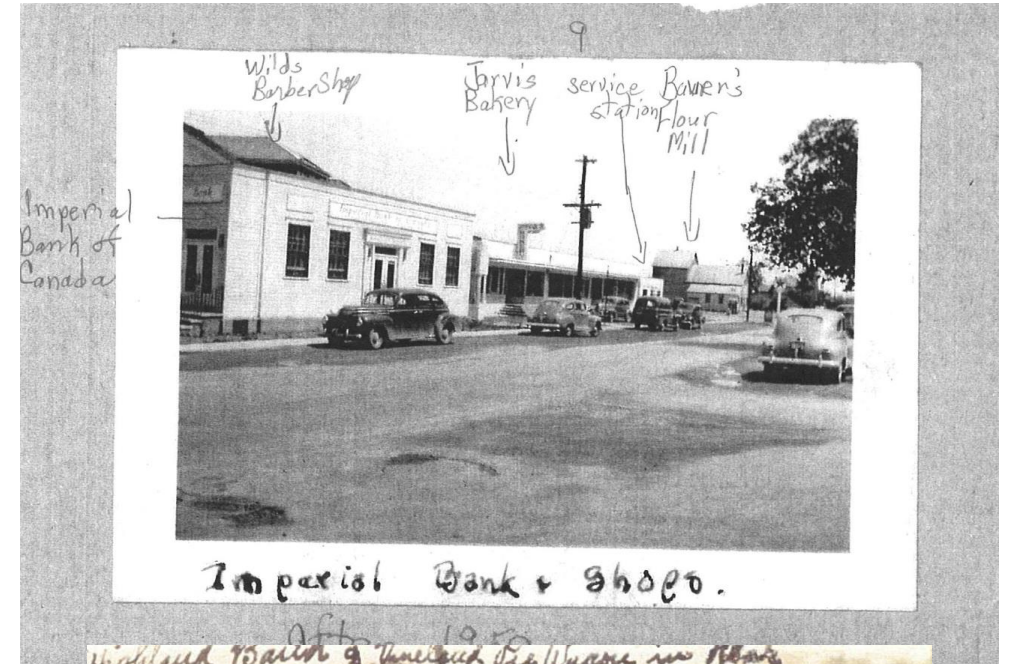
Vineland Central Business District (CBD)

- Vineland CBD encompasses all GC(CBD) zoned land, adjacent areas
- Area is a vital component of Vineland and Lincoln
- Anticipated to grow and evolve over time
- What should that evolution look like?



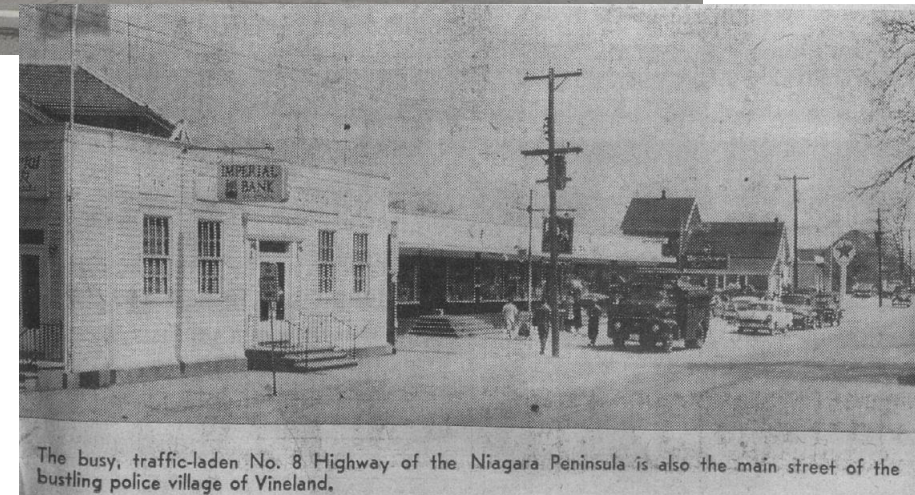
Vineland (CBD)

- CBDs are “heart” and “center” of community
- Historically a hub of commercial and cultural activities for local area
- This role has diminished in recent years



Vineland (CBD) – Future Vision

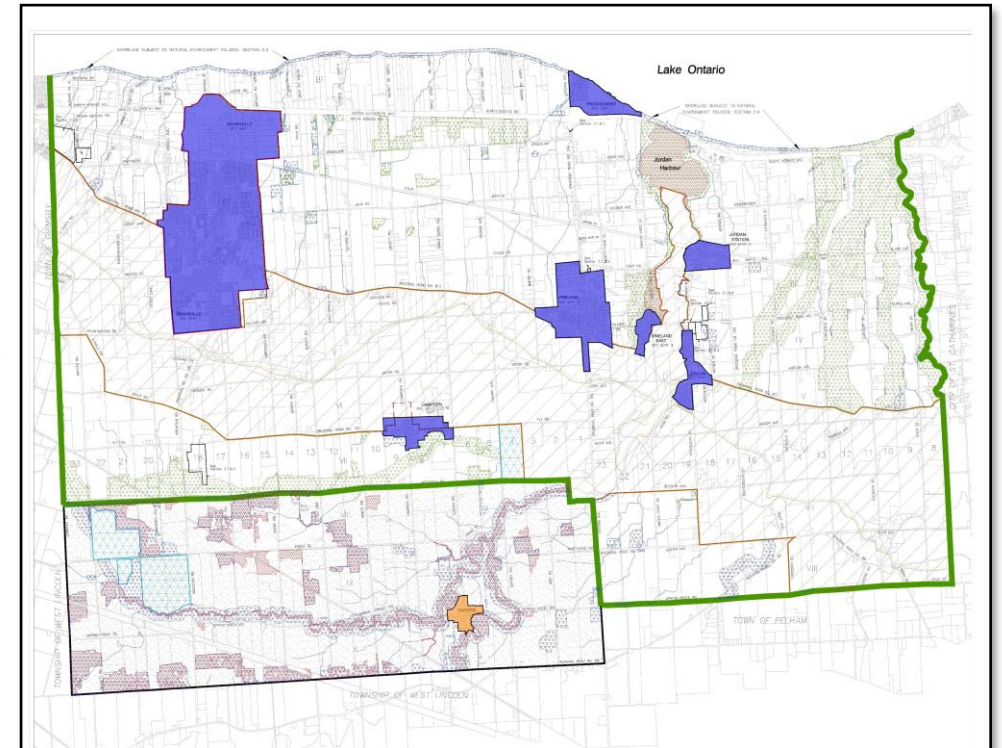
- Moving Forward how should the Vineland CBD evolve?
- Matters to consider:
 - Restoring the area to a commercial and cultural hub for the community
 - What type of development and amenities should occur?
 - What is the preferred form of future development and amenities?
 - What will Provincial and Town planning policies allow



Vineland (CBD) – Applicable Planning Policies

- Municipalities must conform to Provincial land use policies
- Within Lincoln includes PPS 2024, Greenbelt Plan, Escarpment Plan
- Key goals of policies
 - Preserve Specialty Crop and Escarpment lands
 - Efficient utilization of land, network infrastructure
 - Growth encouraged in selected areas (CBDs)
 - Create “Complete Communities” with vibrant CBDs
 - Provide range of housing options

Location of Lincoln's Urban Areas



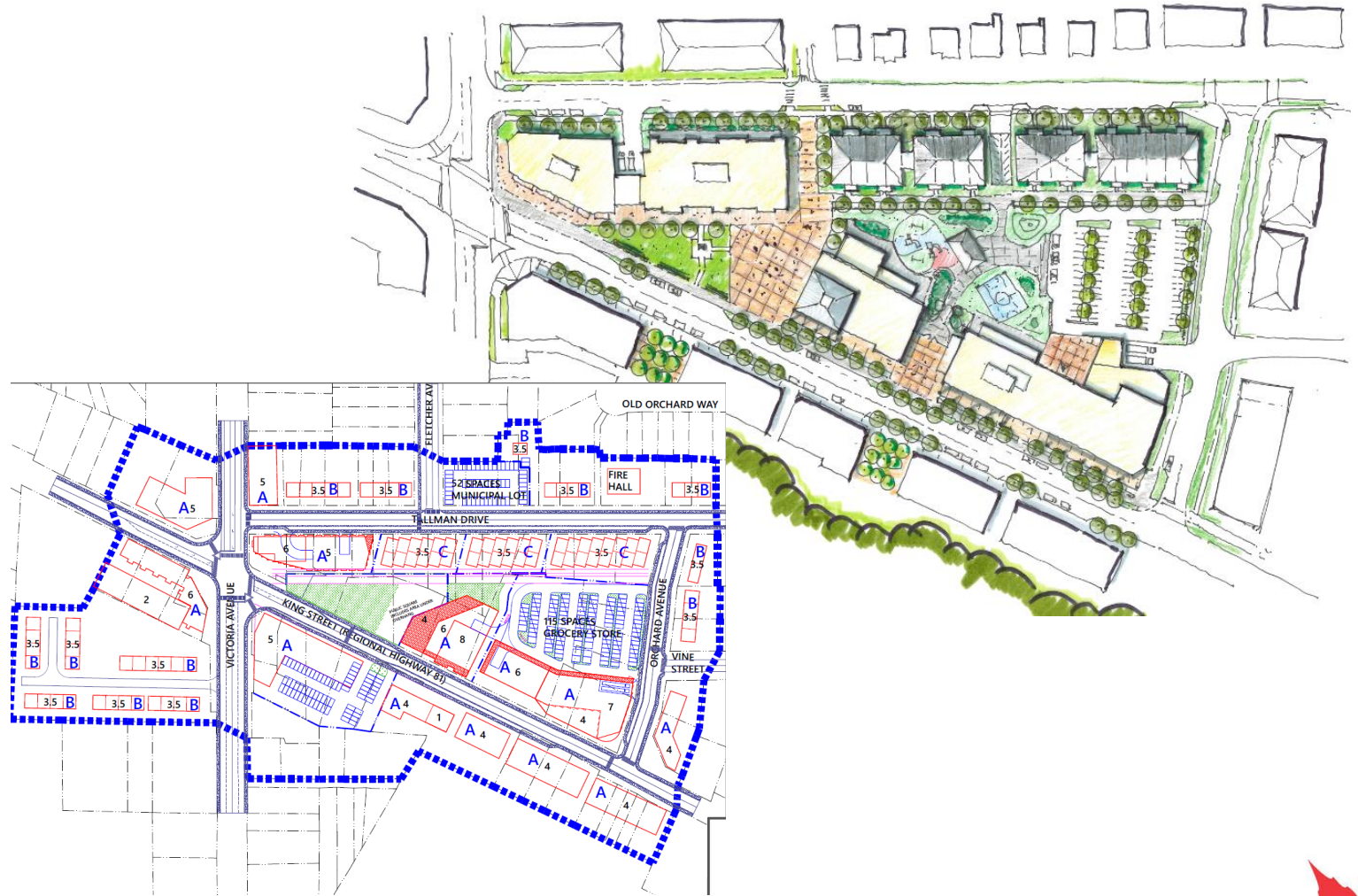
Vineland (CBD) – Applicable Planning Policies

- Town (Official Plan, Zoning)
 - Implement Provincial policies
 - CBD policy objectives (Sec. 3.3)
 - Reinforce CBDs as the commercial, social, and cultural centers of Town
 - Encourage a diverse mix of commercial, residential, cultural and social uses to enhance business and commercial activities
 - Foster a vibrant, connected, walkable and bikeable retail and commercial environment
- Options on planning processes discussed later



Vineland (CBD) – Potential Ideas

- Town and Regional Staff prepared high level concept plan
- Concept plan based on Vineland characteristics and best design practices



Vineland (CBD) – Potential Public Space

- Prominent and visible location
- Ensure space is matched to neighbourhood
- Concentrate activities and people
- Large enough to hold different events/activities
- Flanked by buildings for sense of place

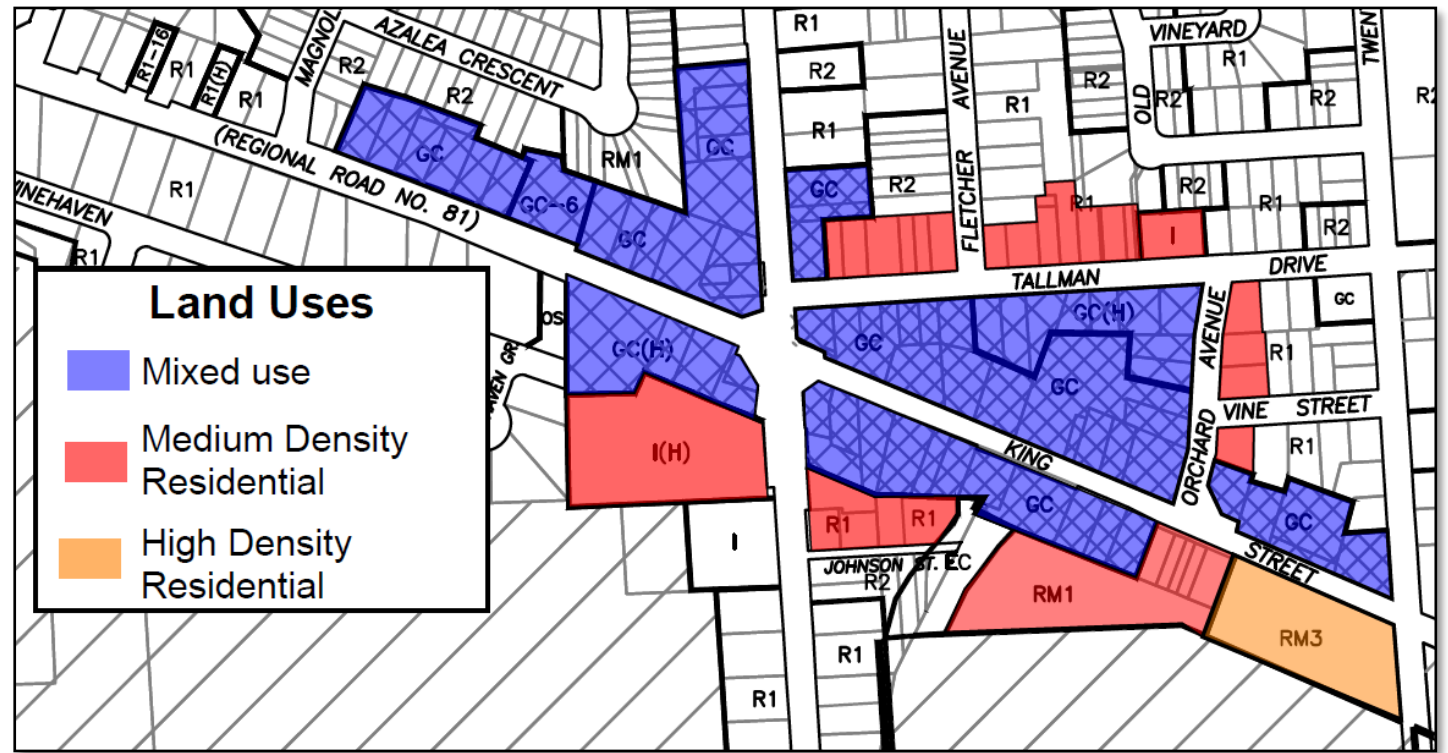


Vineland (CBD) – Potential Public Space



Vineland (CBD) – Potential Land Uses

- Commercial and mixed use along Victoria Avenue and King Street
- Primarily residential with small offices, home based businesses on other streets
- Goal: provide goods and services for daily life



Vineland (CBD) – Potential Land Use Types

Medium Density Mixed Use/Residential

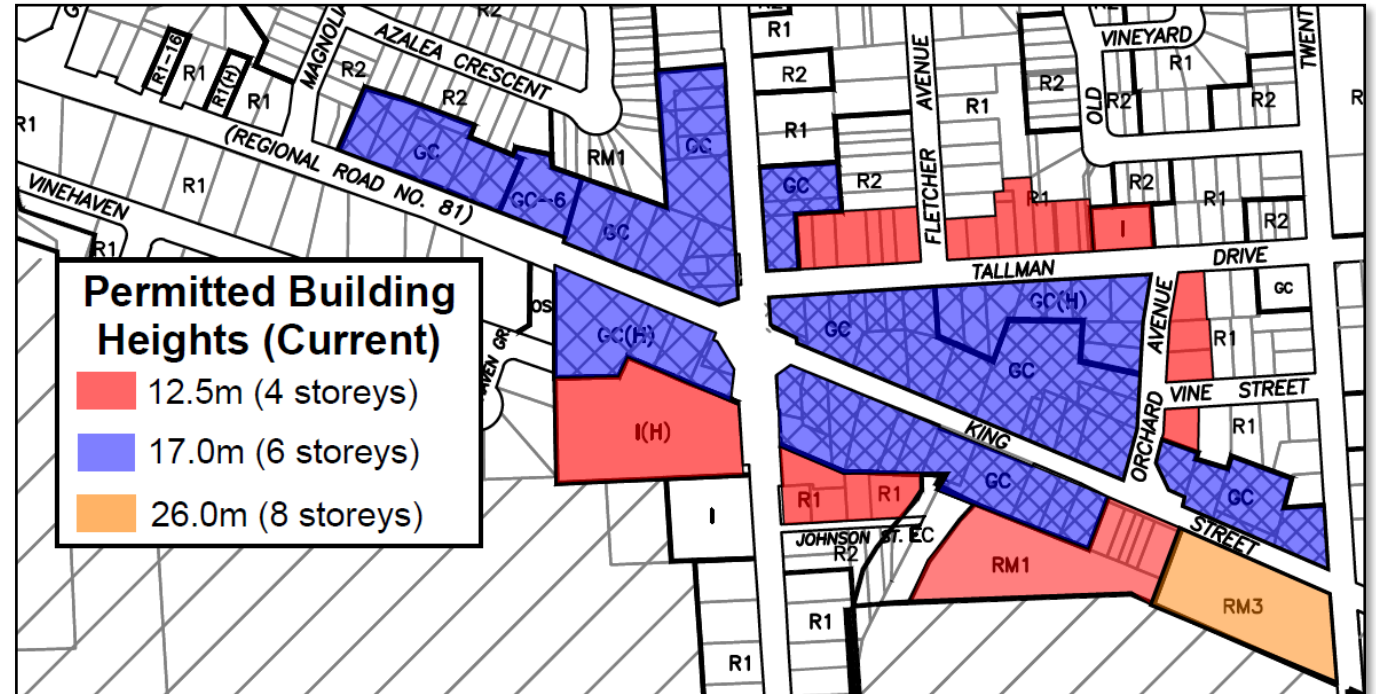


Higher Density Mixed Use/Residential



Vineland (CBD) – Building Heights

- Current Max Height:
 - 4 – 8 storeys
- Goals:
 - Encourage/push taller buildings towards King Street/Victoria Avenue intersection
 - Provide appropriate transitions to existing neighbourhoods
 - Maintain small community character



Vineland (CBD) – Building Heights/Built Form

- Human Scale Environment
 - Attractive streetscape with landscaping and furniture
 - Wider building setbacks
 - Building design “broken up” (e.g. podium, step backs)
 - Balance of traditional/modern materials

Step backs reduce appearance of height

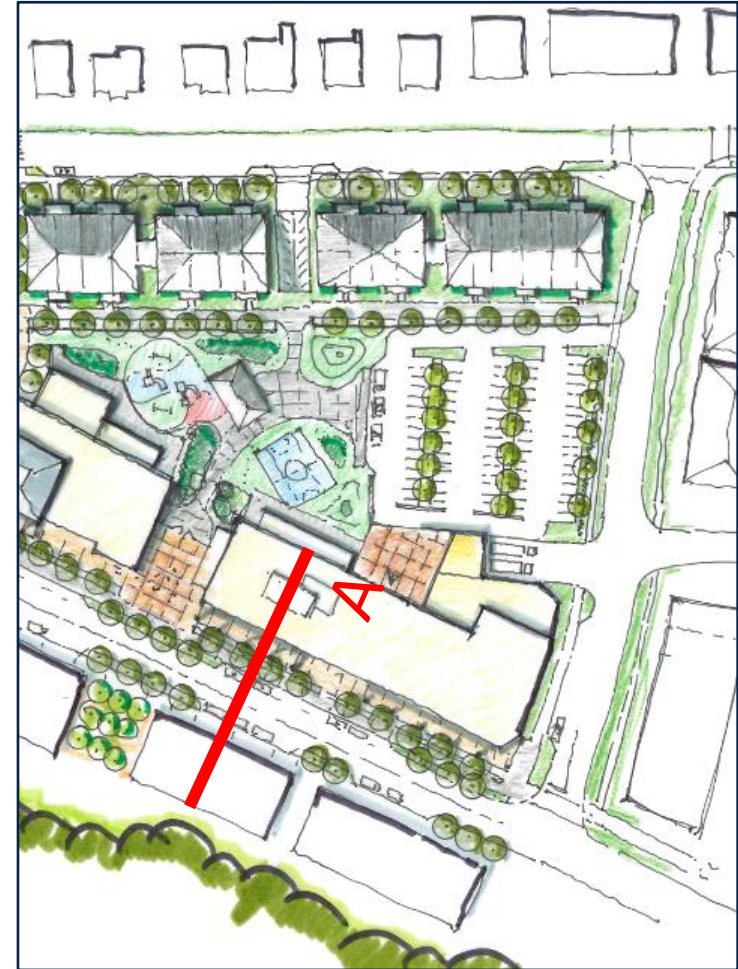
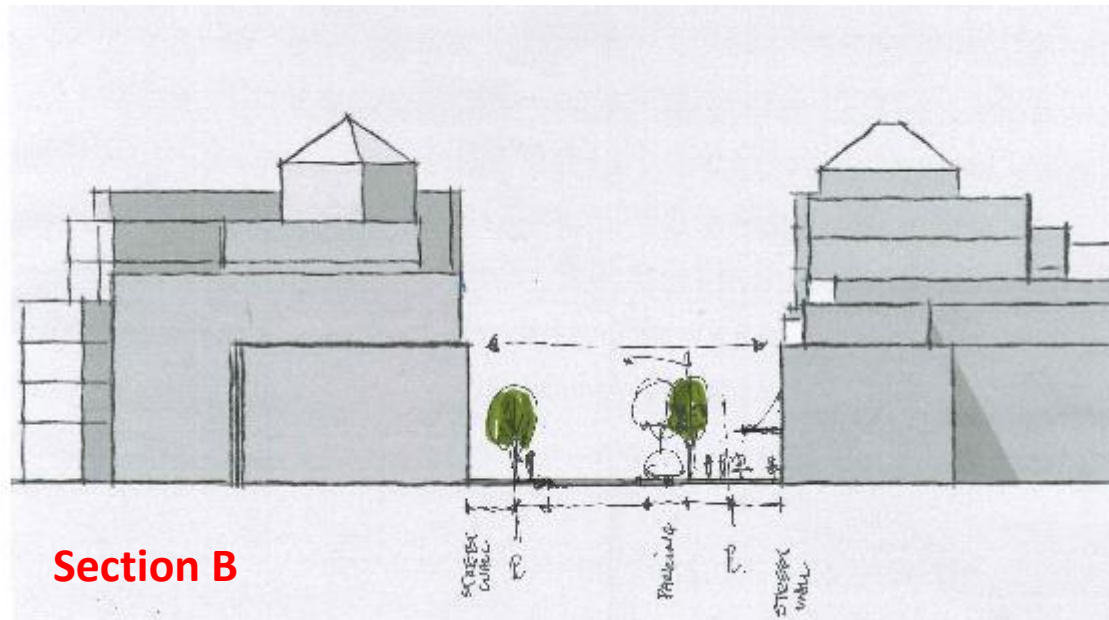


Prominent Building Podium



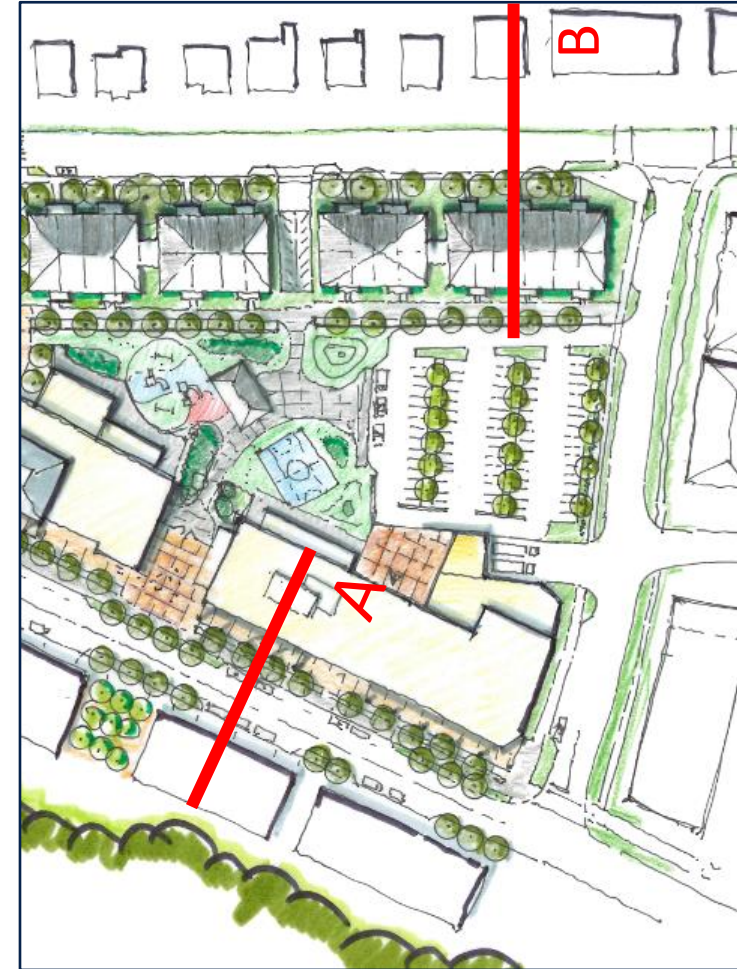
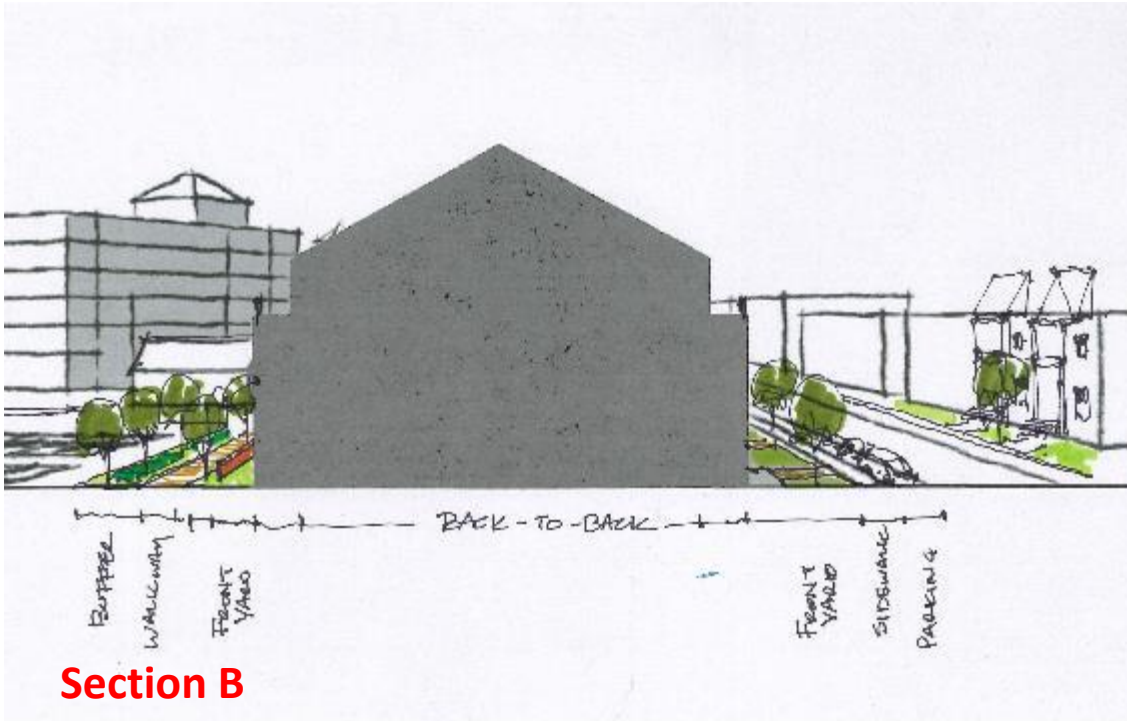
Vineland (CBD) – Building Heights/Built Form

- King Street
 - Ground floor retail
 - Wider ground floor setbacks
 - Wide sidewalks with landscaping/decoration



Vineland (CBD) – Building Heights/Built Form

- Away from King Street
 - Ground floor retail/residential units
 - Front yard landscaping



Vineland (CBD) – Built Form

- Accommodating Grocery Store
- Parking at rear of building
- Could be in mixed use building



Vineland (CBD) – Next Steps

- Tonight's feedback helps informs next steps
- Report to Council with Key Principles discussed
- Broader Public Outreach
 - Visioning exercises with community
 - Revise as necessary
 - Vision is shared/discussed with Town Council
- Undertake technical studies (e.g. infrastructure capacity)
- Draft planning policies and regulations based on publicly made vision



Questions/Comments

