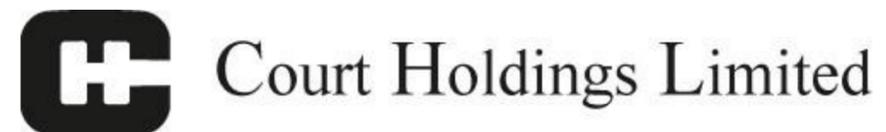


4933 VICTORIA AVENUE NORTH

PRE-APPLICATION COMMUNITY PRESENTATION

11/21/2023



Globizen™

gh3*

Globizen™



Court Holdings Limited



gh3*

AGENDA

INTRODUCTIONS

PARTNERSHIP GROUP

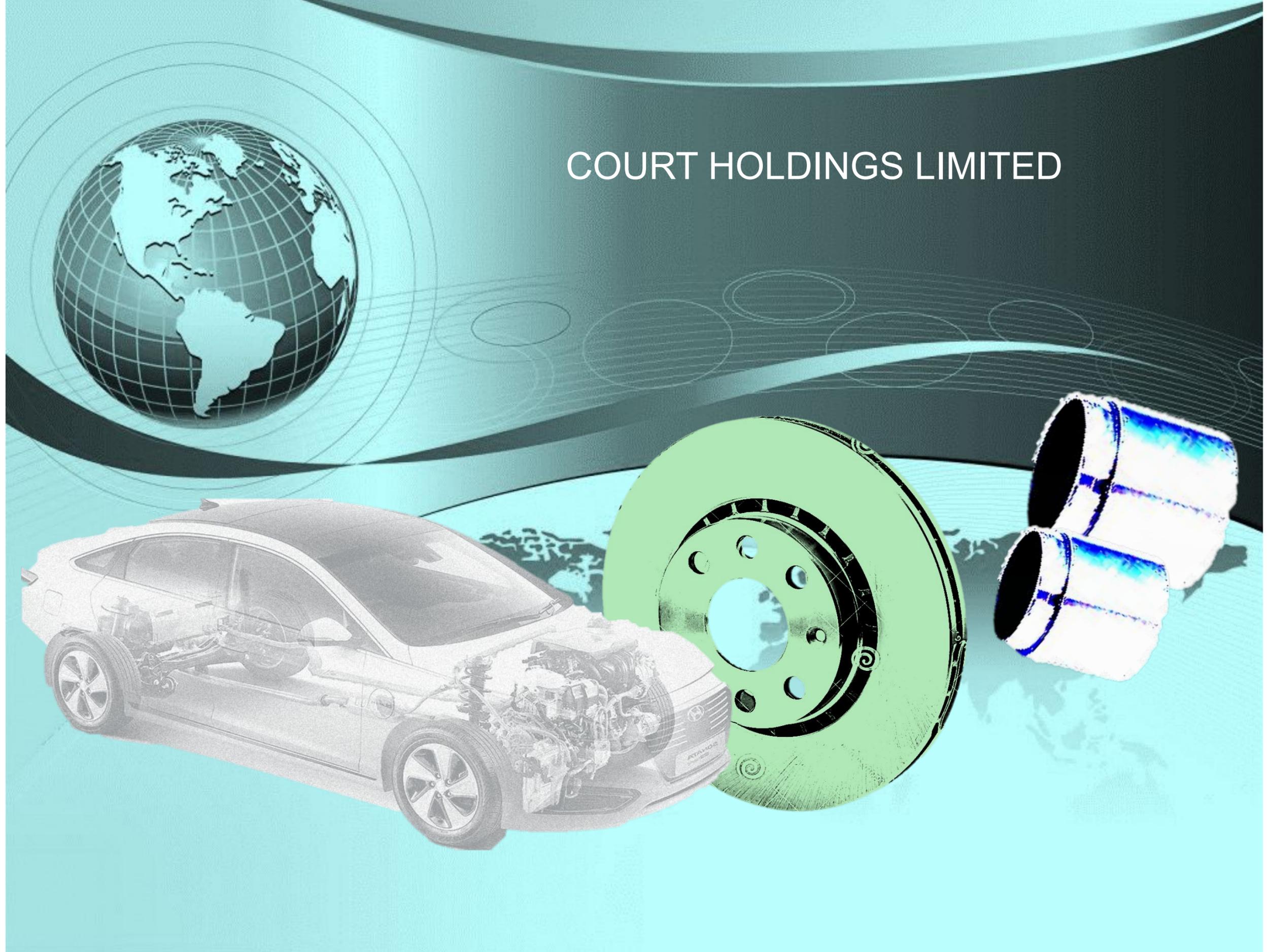
PLANNING OVERVIEW

ARCHITECTURAL THOUGHT PROCESS

SUMMARY

QUESTION PERIOD

COURT HOLDINGS LIMITED



Who is Court Holdings?

3rd Generation Locally Owned Family Business

1919: Started by Mr. William Court in St. Catharines, Ontario

Original business was Electric Arc Welding

2002: Succession to 3rd generation & Current Owners

Over 1,700 employees worldwide

Manufacturing facilities located in 4 countries

Roll Services provided in 14 countries through 60+ operating locations

13 properties owned in the Niagara Region consisting of 300,000+ sq. ft of rented commercial/industrial space and 75 acres of vacant land.

Headquarters located in Beamsville, Ontario, Canada



CHL Core Values

CHL Beliefs that Create Success:

- CHL core values are critical to what it does, the relationships it makes, how it makes decisions, and how it serves partners and customers.
- They remain the same and stand the test of time.
 - RESPONSIBLE** to be safe and environmentally responsible
 - ETHICAL** to be an ethical organization
 - RELATIONSHIPS** to seek and create external relationships that are value adding
 - LEADER** to be a leader in technology and innovation
 - QUALITY** be recognized as a supplier of high-quality products and services that create a competitive advantage
 - EMPLOYEES** to be recognized as a leader in our relationships with employees
 - MINDSET** to maintain a small company mindset, and
 - SUSTAIN** to exercise responsible stewardship with long term sustainability.



Court Holdings Limited - Niagara Region Presence

DISC BRAKE COMPONENTS

Steel and Phenolic Disc Brake Pistons

4 Manufacturing Facilities

- Niagara Piston (4)



RAIL CAR & LOCOMOTIVE INDUSTRY

Air Tank Reservoirs

1 Manufacturing location

- Vineland Manufacturing Ltd.



RENEWABLE ENERGY INDUSTRY

Rooftop Solar Panels

2 industrial rooftops

- Niagara West Energy Company

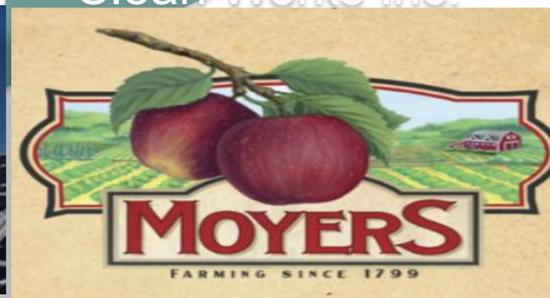


AGRICULTURE INDUSTRY

Apple Products and Agricultural Technologies

3 locations

- Moyers Apple Products Inc.
- Clean Works Inc.

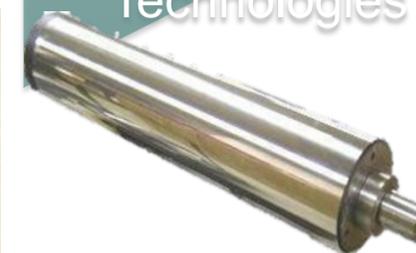


Steel and Metal Industry Services

Work Roll Services

1 location locally
60+ locations globally

- Roll Surface Technologies



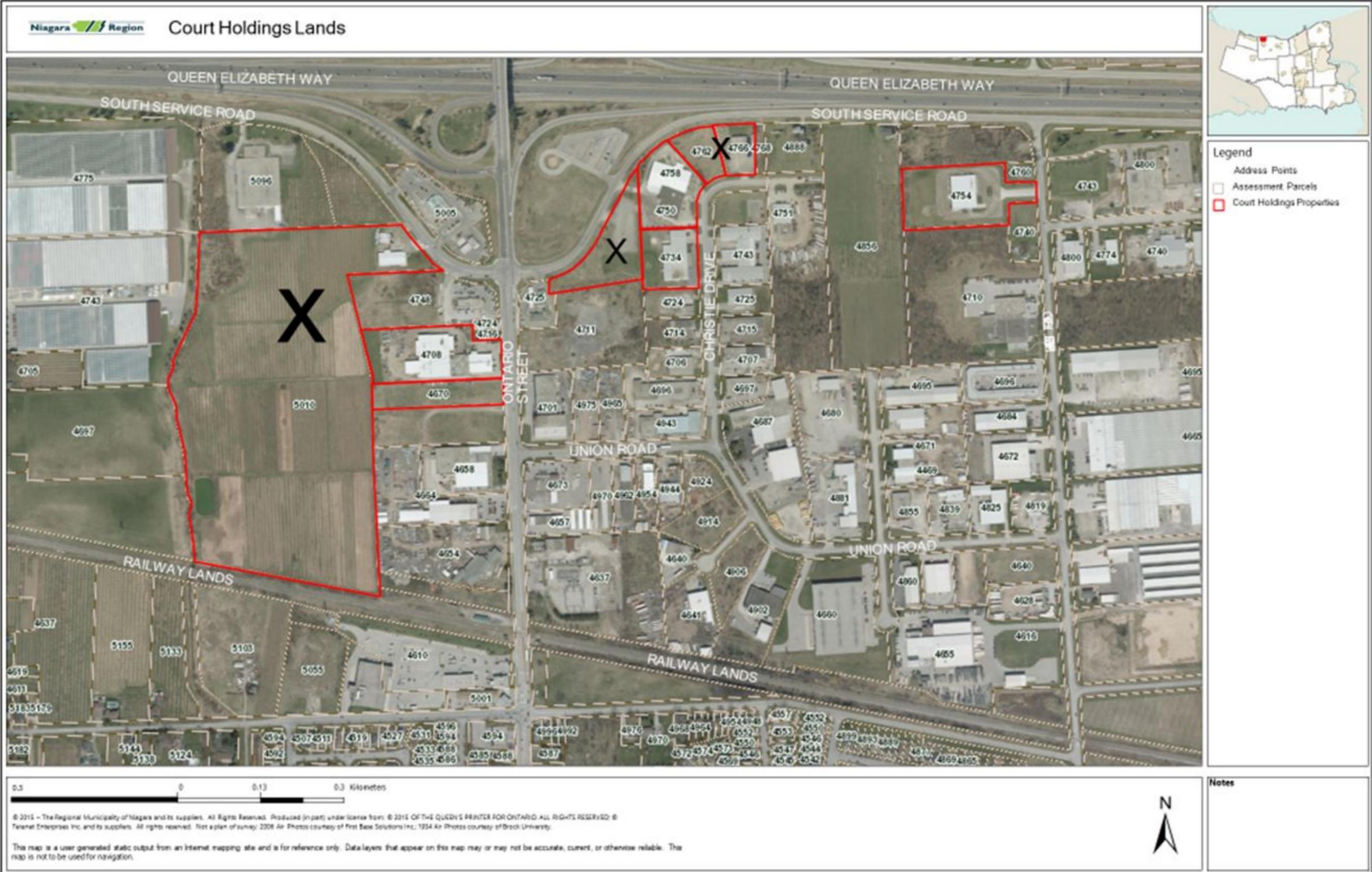
Real Estate

Commercial/Industrial Property Rentals

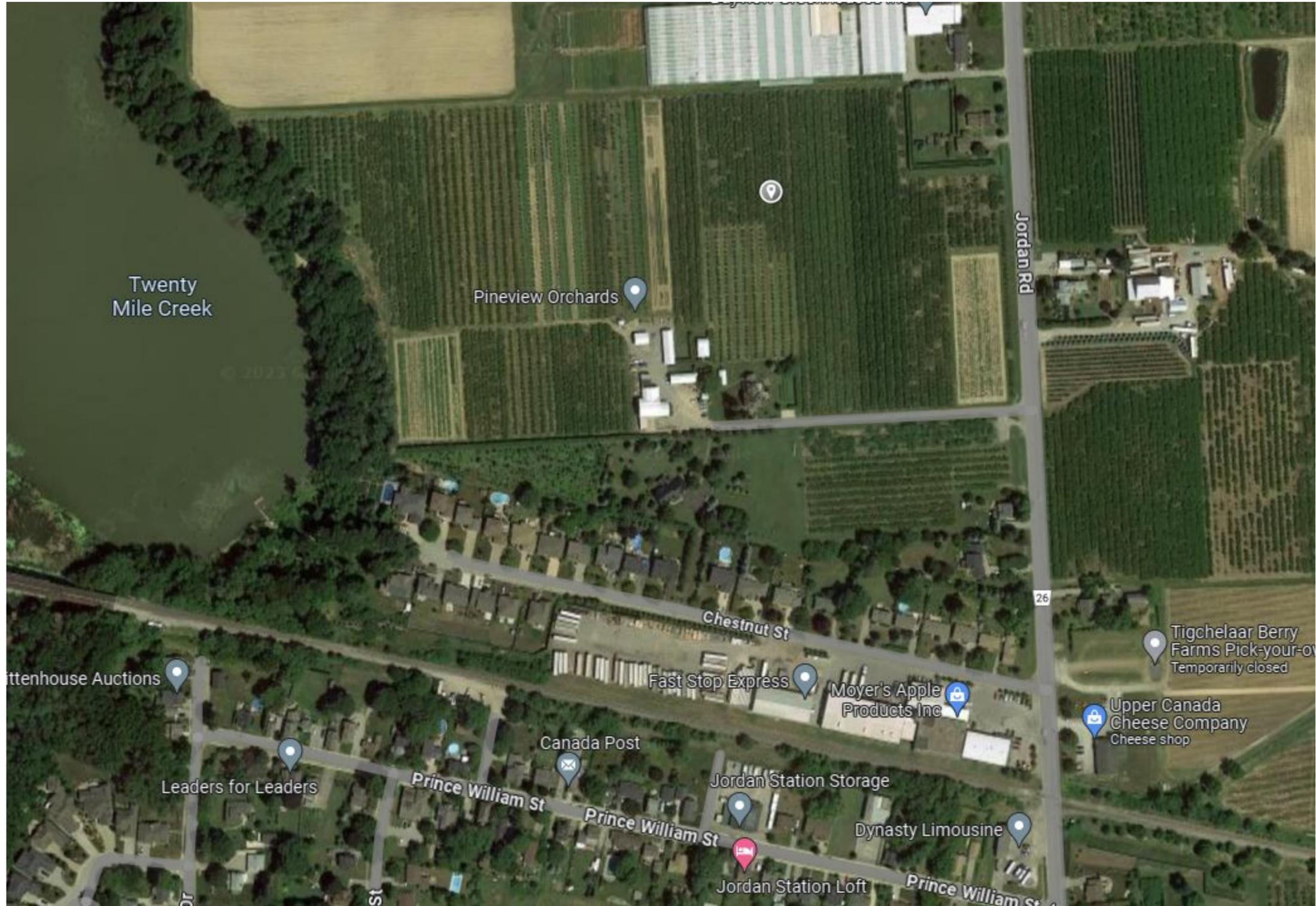
13 Commercial / industrial = 300,000+ sq. ft of Rental Properties owned locally + 75 acres of vacant land



Community Real Estate Presence - Beamsville



Community Real Estate Presence – 4150 Jordan Road



Community Focus

1. We **live** and **work** in the community.
2. Our goal is to create a beautiful space that the whole community will be proud of and benefit from.
3. Work with partners who are aligned with our core values to deliver our vision for the site.
4. Globizen is an award-winning city building company that specializes in urban infill projects.



Globizen = Global Citizen

Globizen™

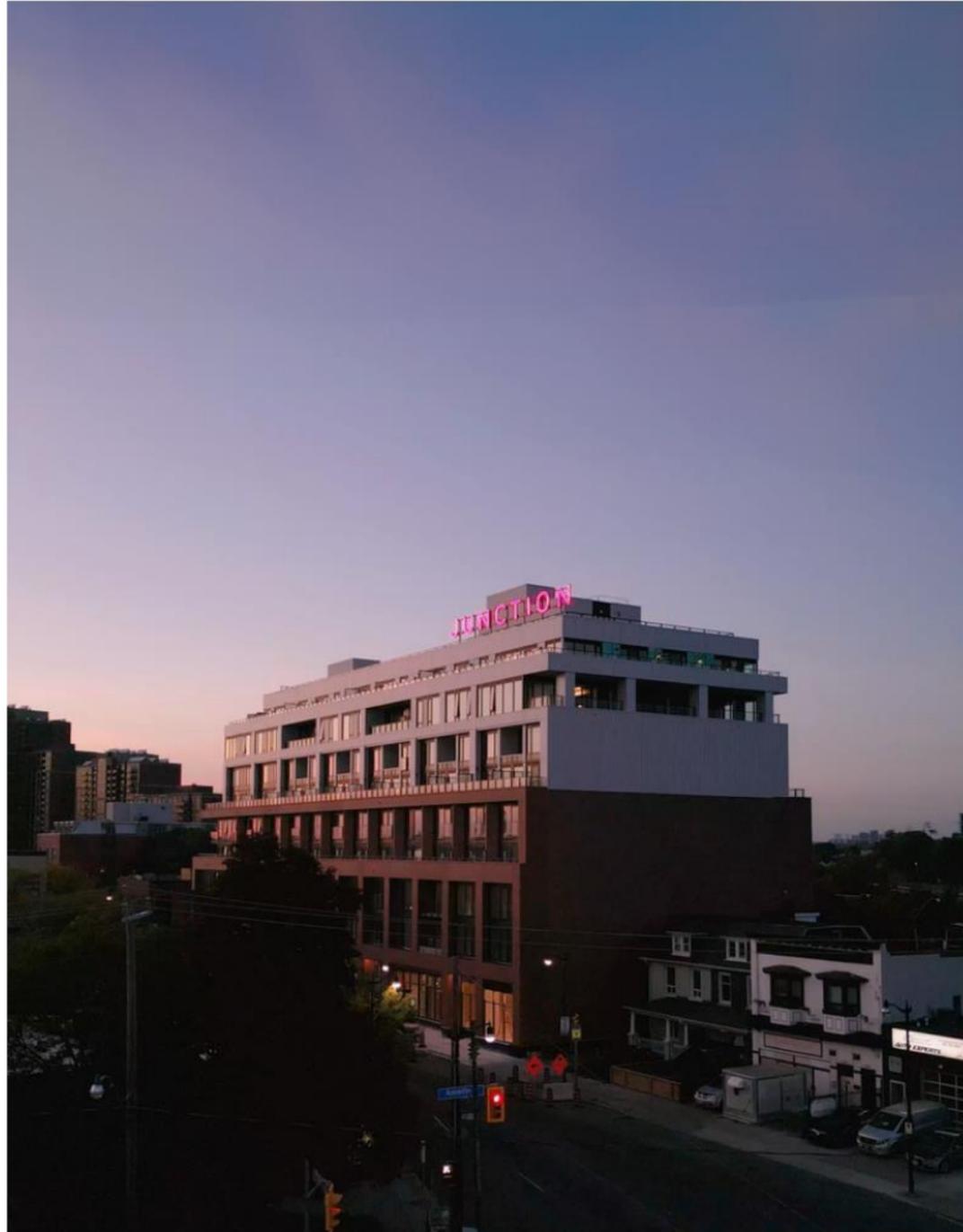
Globizen = Global Citizen

Globizen is a city building company. Our mission is to build better and more beautiful communities.

Our Approach

1. Partner with the world's best **architects** and **designers**
2. **Make places** by strengthening existing community assets
3. Do our part to advance society toward **net-zero** emissions
4. Invest in **art** and **culture**

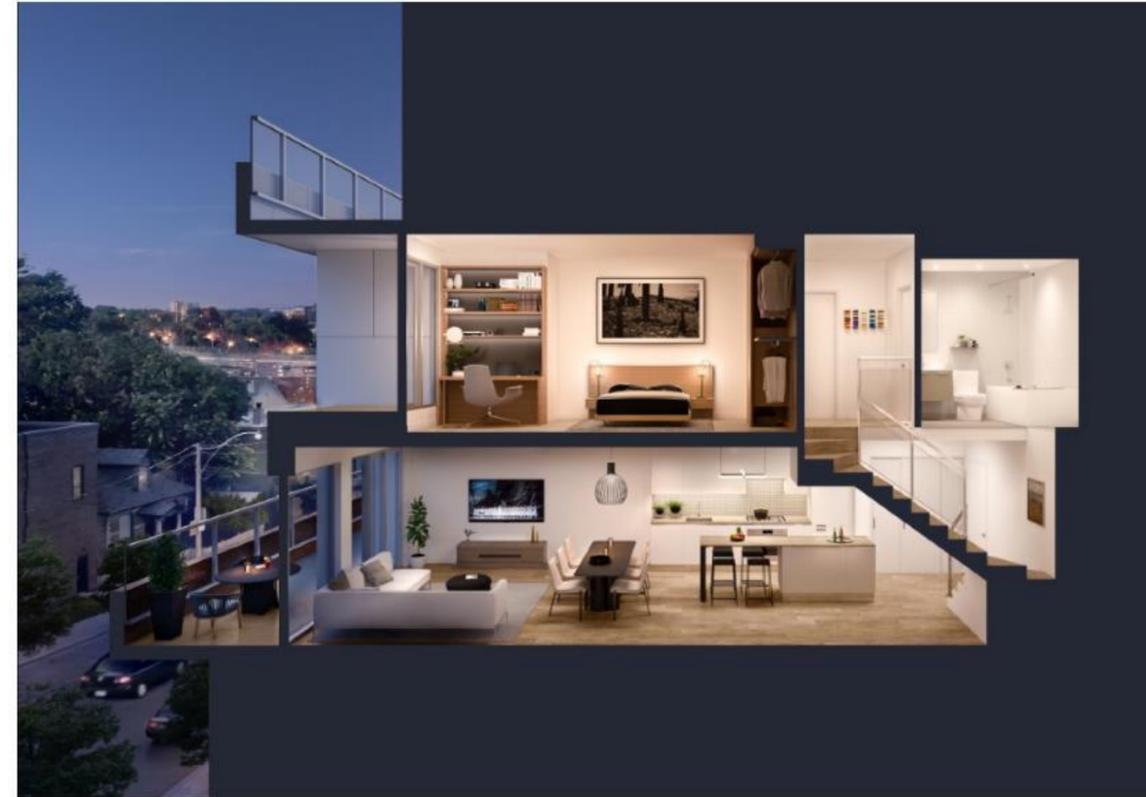
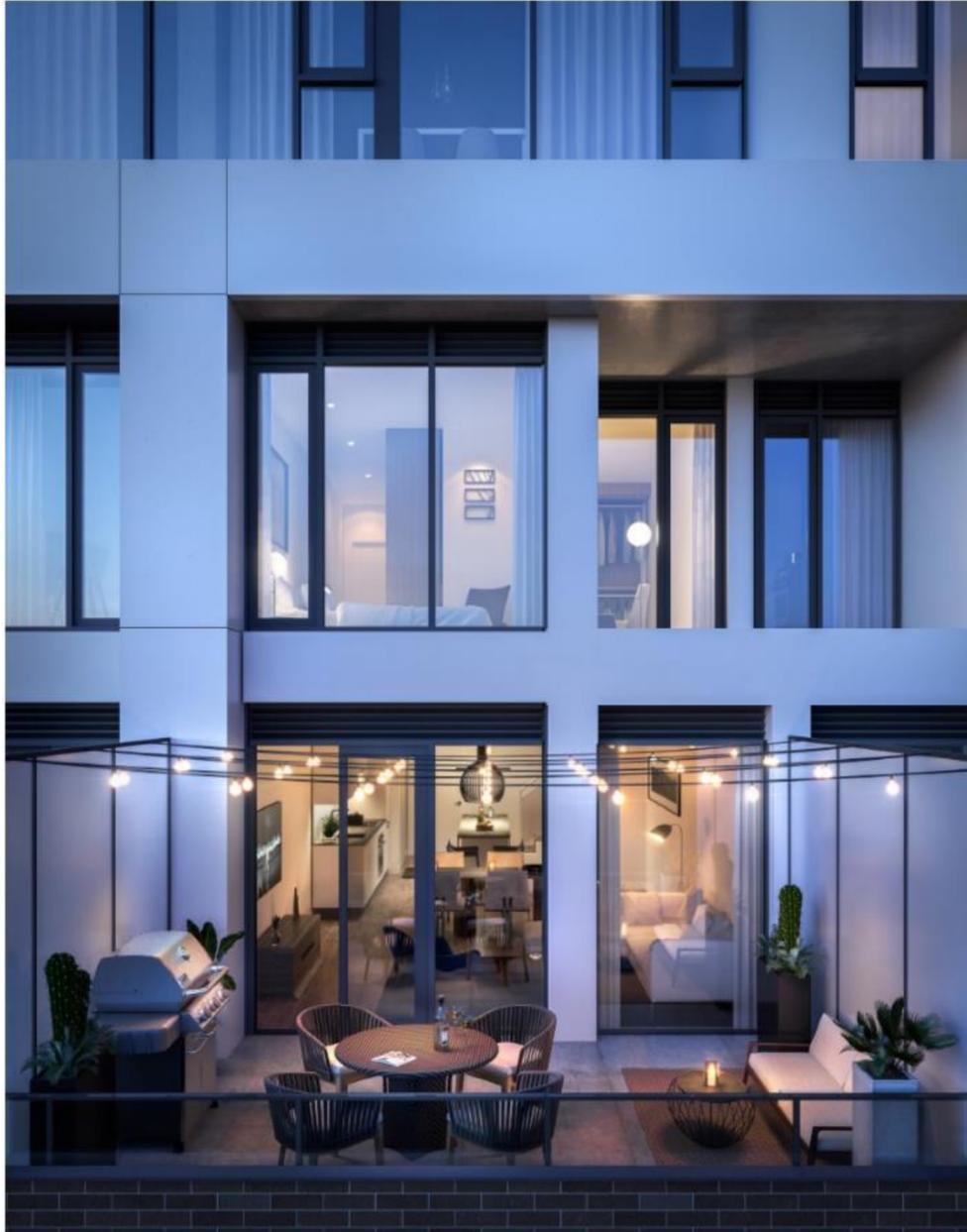
Junction House



2720 Dundas Street West, Toronto

- Boutique mid-rise condominium with 151 homes and ground floor retail
- Focus on end user suites, including a collection of two-storey homes
- Created new placemaking sign at the entrance to The Junction
- Winner of Best Innovative Suite Design (BILD), Best of Canada Award (2019), and Best New Brand & Environmental Design (Advertising & Design Club of Canada)
- Completed in 2023

Junction House



House Collection at Junction House

Junction House



Junction House Model Suite



One Delisle



1 Delisle Avenue, Toronto

- High-rise luxury condominium with 371 homes and ground floor retail
- First project in Canada designed by Jeanne Gang of Studio Gang Architects
- Winner of Toronto Storeys' 2021 Real Estate Project of the Year Award
- Part of broader investment strategy at Yonge & St. Clair
- Under construction (completion 2027)

One Delisle



One Delisle



Sky Collection at One Delisle

One Delisle



Sky Collection kitchen design

One Delisle



Pool deck & pool

hello@globizen.com / globizen.com / @globizen

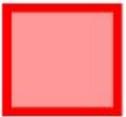
gh3*

Architecture and Landscape Architecture firm with 42 national and international design awards including 5 Governor General Medals in Architecture



PLANNING FRAMEWORK

THE SITE



Subject Lands

4933 Victoria Ave N

Site Area: ±1.91 ha (205,590.70 sqf)

Frontage: 226.59 m (743.41 ft)



LAND USE

TOWN OF LINCOLN OFFICIAL PLAN

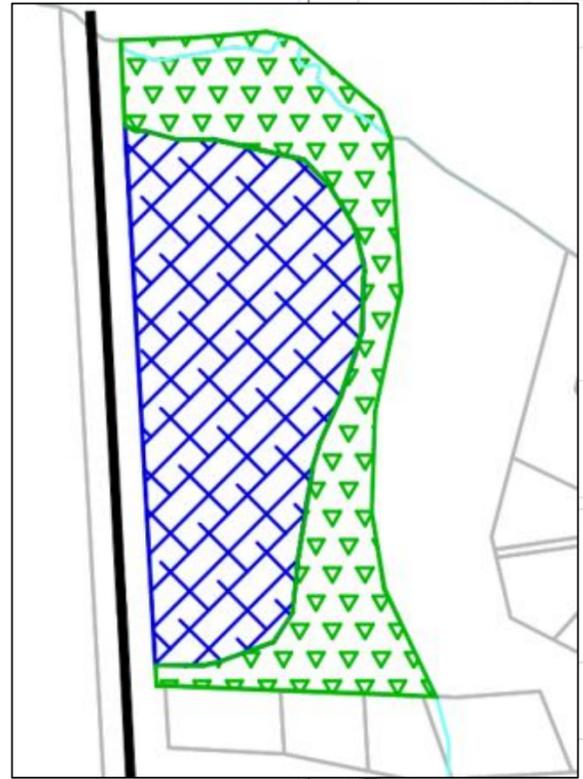
SCHEDULE 'B1'

PRUDHOMMES SECONDARY PLAN LAND USE

NOTE: THIS MAP MUST BE READ IN CONJUNCTION WITH THE TEXT OF THE OFFICIAL PLAN

LEGEND

-  - URBAN AREA BOUNDARY
-  - LOW-RISE RESIDENTIAL
-  - MID-RISE RESIDENTIAL
-  - HIGH-RISE RESIDENTIAL
-  - MAIN STREET MIXED USE
-  - MIXED USE
-  - MARINA
-  - COMMERCIAL/MIXED USE
-  - EMPLOYMENT
-  - NATURAL ENVIRONMENT
-  - PARKS AND OPEN SPACE
-  - DEFERRAL AREA



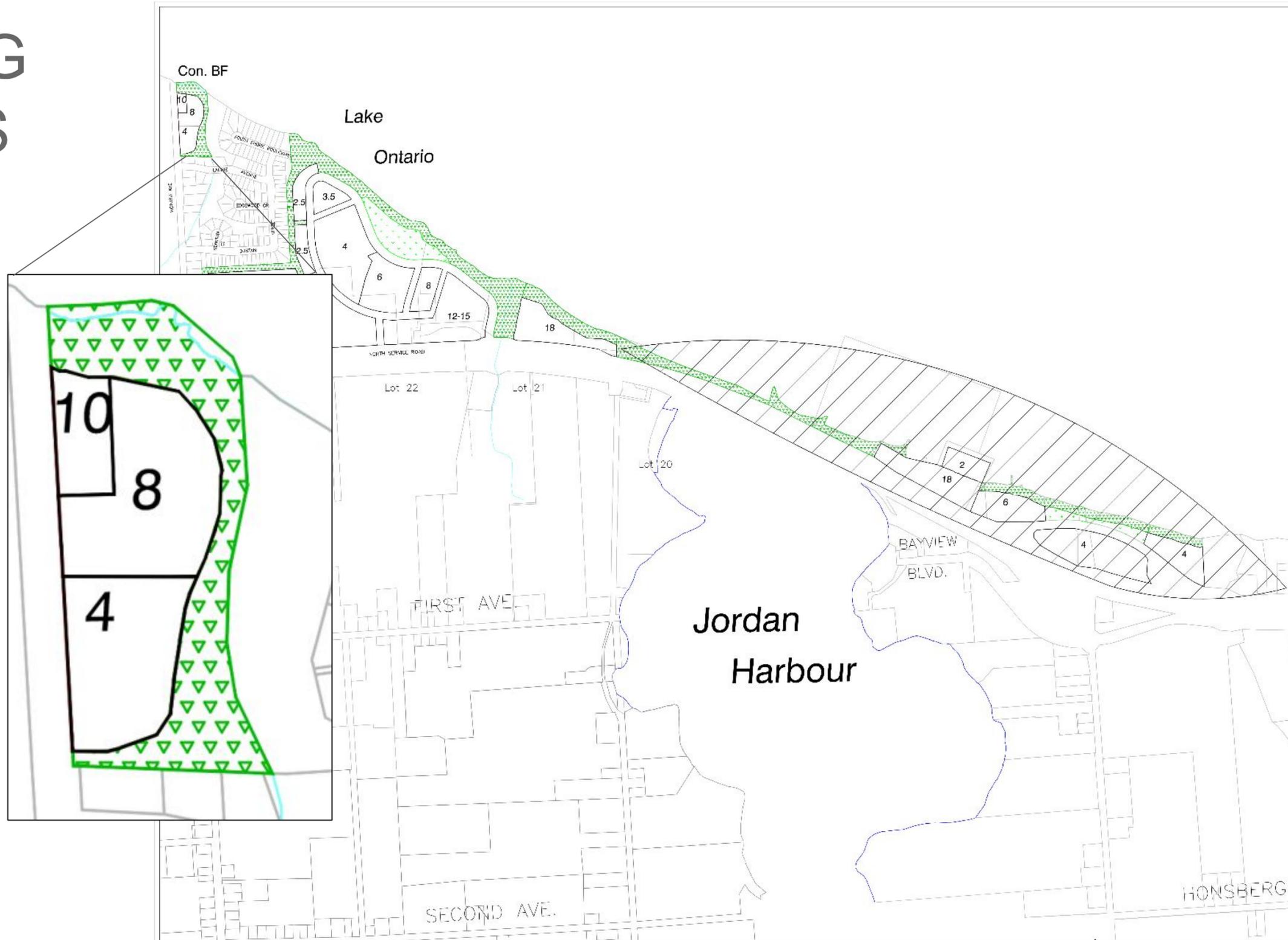
DATE: JULY, 2019 DRAWN BY: D.B.

CAD FILE: Schedule 'B1'.dwg



TOWN OF LINCOLN
DIGITAL LAND / USE MAP

BUILDING HEIGHTS



TOWN OF LINCOLN OFFICIAL PLAN

SCHEDULE 'B2'

PRUDHOMMES SECONDARY PLAN BUILDING HEIGHT
(MAXIMUM STOREYS)

NOTE: THIS MAP MUST BE READ IN CONJUNCTION WITH THE TEXT OF THE OFFICIAL PLAN

LEGEND

- NATURAL ENVIRONMENT
- PARKS AND OPEN SPACE
- DEFERRAL AREA

0 600m
SCALE 1:5,000

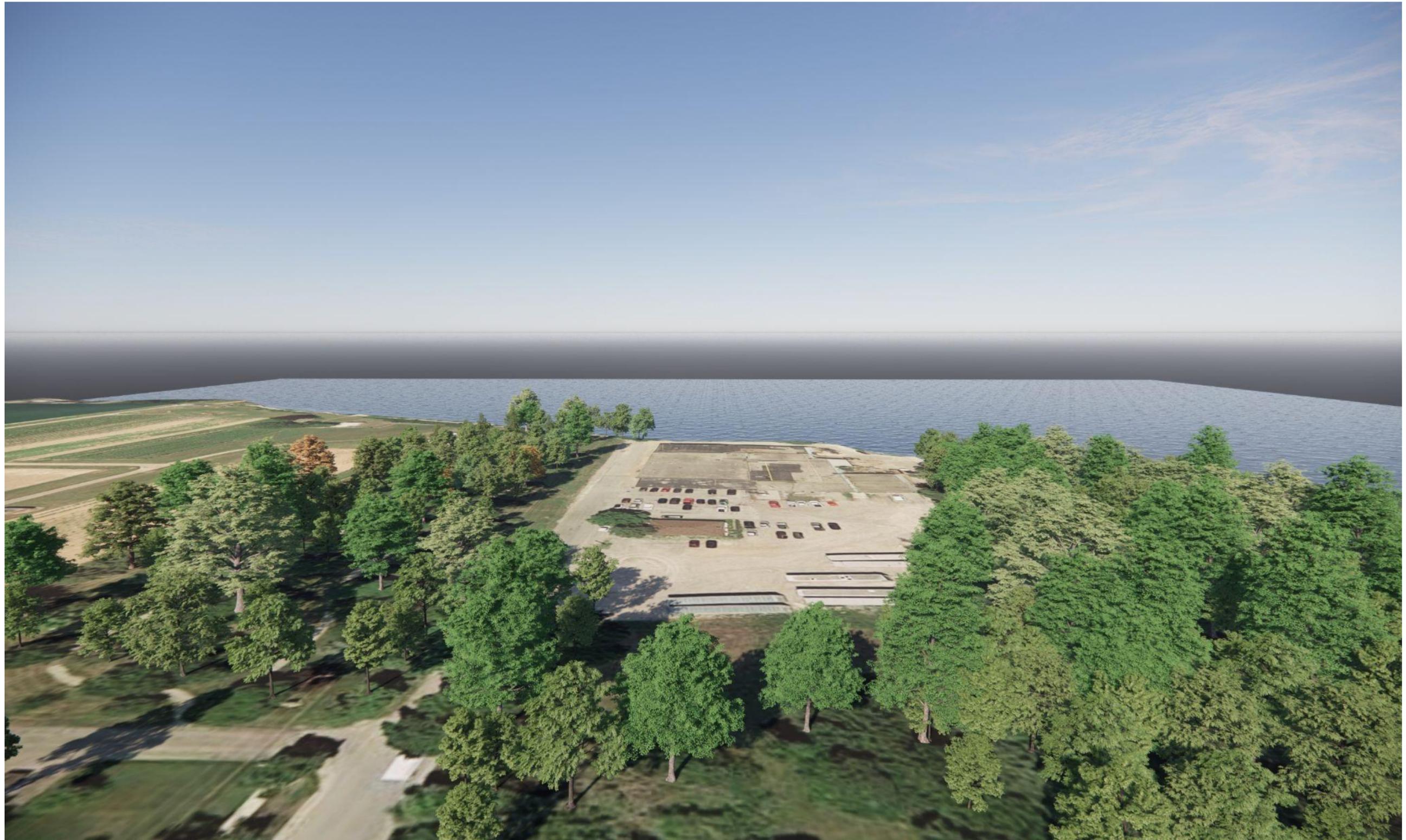
DATE: JULY, 2019 DRAWN BY: D.B.

CDP FILE: SCHEDULE B2.mxd

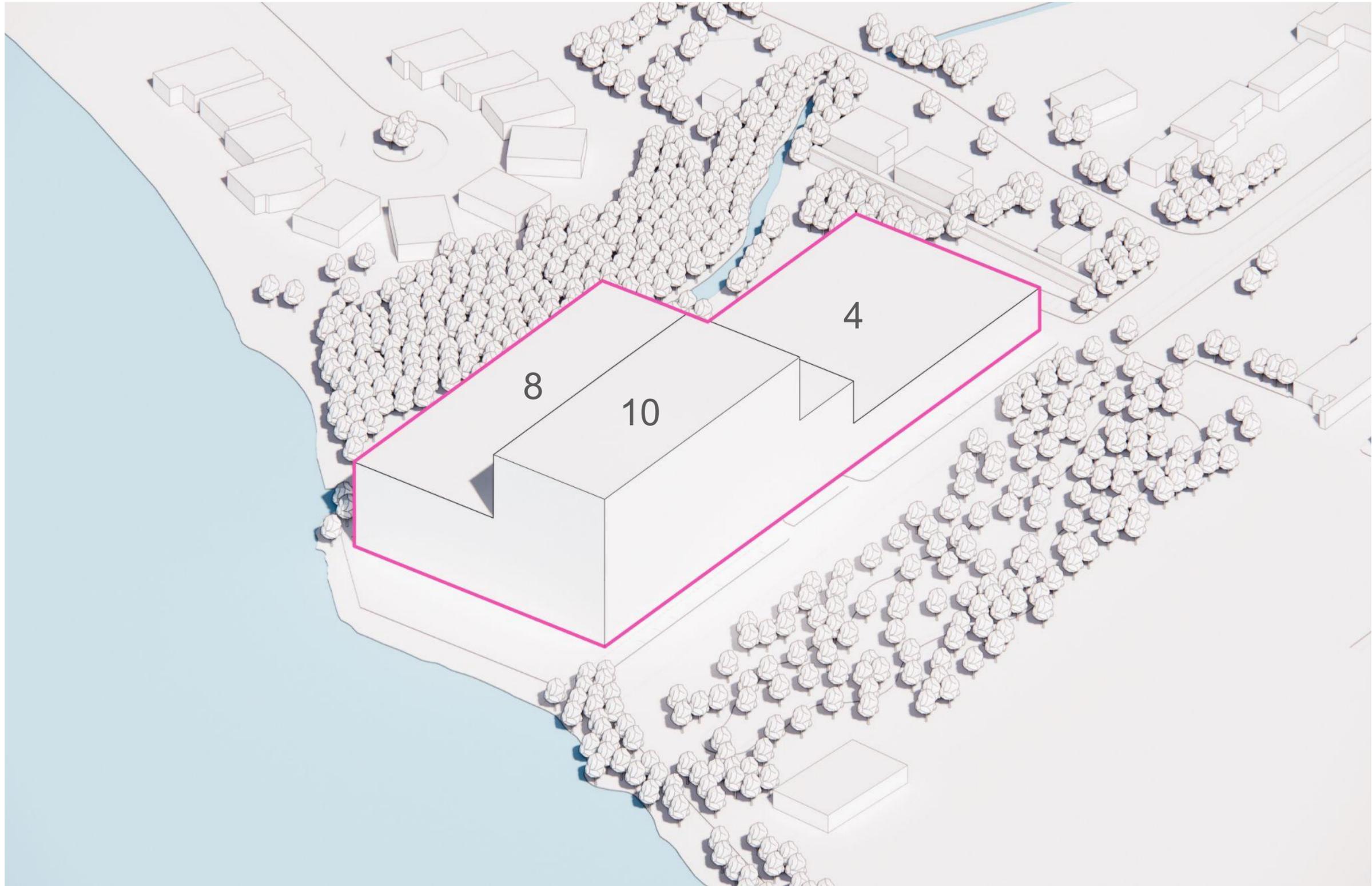


TOWN OF LINCOLN
DIGITAL LAND / USE MAP

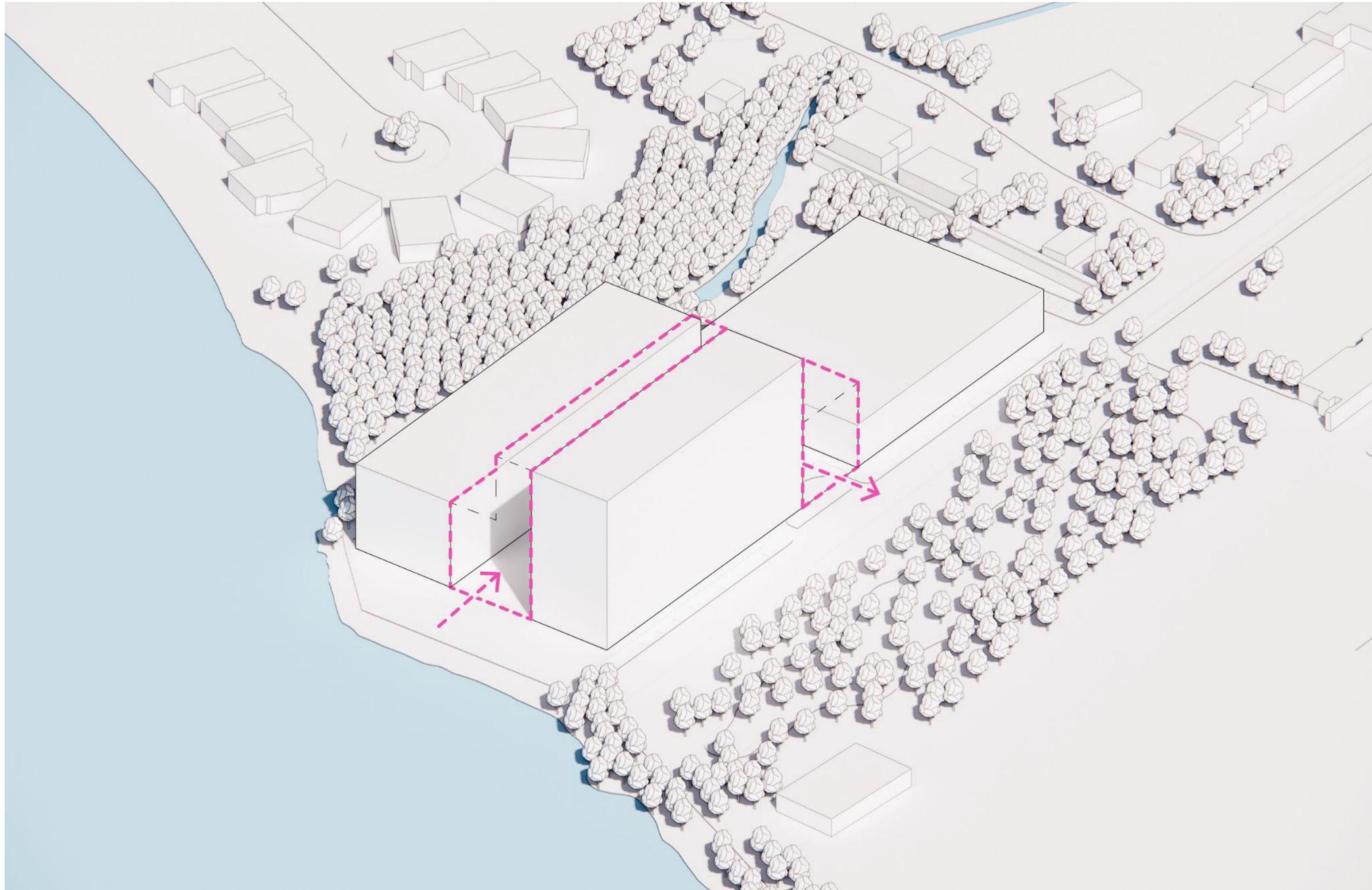
MASSING APPROACH



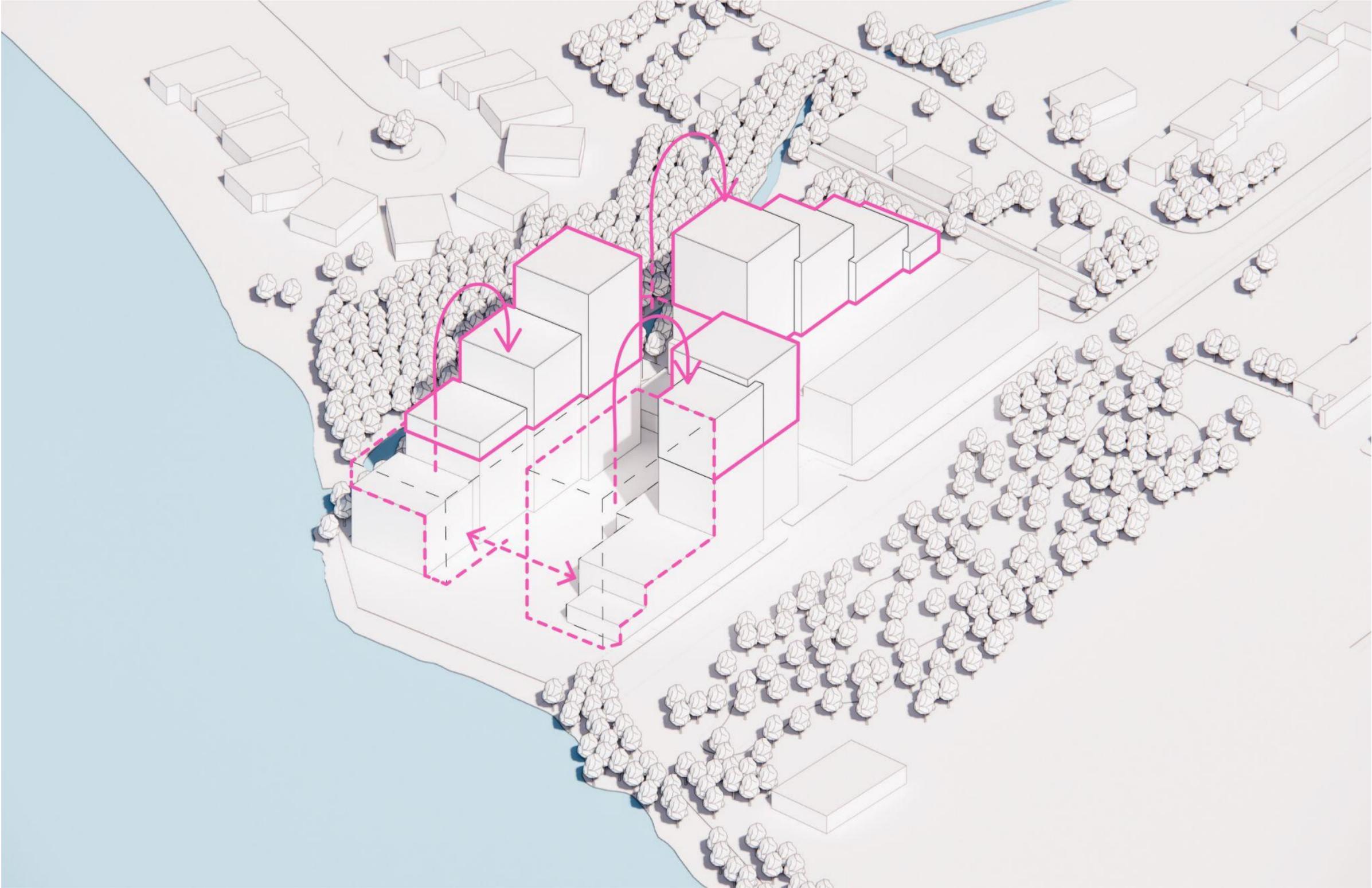
CURRENT SITE CONDITIONS



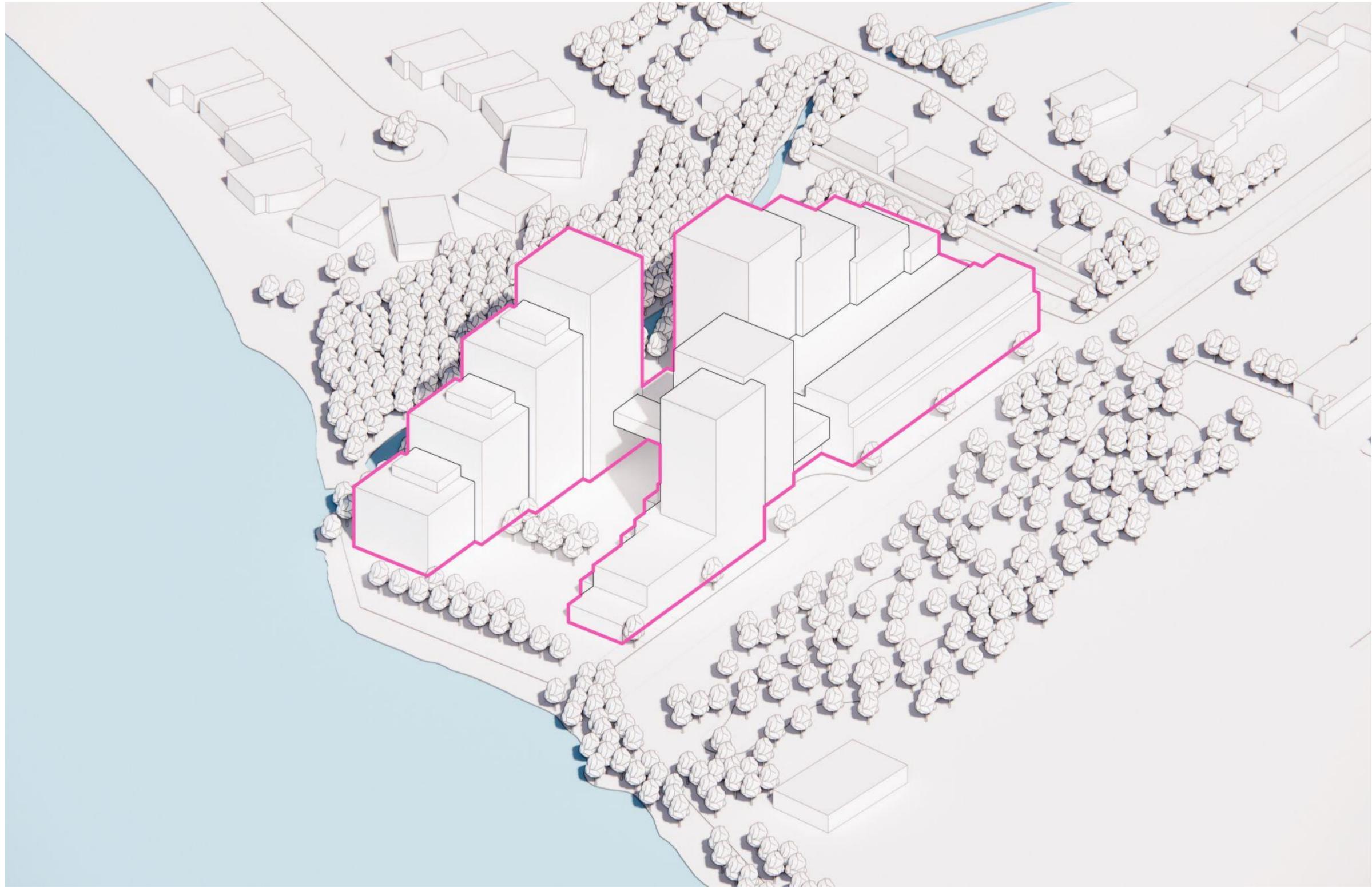
SECONDARY PLAN VOLUME - TOTAL 750,000 sf



SECONDARY PLAN CARVED TO MATCH PROPOSED TOTAL SQUARE FOOTAGE: 445,000sf

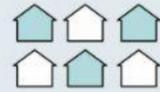


PUSHBACK + REDISTRIBUTE MASSING - TOTAL 444,442 sf



PROPOSAL SUMMARY

4933 VICTORIA AVENUE NORTH



HOMES

RESIDENTIAL: 375 HOMES
HOTEL: 120 SUITES



OUTDOOR PUBLIC SPACES

PLAZA - 40,360 sf
RAVINE TRAIL - 25,500 sf
LOOKOUT



HEALTH + WELLNESS

SPA - 13,700 sf



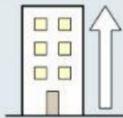
RETAIL

STORE - 2,250 sf



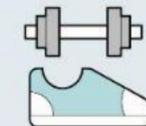
PARKING

RESIDENTIAL + HOTEL: 483 SPOTS
VISITOR: 158 SPOTS



HEIGHT

RESIDENTIAL: 5-17 FLOORS
HOTEL: 15 FLOORS



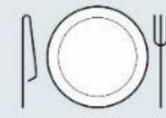
RESIDENTIAL AMENITY

INDOOR AMENITY - 18,300 sf



EVENTS + CULTURE

EVENT SPACE - 12,600 sf



FOOD & BEVERAGE

RESTAURANT - 8,000 sf



BICYCLE

BIKE PARKING: 124 SPOTS



A	LOOKOUT	H	HOTEL
B	RAVINE TRAIL	I	SPA
C	PLAZA	J	EVENT SPACE
D	REFLECTING POOL	K	RESTAURANT
E	RESIDENTIAL	L	RETAIL
F	AT-GRADE RESIDENTIAL	M	DROP OFF
G	RESIDENTIAL AMENITY	N	PARKING STRUCTURE WITH GREEN ROOF
		O	PARKING/LOADING ENTRANCE

Globizen™ gh3*







VICTORIA SHORES PARK

PROPERTY LINE

LAKE ONTARIO
100 YEAR FLOODLINE

STABLE TOP
OF SLOPE

6M SETBACK

VICTORIA AVE N

PROPERTY LINE

MILLENIUM FOREST PARK



+/- 650 parking spaces

PARKING



PARKING DISTRIBUTION



COVERED WITH OPEN SPACE



MAXIMIZING DAYLIGHT



RAVINE WALK

WATERFRONT PROMENADE

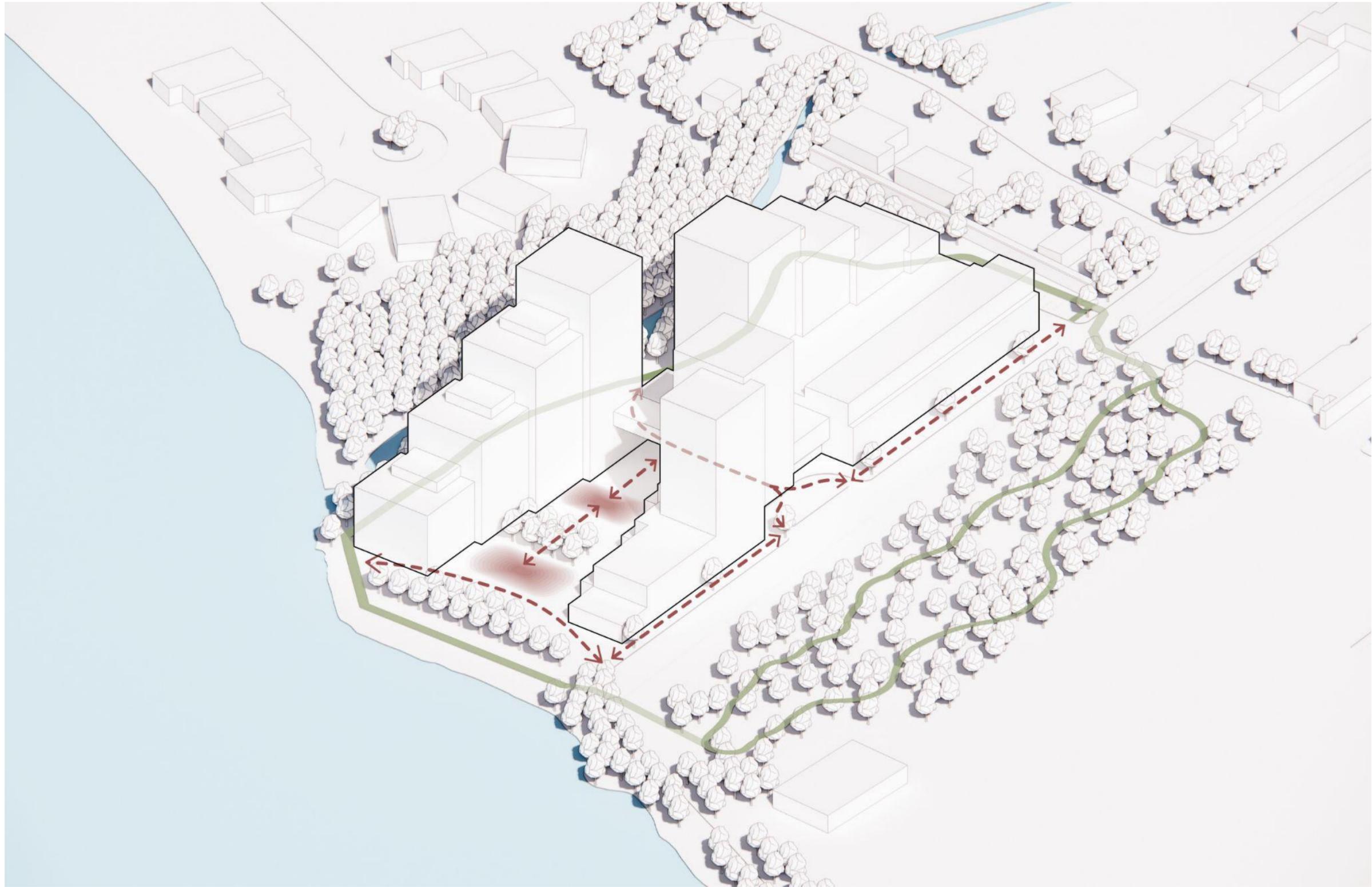
MILLENNIUM FOREST PARK

MULTI-USE TRAIL NETWORK









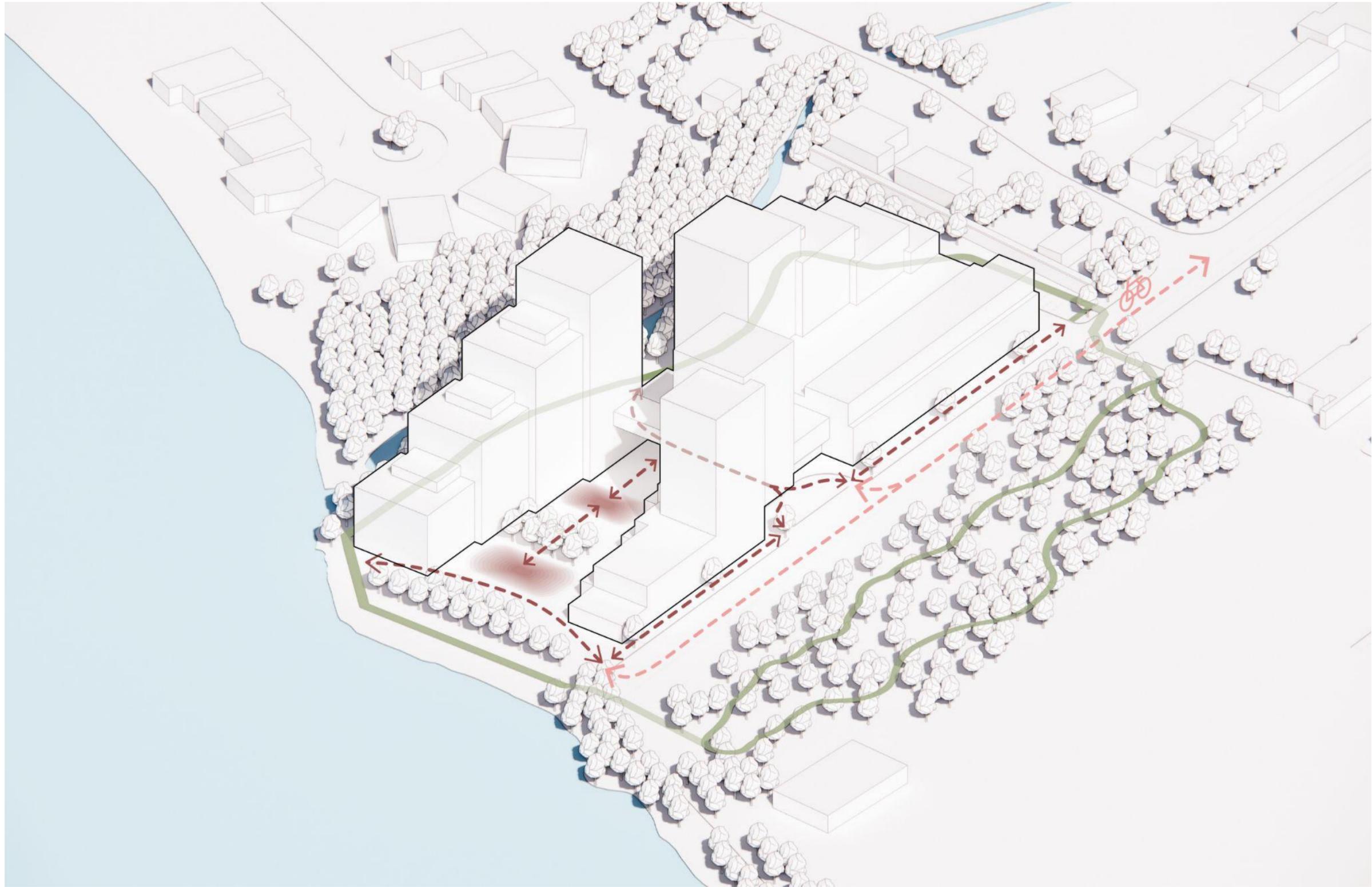
CONNECTED OPEN PUBLIC SPACES





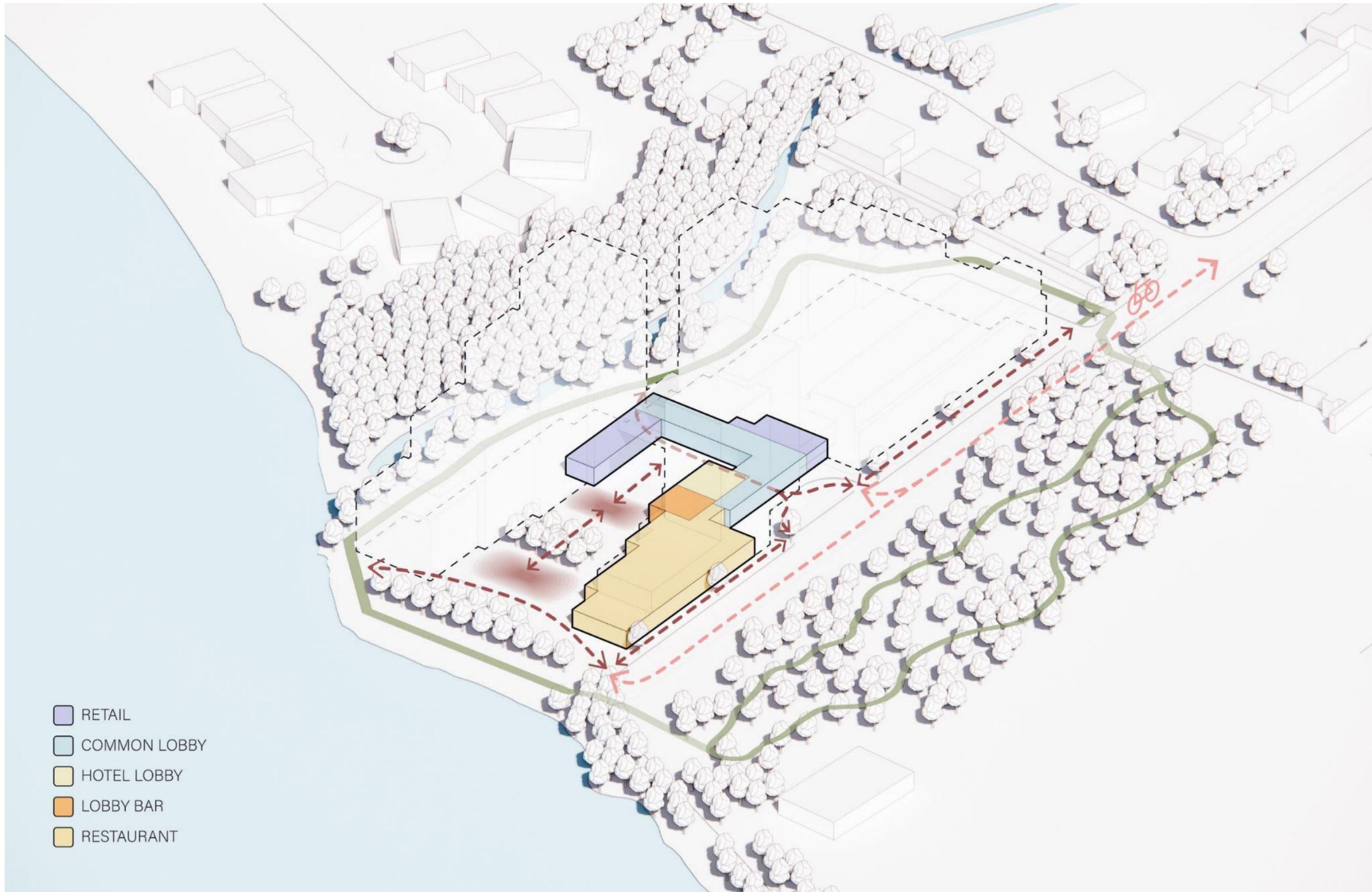


PLAZA PRECEDENTS

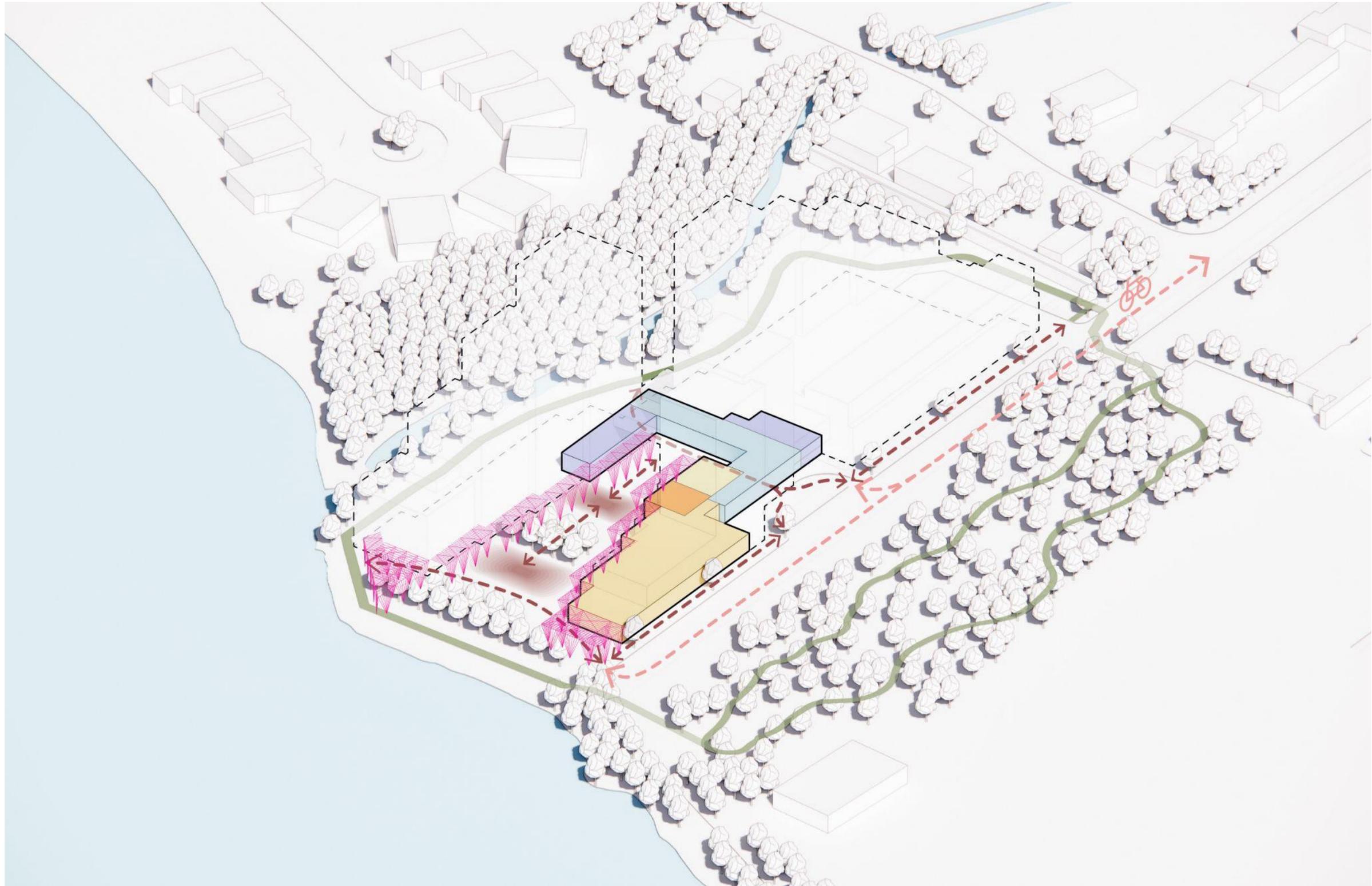


CYCLING CONNECTIONS





RETAIL PROGRAM



TRELLIS(?) SEASONAL AMENITIES







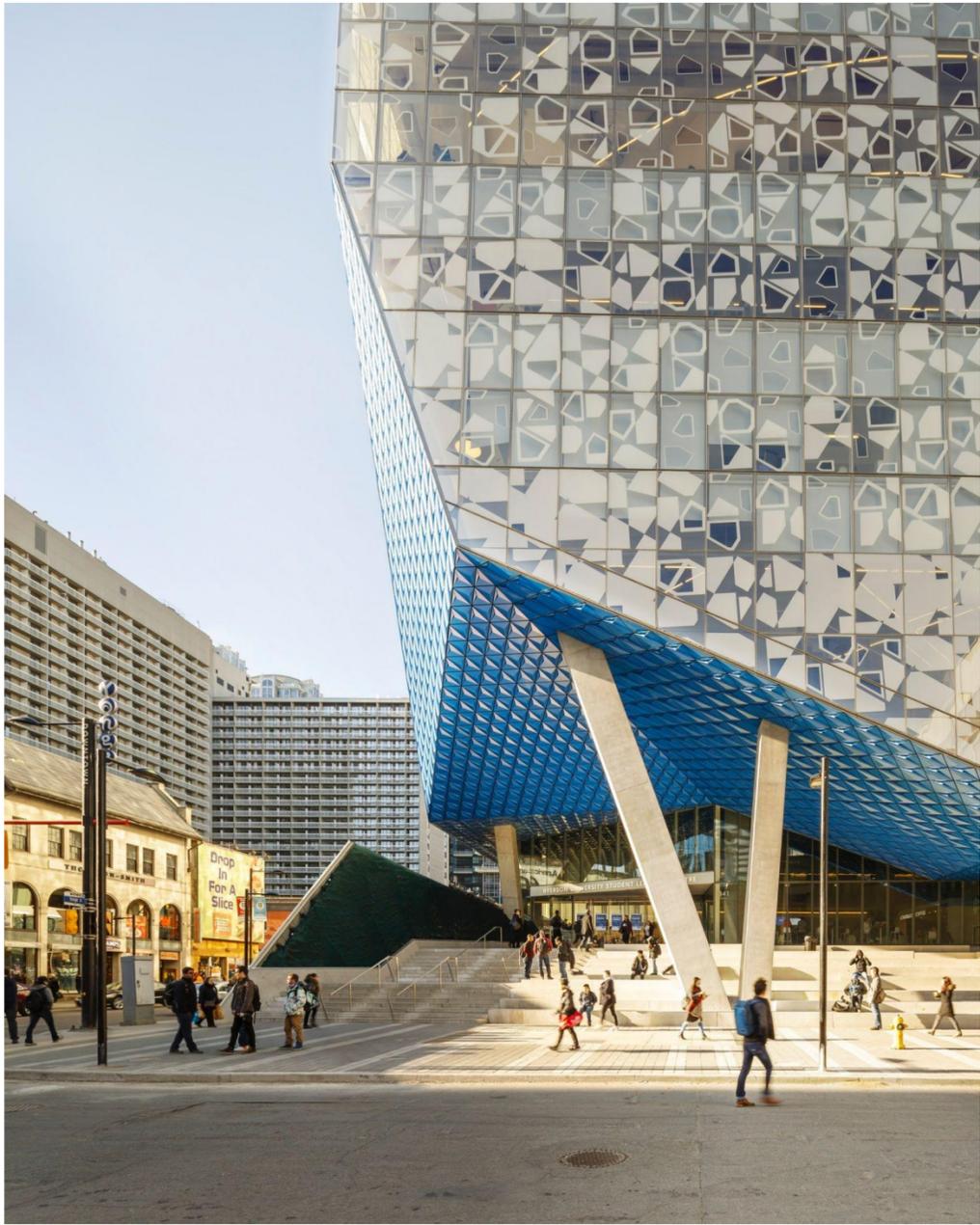
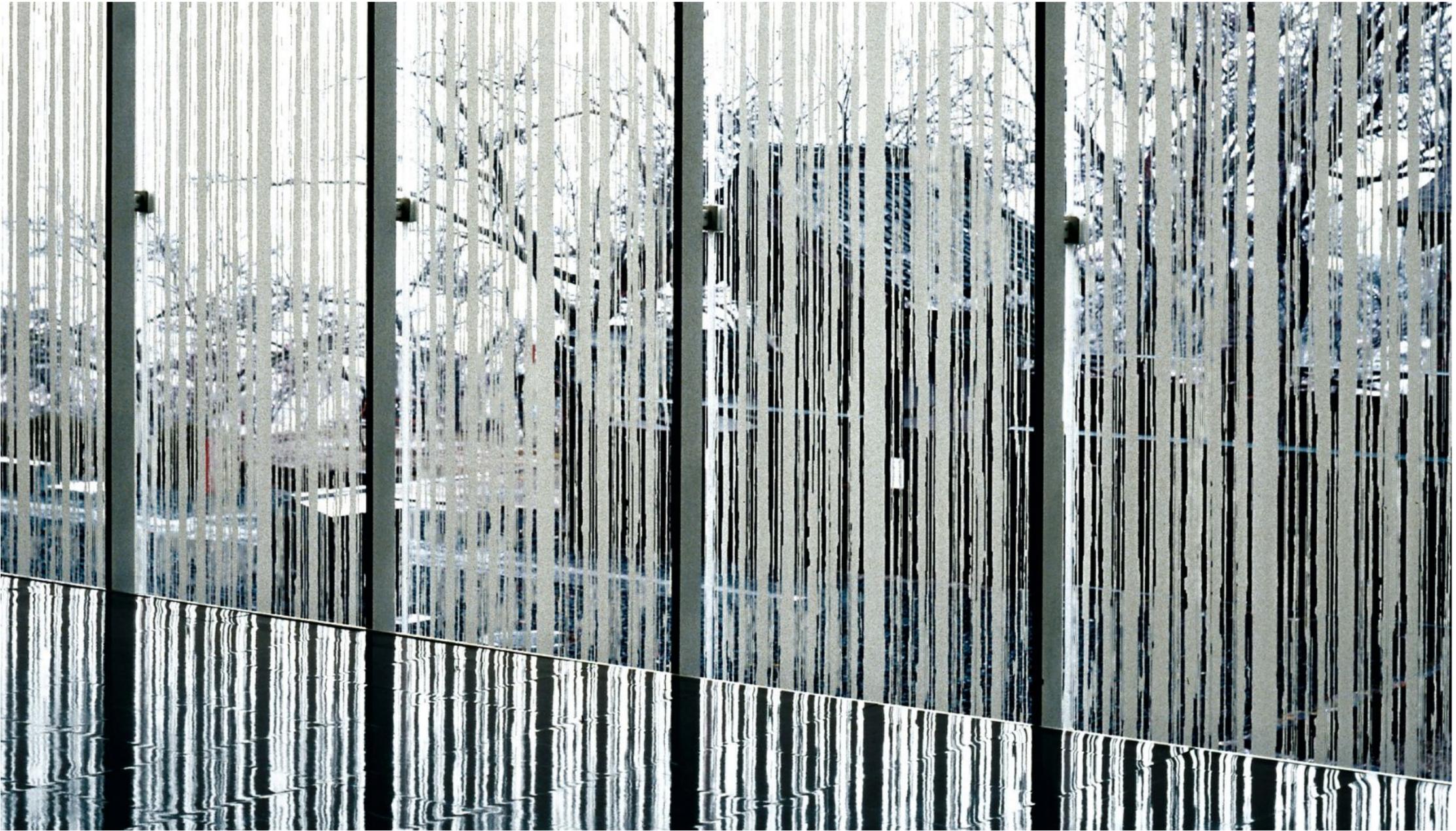
SUSTAINABILITY



STORMWATER MANAGEMENT



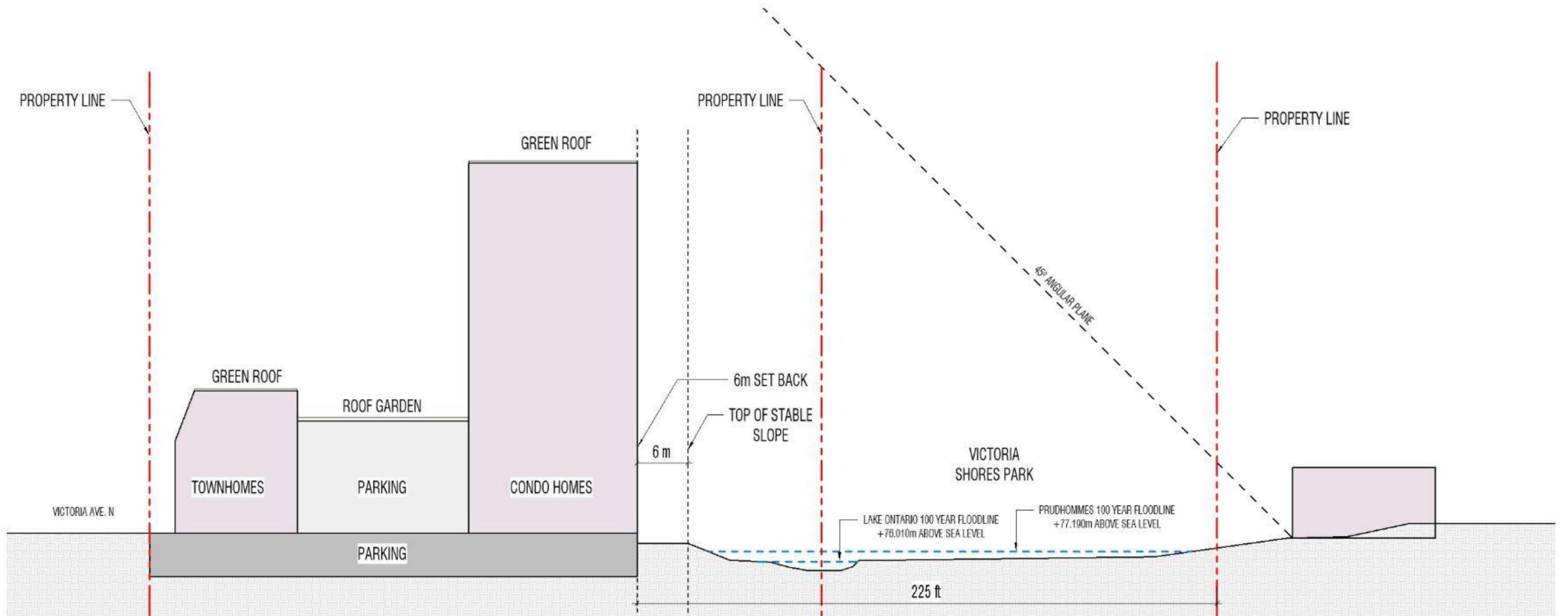
CARBON SEQUESTRATION

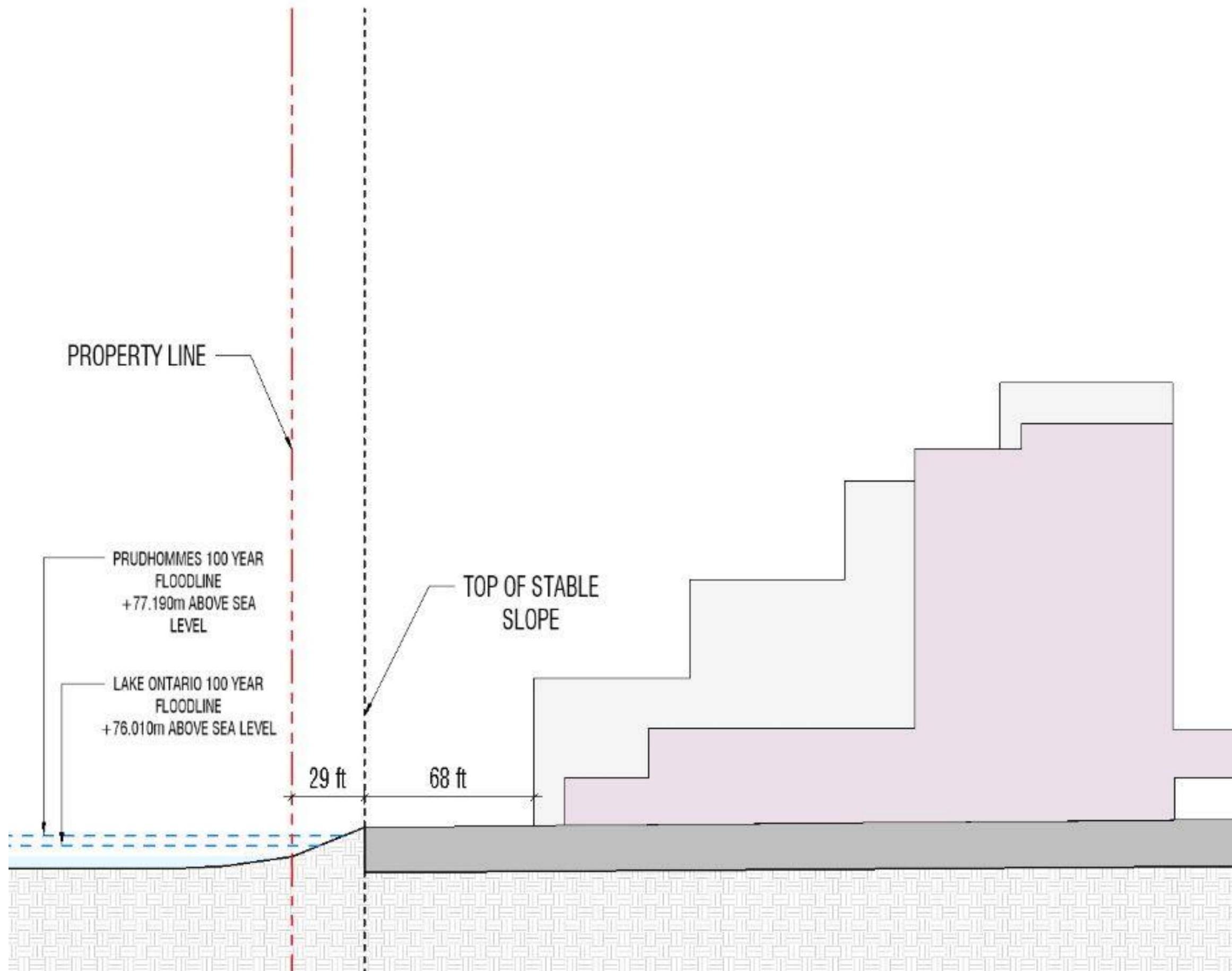


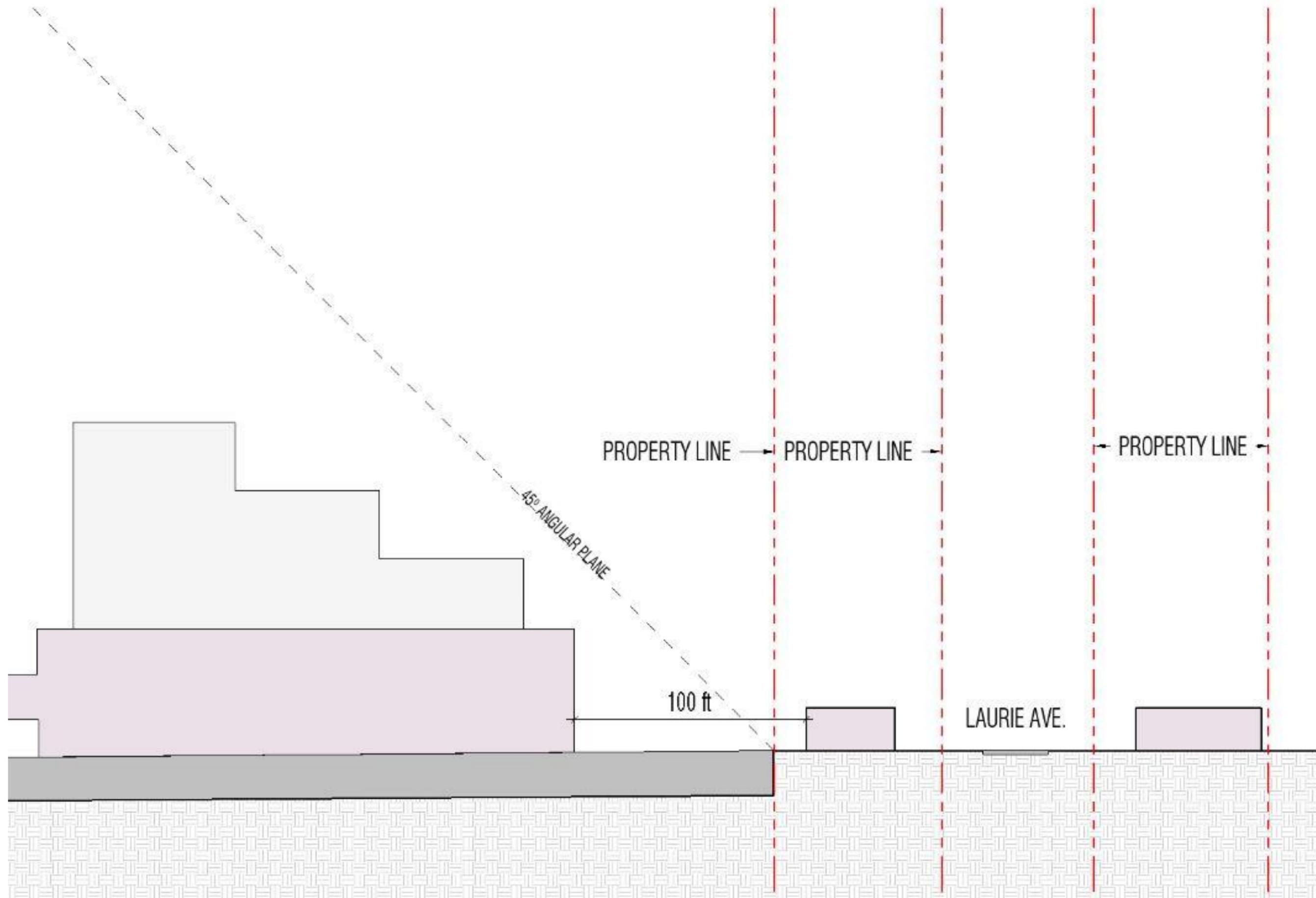
CERAMIC FRIT - BIRD FRIENDLY GLASS AND SOLAR GAIN MITIGATION



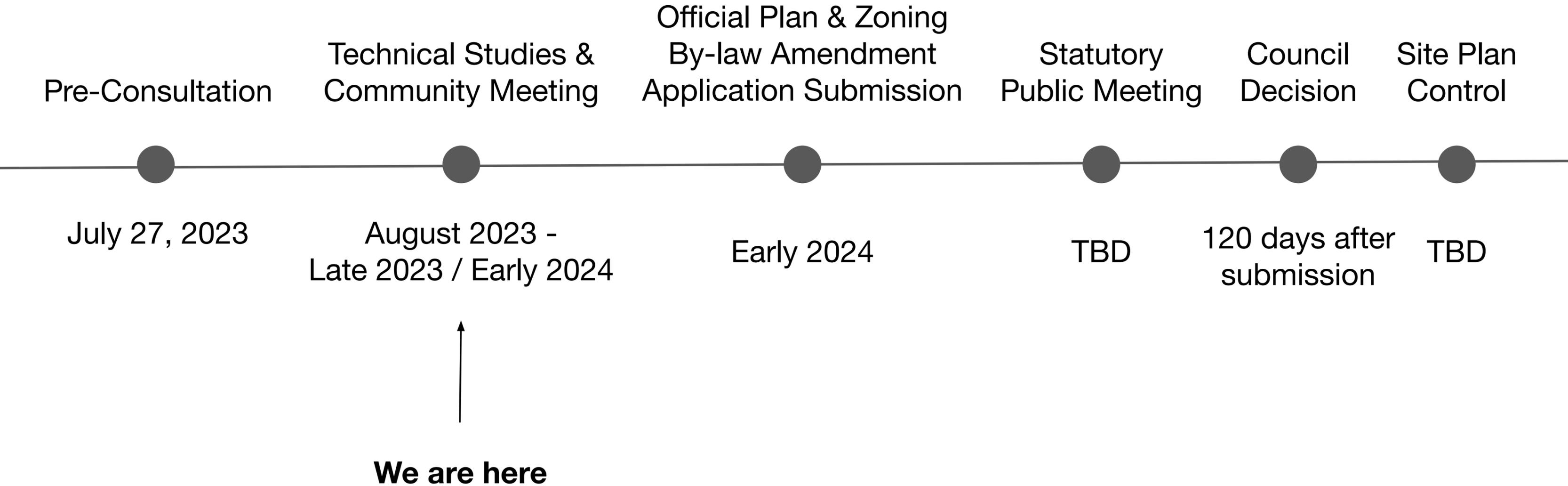








PROJECT TIMELINE



REQUIRED STUDIES & REPORTS

- Planning Justification Report
- Landscape & Tree Protection Plan
- Urban Design Study
- Sun Shadow Study
- Noise Impact Study
- Wind Study
- Traffic Impact / Parking Study
- Environmental Impact Study
- Geotechnical Study / Shoreline & Slope Stability Report
- Functional Servicing & Stormwater Management Report
- Servicing & Grading Plans
- Record of Site Condition

KEY TAKEAWAYS

- **Site characteristics** and **location** are amenable to the types of uses proposed
- Opportunity for a **landmark** destination on the waterfront
- Creation of **meaningful public spaces**
- Introduction of **new dwelling types** to meet regional housing needs
- Proposed land uses **conform** to the Prudhommes Secondary Plan
- Designed for **transition in height** to mitigate privacy and shadow impacts
- Numerous **technical studies** to inform good land use planning

Questions? Comments?

If you think of something after the meeting,
please email **info@tjohnsconsulting.com**

or call **905.574.1993** ext. 207





END