

Prudhommes Landing Planning Committee Meeting



IBI GROUP – John Ariens, MCIP, RPP

Angela Buonamici, MCIP, RPP, CPT

Prudhommes Landing

July 15th 2019

The Prudhommes Journey

- Secondary Plan – Adopted:
 - Town of Lincoln: April 2018
 - Region of Niagara: August 2018
- 9 months

- Zoning By-law Amendment & Draft Plan of Subdivision Application:
 - Submitted September 2018
 - ZBA & DP of Subdivision Deemed Complete:
 - October 2019
 - Victoria Shores Meeting:
 - March 7th 2019
 - Statutory Public Meeting:
 - April 8, 2019
 - Council Chambers, 6 p.m.
 - Recommendation Report – July 15th 2019

PRUDHOMMES LANDING



- Noise



- Wind Study



Soil Engineers Ltd.

CONSULTING ENGINEERS

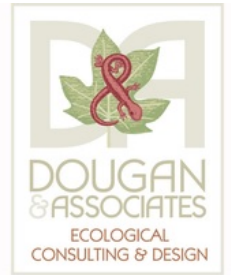
GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

- Slope Stability
- Soil Investigation

C. Portt and Associates, Fisheries Consultants
58 Waterloo Avenue, Guelph, Ontario, N1H 3H5
Telephone/Fax [519] 824-8227, e-mail: cportt@sentex.net

- Fisheries Update

Prudhommes General Partners Inc.



- Environmental



- Planning
- Engineering
- Urban Design / Landscape Architecture
- Transportation
- Active Transportation

Baird.

- Shore Protection

*Mayer
Archaeological
Consultants*

Archaeological Assessments and Mitigative Excavations

- Archaeology



- Environmental Site Assessment

PRUDHOMMES LANDING



Secondary Plan

PRUDHOMMES LANDING

TOTAL EMPLOYMENT AREA

PREVIOUS CONCEPT SQUARE FOOTAGE TOTAL: 1.15HA
CURRENT CONCEPT SQUARE FOOTAGE TOTAL: 1.22HA

TOTAL UNIT COUNT

APARTMENT UNITS - 1148 UNITS
STACKED UNITS - 206 UNITS
TOWNHOUSE UNITS - 143 UNITS
BACK TO BACK UNITS - 22 UNITS
SINGLE/SEMI-DETACHED - 40 UNITS

APPROX. 1,559 UNITS TOTAL

ADDITIONAL UNITS ON MTO LANDS

APARTMENT UNITS - 290 UNITS
TOWNHOUSE UNITS - 9 UNITS
BACK TO BACK TOWNHOUSE UNITS - 16 UNITS

APPROX. 315 UNITS TOTAL

TOTAL OF ALL POTENTIAL UNITS - APPROX 1874 UNITS



Concept Plan

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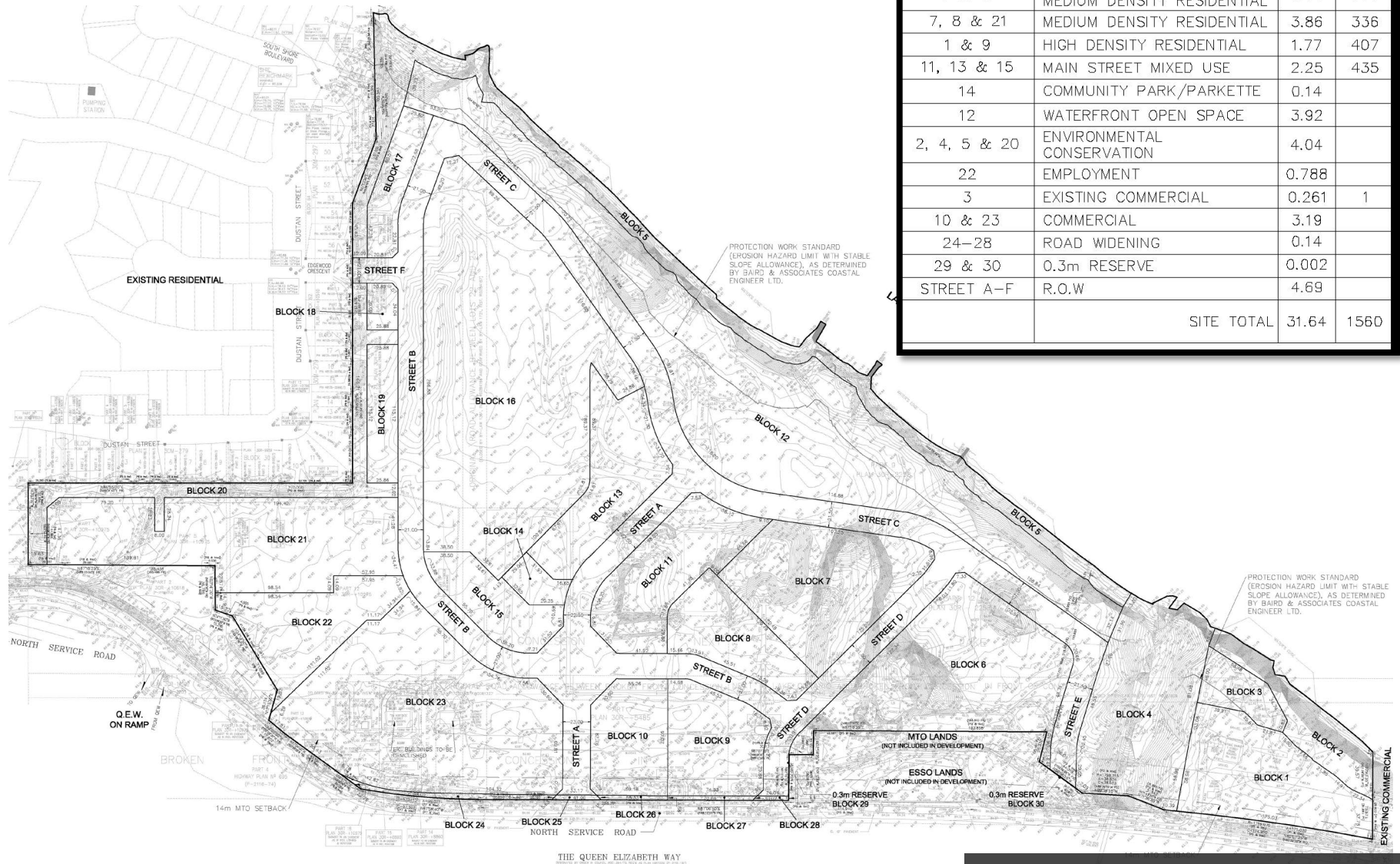
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Density Increased

Employment Increased

Concept Plan

PRUDHOMMES LANDING



| DEVELOPMENT DETAILS | | | |
|---------------------|----------------------------|-----------|---------|
| BLOCKS | DESCRIPTION | AREA (ha) | # UNITS |
| 17-19 | LOW DENSITY RESIDENTIAL | 0.73 | 23 |
| 6 & 16 | LOW DENSITY RESIDENTIAL | 5.85 | 358 |
| 7, 8 & 21 | MEDIUM DENSITY RESIDENTIAL | 3.86 | 336 |
| 1 & 9 | HIGH DENSITY RESIDENTIAL | 1.77 | 407 |
| 11, 13 & 15 | MAIN STREET MIXED USE | 2.25 | 435 |
| 14 | COMMUNITY PARK/PARKETTE | 0.14 | |
| 12 | WATERFRONT OPEN SPACE | 3.92 | |
| 2, 4, 5 & 20 | ENVIRONMENTAL CONSERVATION | 4.04 | |
| 22 | EMPLOYMENT | 0.788 | |
| 3 | EXISTING COMMERCIAL | 0.261 | 1 |
| 10 & 23 | COMMERCIAL | 3.19 | |
| 24-28 | ROAD WIDENING | 0.14 | |
| 29 & 30 | 0.3m RESERVE | 0.002 | |
| STREET A-F | R.O.W | 4.69 | |
| | SITE TOTAL | 31.64 | 1560 |

Draft Plan

PRUDHOMMES LANDING

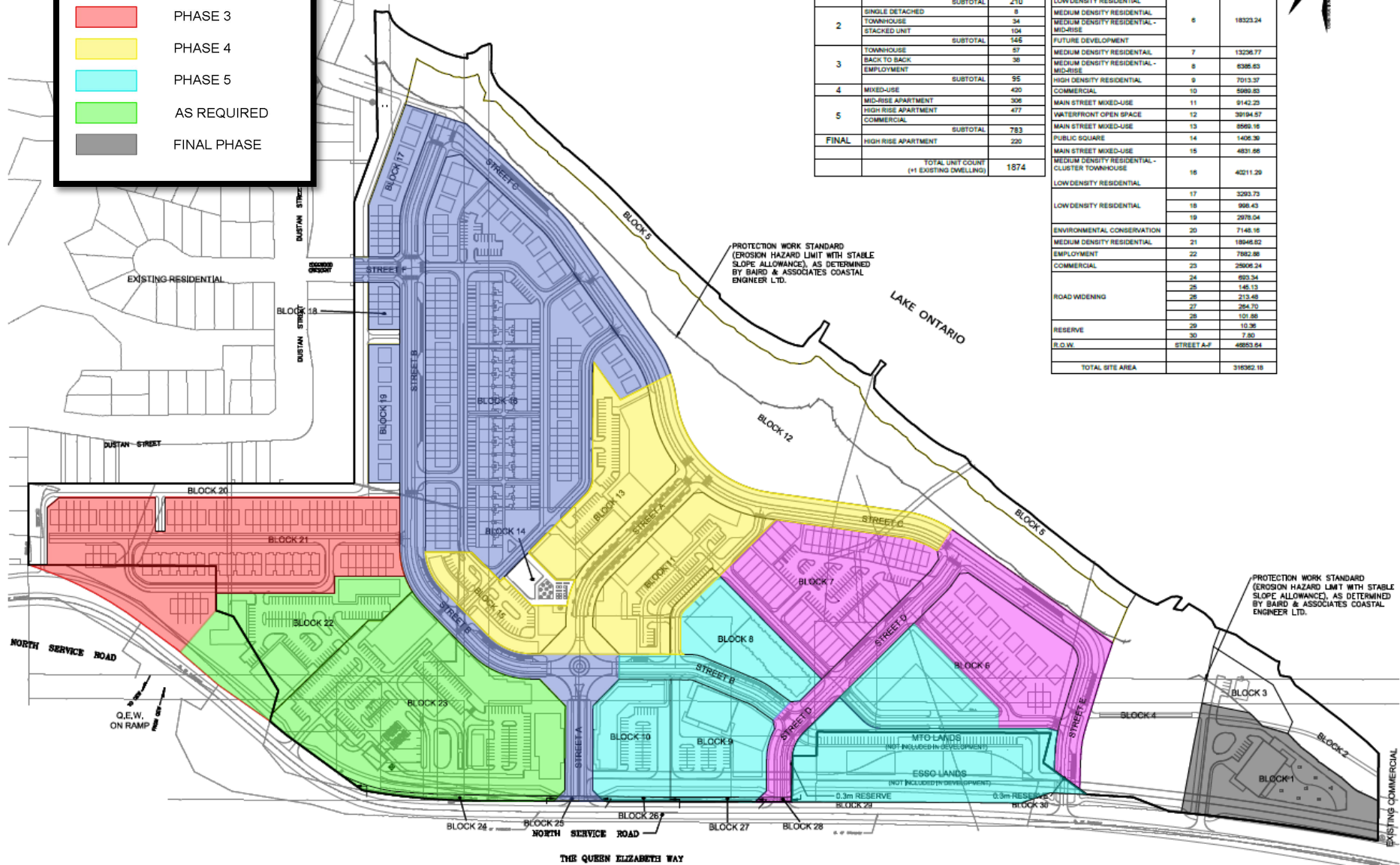
Phasing Plan

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- AS REQUIRED
- FINAL PHASE

| SITE STATISTICS | | |
|-----------------|---|------------|
| PHASE | DESCRIPTION | # OF UNITS |
| 1 | SINGLE DETACHED | 22 |
| | SEMI-DETACHED | 10 |
| | TOWNHOUSE | 61 |
| | CLUSTER TOWNHOUSE | 102 |
| | MIXED-USE | 15 |
| | SUBTOTAL | 210 |
| 2 | SINGLE DETACHED | 8 |
| | TOWNHOUSE | 34 |
| | STACKED UNIT | 104 |
| | SUBTOTAL | 146 |
| 3 | TOWNHOUSE | 57 |
| | BACK TO BACK | 38 |
| | EMPLOYMENT | 145 |
| | SUBTOTAL | 95 |
| 4 | MIXED-USE | 420 |
| | MID-RISE APARTMENT | 306 |
| | HIGH RISE APARTMENT | 477 |
| | COMMERCIAL | 145 |
| | SUBTOTAL | 783 |
| 5 | HIGH RISE APARTMENT | 220 |
| FINAL | TOTAL UNIT COUNT (+1 EXISTING DWELLING) | 1874 |

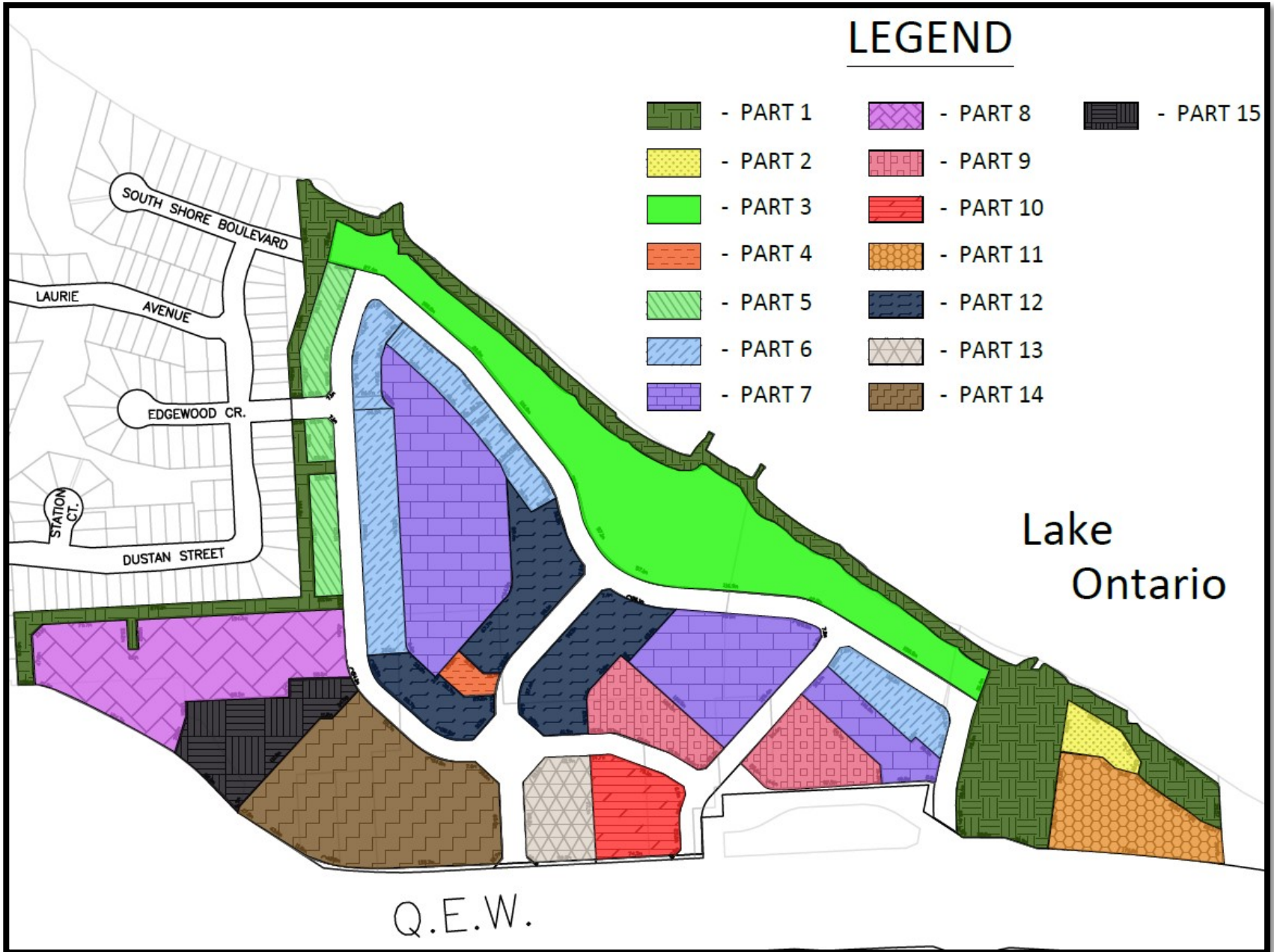
| SITE STATISTICS | | |
|--|------------|------------------------|
| DESCRIPTION | BLOCK # | AREA (M ²) |
| HIGH DENSITY RESIDENTIAL | 1 | 10731.44 |
| ENVIRONMENTAL CONSERVATION | 2 | 4725.76 |
| EXISTING COMMERCIAL | 3 | 2606.35 |
| ENVIRONMENTAL CONSERVATION | 4 | 14155.54 |
| ENVIRONMENTAL CONSERVATION | 5 | 14390.24 |
| LOW DENSITY RESIDENTIAL | | |
| MEDIUM DENSITY RESIDENTIAL | 6 | 18323.24 |
| MEDIUM DENSITY RESIDENTIAL - MID-RISE | | |
| FUTURE DEVELOPMENT | | |
| MEDIUM DENSITY RESIDENTIAL | 7 | 15296.77 |
| MEDIUM DENSITY RESIDENTIAL - MID-RISE | 8 | 5385.63 |
| HIGH DENSITY RESIDENTIAL | 9 | 7013.37 |
| COMMERCIAL | 10 | 5989.83 |
| MAIN STREET MIXED-USE | 11 | 9142.23 |
| WATERFRONT OPEN SPACE | 12 | 38194.57 |
| MAIN STREET MIXED-USE | 13 | 8969.15 |
| PUBLIC SQUARE | 14 | 1406.36 |
| MAIN STREET MIXED-USE | 15 | 4831.56 |
| MEDIUM DENSITY RESIDENTIAL - CLUSTER TOWNHOUSE | 16 | 40211.29 |
| LOW DENSITY RESIDENTIAL | 17 | 3293.73 |
| LOW DENSITY RESIDENTIAL | 18 | 966.43 |
| ENVIRONMENTAL CONSERVATION | 19 | 2979.04 |
| MEDIUM DENSITY RESIDENTIAL | 20 | 7148.15 |
| EMPLOYMENT | 21 | 18945.82 |
| COMMERCIAL | 22 | 7682.86 |
| ROAD WIDENING | 23 | 25006.24 |
| RESERVE | 24 | 893.34 |
| RESERVE | 25 | 145.13 |
| RESERVE | 26 | 213.48 |
| RESERVE | 27 | 254.72 |
| RESERVE | 28 | 102.86 |
| RESERVE | 29 | 10.36 |
| RESERVE | 30 | 7.80 |
| R.O.W. | STREET A-F | 48853.54 |
| TOTAL SITE AREA | | 318952.15 |



Zoning Map

LEGEND

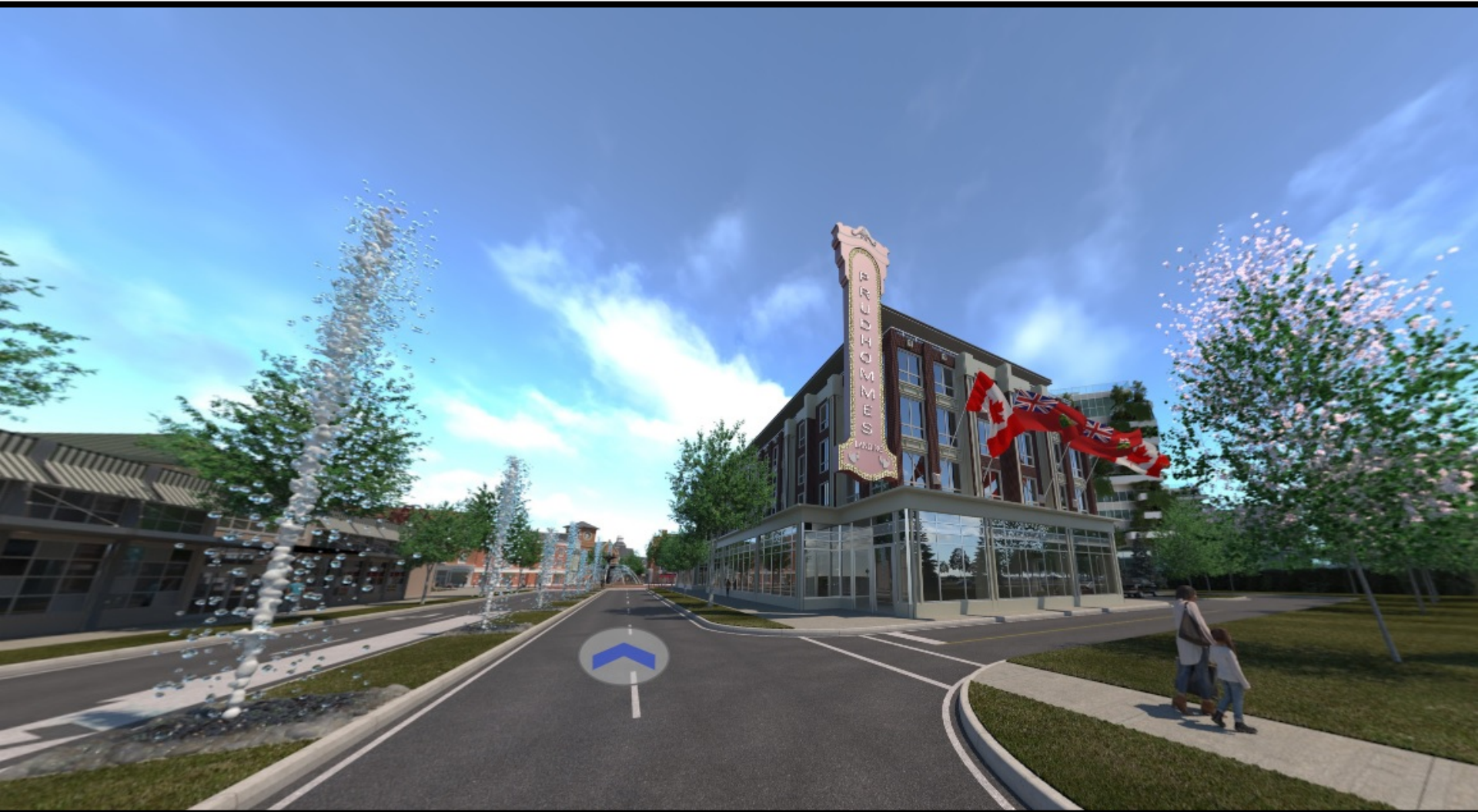
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|--|----------|---|-----------|---|-----------|
|  | - PART 1 |  | - PART 8 |  | - PART 15 |
|  | - PART 2 |  | - PART 9 | | |
|  | - PART 3 |  | - PART 10 | | |
|  | - PART 4 |  | - PART 11 | | |
|  | - PART 5 |  | - PART 12 | | |
|  | - PART 6 |  | - PART 13 | | |
|  | - PART 7 |  | - PART 14 | | |



Key Map



PRUDHOMMES LANDING



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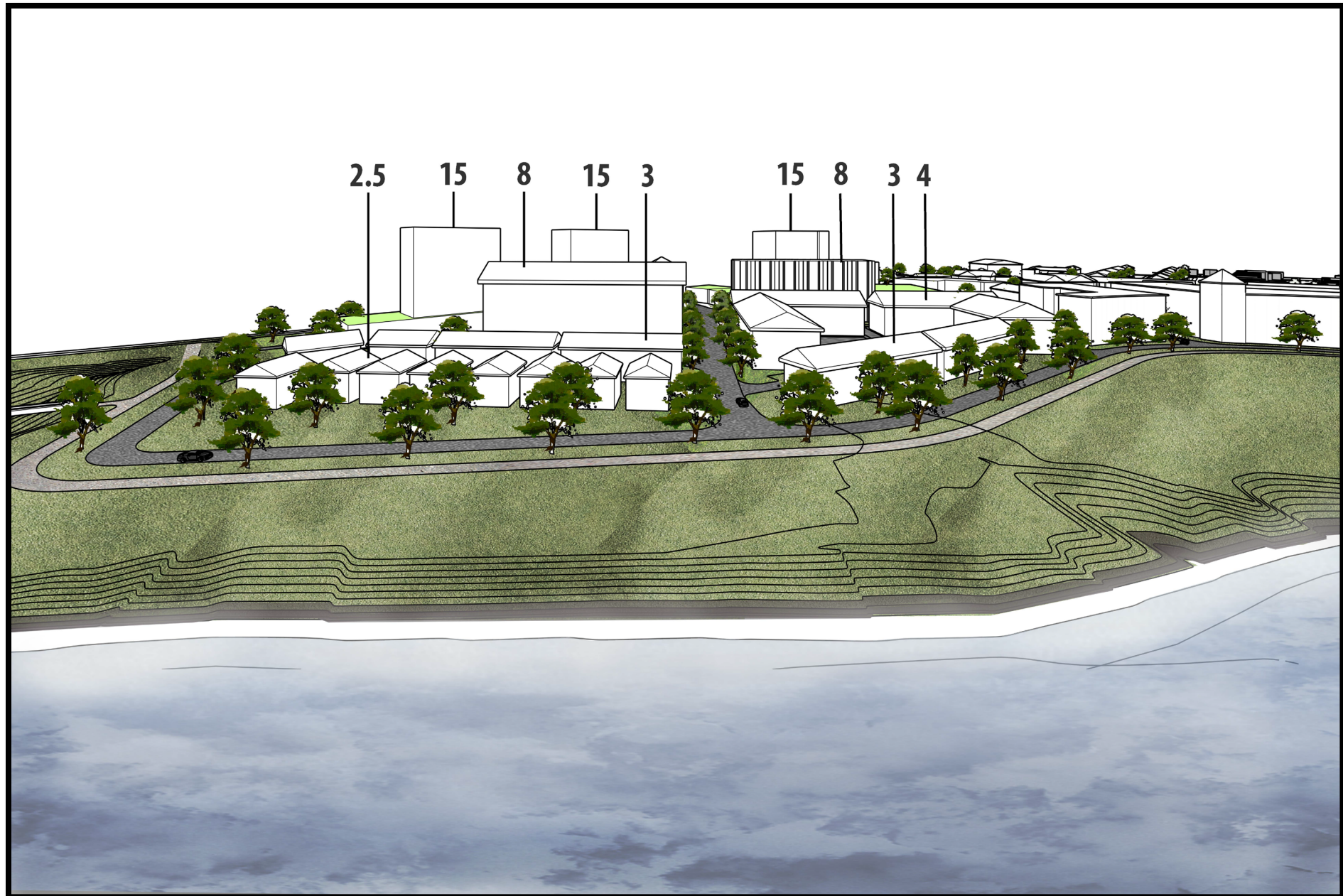
PRUDHOMMES LANDING

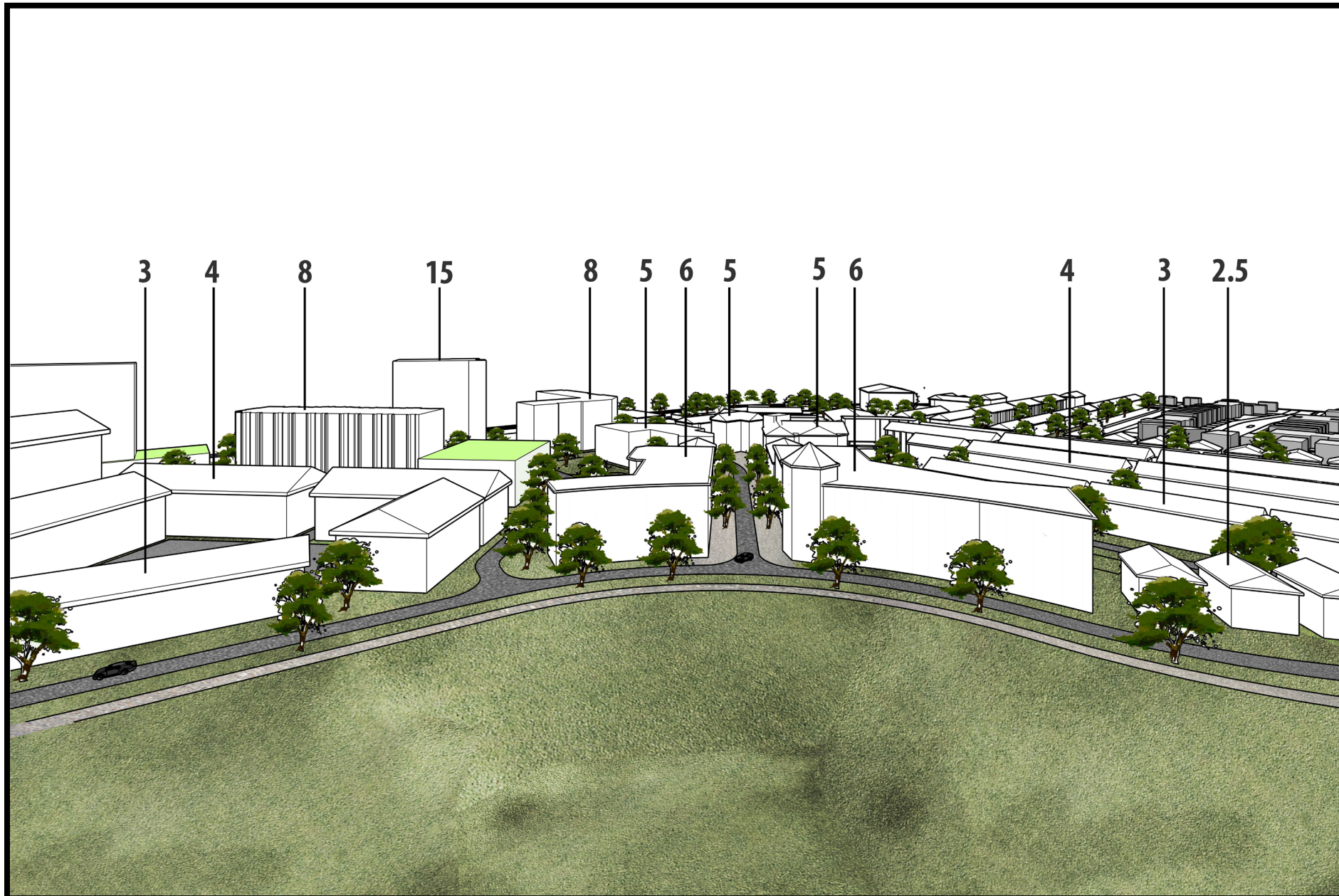


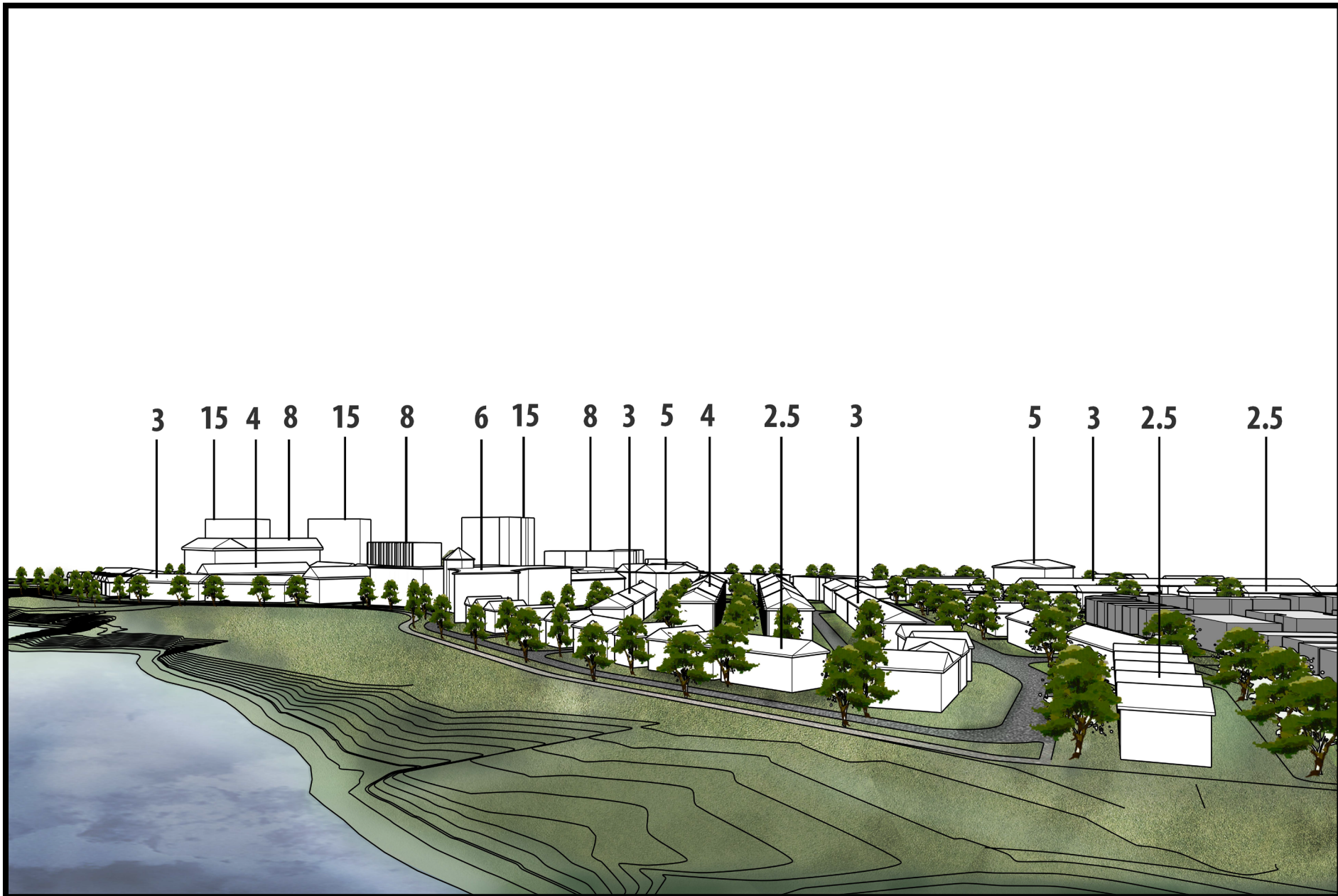
PRUDHOMMES LANDING











Key Considerations

Transportation / Traffic

- Main Street Corridor
- Determination of Signalization at intersections
- Pedestrian and cycling facilities
- Safety

Servicing

- Coordination with Town and LID consultant
- Infrastructure Updates

Open Space / Park

- 9 acres of Open Space
- 1 km of waterfront trail + multi-use trail throughout development
- Civic Square

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