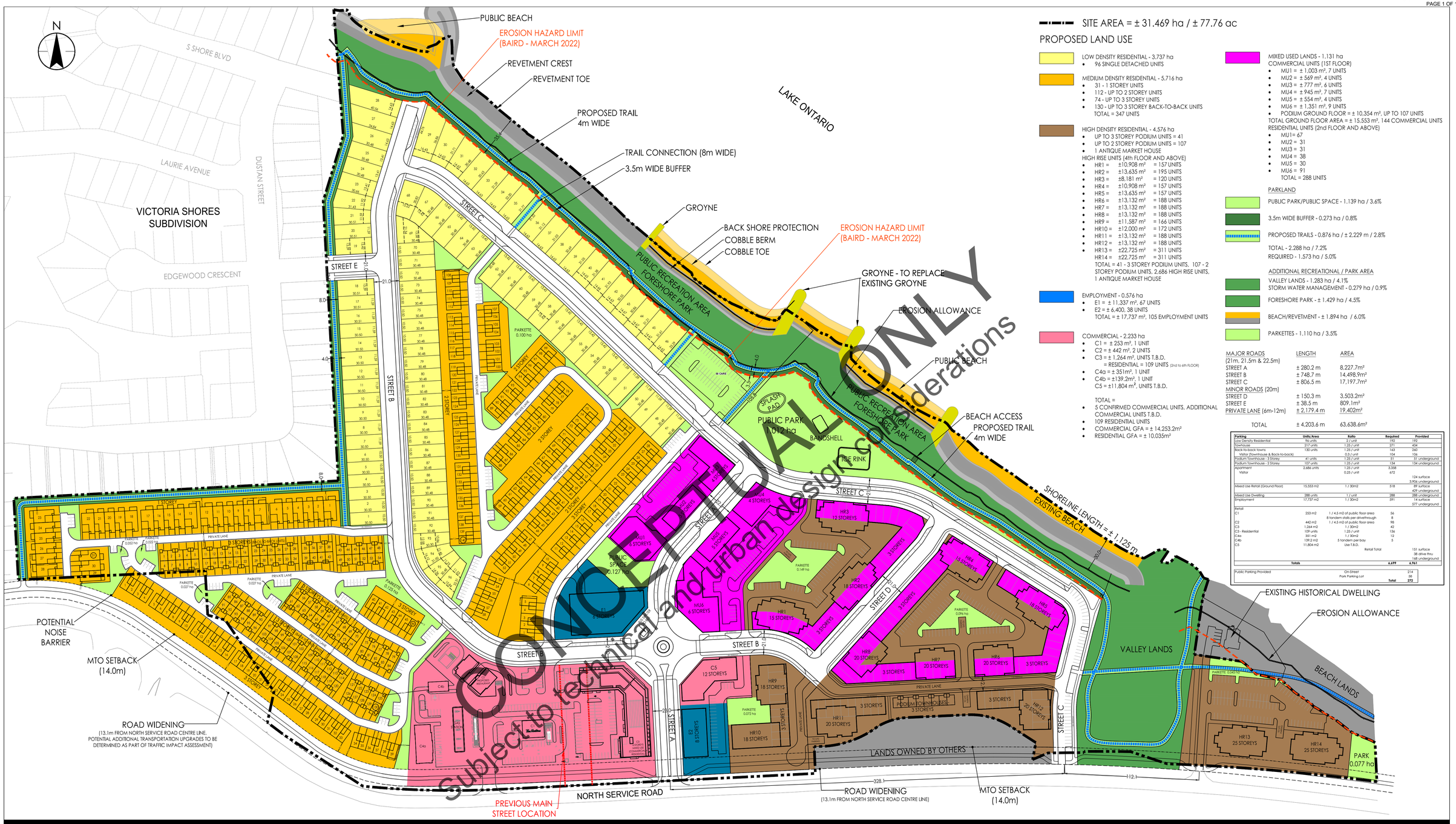


SITE AREA = ± 31.469 ha / ± 77.76 ac

PROPOSED LAND USE

LOW DENSITY RESIDENTIAL - 3.737 ha
- 96 SINGLE DETACHED UNITS

MEDIUM DENSITY RESIDENTIAL - 5.716 ha
- 31 - 1 STOREY UNITS
- 112 - UP TO 2 STOREY UNITS
- 74 - UP TO 3 STOREY UNITS
- 130 - UP TO 3 STOREY BACK-TO-BACK UNITS

TOTAL = 347 UNITS

HIGH DENSITY RESIDENTIAL - 4.576 ha
- UP TO 3 STOREY PODIUM UNITS = 41
- UP TO 2 STOREY PODIUM UNITS = 107
- 1 ANTIQUE MARKET HOUSE

HIGH RISE UNITS (4th FLOOR AND ABOVE)
- HR1 = ±10,908 m² = 157 UNITS
- HR2 = ±13,635 m² = 195 UNITS
- HR3 = ±8,181 m² = 120 UNITS
- HR4 = ±10,908 m² = 157 UNITS
- HR5 = ±13,635 m² = 157 UNITS
- HR6 = ±13,132 m² = 188 UNITS
- HR7 = ±13,132 m² = 188 UNITS
- HR8 = ±13,132 m² = 188 UNITS
- HR9 = ±11,587 m² = 166 UNITS
- HR10 = ±12,000 m² = 172 UNITS
- HR11 = ±13,132 m² = 188 UNITS
- HR12 = ±13,132 m² = 188 UNITS
- HR13 = ±22,725 m² = 311 UNITS
- HR14 = ±22,725 m² = 311 UNITS

TOTAL = 41 - 3 STOREY PODIUM UNITS, 107 - 2 STOREY PODIUM UNITS, 2,686 HIGH RISE UNITS, 1 ANTIQUE MARKET HOUSE

EMPLOYMENT - 0.576 ha
- E1 = ± 11,337 m², 67 UNITS
- E2 = ± 6,400, 38 UNITS

TOTAL = ± 17,737 m², 105 EMPLOYMENT UNITS

COMMERCIAL - 2.233 ha
- C1 = ± 253 m², 1 UNIT
- C2 = ± 442 m², 2 UNITS
- C3 = ± 1,264 m², UNITS T.B.D. = RESIDENTIAL = 109 UNITS (2nd to 6th FLOOR)
- C4a = ± 351m², 1 UNIT
- C4b = ±139.2m², 1 UNIT
- C5 = ±11,804 m², UNITS T.B.D.

TOTAL =
- 5 CONFIRMED COMMERCIAL UNITS, ADDITIONAL COMMERCIAL UNITS T.B.D.
- 109 RESIDENTIAL UNITS
- COMMERCIAL GFA = ± 14,253.2m²
- RESIDENTIAL GFA = ± 10,035m²

MIXED USED LANDS - 1.131 ha
COMMERCIAL UNITS (1ST FLOOR)
- MU1 = ± 1,003 m², 7 UNITS
- MU2 = ± 569 m², 4 UNITS
- MU3 = ± 777 m², 6 UNITS
- MU4 = ± 945 m², 7 UNITS
- MU5 = ± 554 m², 4 UNITS
- MU6 = ± 1,351 m², 9 UNITS
- PODIUM GROUND FLOOR = ± 10,354 m², UP TO 107 UNITS

TOTAL GROUND FLOOR AREA = ± 15,553 m², 144 COMMERCIAL UNITS
RESIDENTIAL UNITS (2nd FLOOR AND ABOVE)
- MU1 = 67
- MU2 = 31
- MU3 = 31
- MU4 = 38
- MU5 = 30
- MU6 = 91

TOTAL = 288 UNITS

PARKLAND

PUBLIC PARK/PUBLIC SPACE - 1.139 ha / 3.6%

3.5m WIDE BUFFER - 0.273 ha / 0.8%

PROPOSED TRAILS - 0.876 ha / ± 2.229 m / 2.8%

TOTAL - 2.288 ha / 7.2%
REQUIRED - 1.573 ha / 5.0%

ADDITIONAL RECREATIONAL / PARK AREA

VALLEY LANDS - 1.283 ha / 4.1%
STORM WATER MANAGEMENT - 0.279 ha / 0.9%

FORESHORE PARK - ± 1.429 ha / 4.5%

BEACH/REVETMENT - ± 1.894 ha / 6.0%

PARKETTES - 1.110 ha / 3.5%

MAJOR ROADS (21m, 21.5m & 22.5m)	LENGTH	AREA
STREET A	± 280.2 m	8,227.7m²
STREET B	± 748.7 m	14,498.9m²
STREET C	± 806.5 m	17,197.7m²
MINOR ROADS (20m)		
STREET D	± 150.3 m	3,503.2m²
STREET E	± 38.5 m	809.1m²
PRIVATE LANE (6m-12m)	± 2,179.4 m	19,402m²
TOTAL	± 4,203.6 m	63,638.6m²

Parking	Units/Area	Ratio	Required	Provided
Low Density Residential	96 units	2 / unit	192	192
Townhouse	217 units	1.25 / unit	271	434
Back-to-back towns	130 units	1.25 / unit	163	260
Visitor (Townhouse & Back-to-back)		0.3 / unit	104	106
Podium Townhouse - 3 Storey	41 units	1.25 / unit	51	51 underground
Podium Townhouse - 2 Storey	107 units	1.25 / unit	134	134 underground
Apartment	2,686 units	1.25 / unit	3,358	
Visitor		0.25 / unit	672	
				124 surface
				3,906 underground
Mixed Use Retail (Ground Floor)	15,553 m2	1 / 30m2	518	
				89 surface
				429 underground
Mixed Use Dwelling	288 units	1 / unit	288	288 underground
Employment	17,737 m2	1 / 30m2	591	
				14 surface
				577 underground
Retail				
C1	253 m2	1 / 4.5 m2 of public floor area	56	
	442 m2	1 / 4.5 m2 of public floor area	98	
C3	1,264 m2	1 / 30m2	42	
C3 - Residential	109 units	1.25 / unit	136	
C4a	351 m2	1 / 30m2	12	
C4b	139.2 m2	5 tandem per bay	5	
C5	11,804 m2	Use T.B.D.		
		Retail Total		151 surface
				38 drive thru
				148 underground
Totals			6,699	6,961
Public Parking Provided		On-Street		314
		Park Parking Lot		58
			Total	372

COMMERCIAL ONLY
Subject to technical and urban design considerations
NOT FOR CONSTRUCTION

Revision	By	Appd.	YY.MM.DD
ISSUED FOR COMPREHENSIVE ZONING BYLAW AMENDMENT	RT	AL	22.06.14
Issued	By	Appd.	YY.MM.DD

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Client/Project
PRUDHOMMES GENERAL PARTNER INC.

PRUDHOMMES LANDING

TOWN OF LINCOLN, ONTARIO

File Name: dwg_160622889_sp	RT	AL	RT	22.06.14
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
SITE PLAN
JUNE 14, 2022

Project No.	Scale	Revision
160622889	HORZ – 1 : 1500 (15 0 30m)	
Drawing No.	Sheet	
1	1 of 1	0

Stantec

landscape typology plan

scale 1:1500

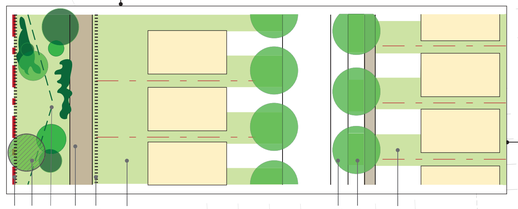
june 6 th, 2022

prudhomme's landing

town of lincoln, ontario

residential streets and property edge

- STREET TREE PLANTING ALONG ROADS IN ACCORDANCE WITH TOWN STANDARDS
- STORMWATER MANAGEMENT AREA TO INCLUDE TRAIL, RETENTION OF EXISTING TREES WHERE POSSIBLE AND ENHANCEMENT PLANTING



VIEWS AND LOOKOUT POINTS
SEATING WITH TREE SHADE AND AN OPEN AREA TO LOOK OUT TOWARDS THE BEACH.

street 'A' streetscape

- SPECIALTY PAVING ALONG STREET 'A'
- TREES IN GRATES AND INTERMITTENT PLANTING BEDS WITH SEASONAL PLANTING (ANNUALS) AND ALL YEAR ROUND PLANTING. PLANTING BEDS CAN BE RAISED ON STREET SIDE FOR SALT CONTROL AND FLUSH ON PEDESTRIAN SIDE TO ALLOW FOR WATER RUN-OFF.

central park

- USE OF TOPOGRAPHY TO FRAME SPACES AND ACHIEVE KEY VIEWS TO THE BEACH AND TO THE MAIN SPACE OF THE PARK (ICE RINK)
- ICE RINK AND OPEN LAWN AREA TO BE USED AS MAIN OPEN SPACE FOR GATHERING, EVENTS AND OPEN PLAY. THIS SPACE WILL BE USED AS AN ICE RINK DURING WINTER.
- SEATING TO SUPPORT SPACES AND TOPOGRAPHY. FURNITURE TO MERGE SEAMLESSLY IN THE SPACES WITH SCULPTURAL SHAPES. LOCATION SHALL BE STRATEGIC TO VIEWS.
- PLAYGROUND / SPLASH PAD TO INTEGRATE WITH CENTRAL SPACE.
- BAND SHELL TO BE FRAMED BY TOPOGRAPHY.

valley lands

- PRESERVATION OF EXISTING VEGETATION
- ENHANCEMENT AND EDGE RESTORATION, NATIVE PLANTINGS
- INFORMAL TRAIL
- POTENTIAL REST AREAS AT VALLEY LAND ENTRY POINTS

PLANTING ALONG WALKWAYS AND CLOSE TO STREET PARKING SHALL INCLUDE NATIVE, DROUGHT TOLERANT AND SALT RESISTANT SPECIES THAT CAN PROVIDE AMPLE SHADE. AT TERMINUS POINTS OF STREETS INCLUDE ACCENT PLANTING AS WELL AS FLOWERING UNDERSTOREY AND SEATING AREAS.

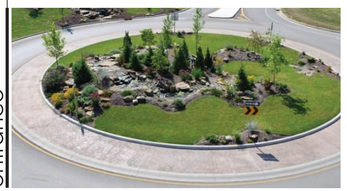
CONCEPT PLAN ONLY

public space

- SEATING AREAS
- WALKWAY LINK FROM STREET 'A' TO STREET 'E'
- POTENTIAL FEATURE ELEMENTS (I.E. PUBLIC ART, FOUNTAIN)



entrance



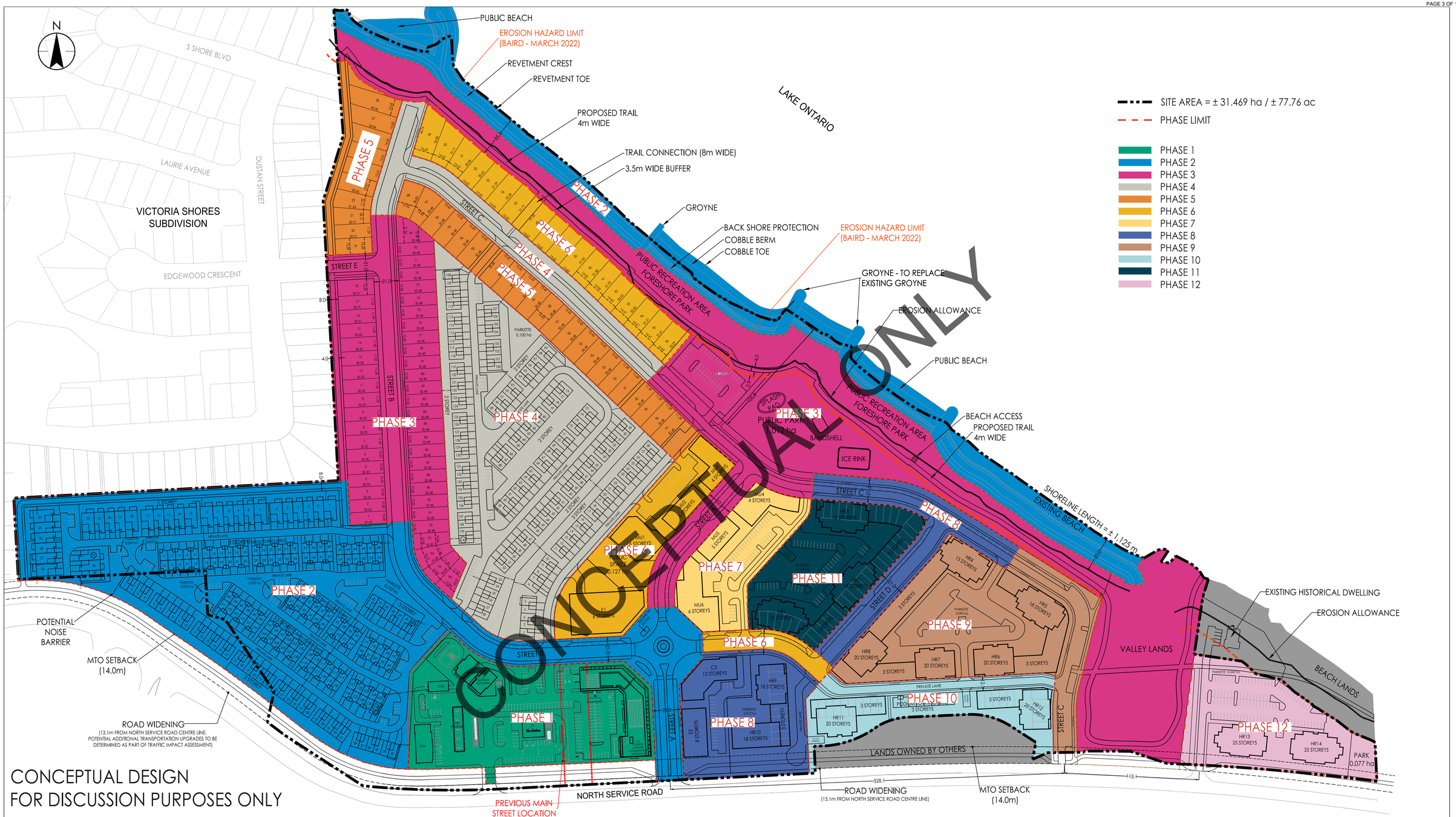


- ORNAMENTAL FLOWERING TREES ALONG STREET 'A'
- FRAMING KEY VIEWS
- ACCENT PLANTING AND PAVING WITHIN ROUND-ABOUT
- POTENTIAL FOCAL ELEMENT OR COMMUNITY SIGN WITHIN ROUND-ABOUT
- SPECIALTY PAVING WITHIN BOULEVARD ALONG STREET 'A'

trees



- REMOVALS:
  648 TREES REMOVED IN TOTAL
  578 TREES PROPOSED FOR REMOVAL
  70 TREES ALREADY REMOVED DURING SITE CLEAN UP AND DEMOLITION
- PROPOSED:
  1143 TREES PLANTED SITE-WIDE
  NOT INCLUDING PROPOSED VEGETATION IN VALLEY LANDS



CONCEPT ONLY

CONCEPTUAL DESIGN
FOR DISCUSSION PURPOSES ONLY

Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD

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Client/Project
PRUDHOMMES GENERAL PARTNER INC.

PRUDHOMMES LANDING

TOWN OF LINCOLN, ONTARIO

File Name: dwg_160622889_phasing	RT	AL	RT	22.06.16
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
PHASING PLAN
JUNE 16, 2022

Project No.	Scale	
160622889	HORZ – 1 : 1500	15 0 30m
Drawing No.	Sheet	Revision
1	1 of 1	0



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PRUDHOMME LANDING

Vineland Station, Town of Lincoln, ON, Canada

Architectural Design Presentation for Masterplan

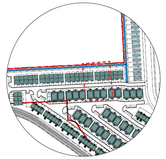
Prepared by:
KFA Architects + Planners Inc.

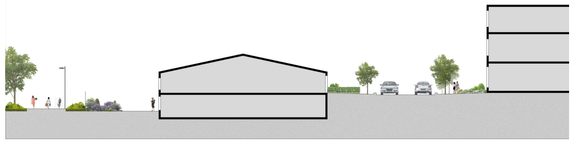
Date:
June 3th 2022











SECTION



PLAN



1 STOREY TOWNHOUSE DESIGN



3 STOREY TOWNHOUSE DESIGN



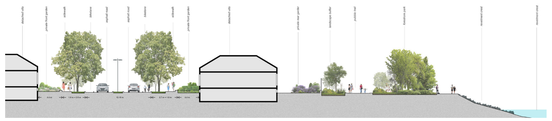
1 STOREY TOWNHOUSE - STREET ELEVATION



3 STOREY TOWNHOUSE - STREET ELEVATION

DETACHED VILLAS





SECTION



PLAN



HOUSE DESIGN 1



HOUSE DESIGN 2





DESIGN 1 - STREET ELEVATION









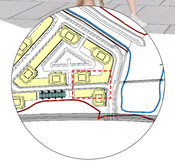
DESIGN 2 - STREET ELEVATION

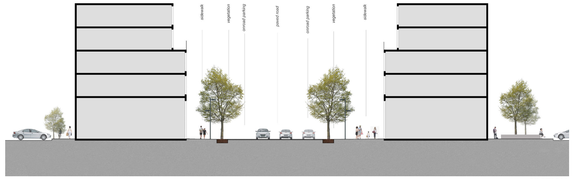
THE MAIN BOULEVARD











SECTION



PLAN



TYPE 1 DESIGN 1



TYPE 2 DESIGN 2



DESIGN 1 - STREET ELEVATION



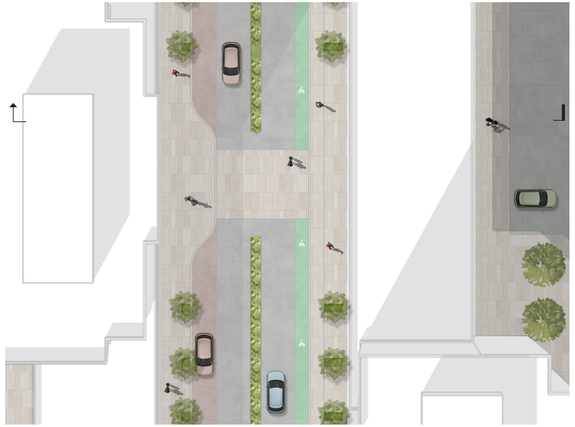
DESIGN 2 - STREET ELEVATION

HIGH-RISE RESIDENTIAL





SECTION



PLAN



DESIGN 1 - ORTHO



DESIGN 2- ORTHO



DESIGN 3 - ORTHO





SECTION



PLAN



DESIGN 1 - ORTHO



DESIGN 2- ORTHO



DESIGN 3 - ORTHO





SECTION



PLAN



DESIGN 1 - ORTHO



DESIGN 2- ORTHO



DESIGN 3 - ORTHO

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