



URBAN DESIGN

Architectural Consultant

gh3*

Relevant Studies & Plans

- Conceptual Site, Landscape, and Streetscape Plans (gh3*)
- Conceptual Building Elevations and Renderings (gh3*)
- Sun/Shadow Study (gh3*)
- Urban Design Study (Landwise)
- Pedestrian Level Wind Study (Gradient Wind Engineering Inc.)
- Noise and Vibration Impact Study (J.E. Coulter Associates Limited)

Design Principles

Compact, well-connected, mixed-use communities



Linked open space and active transportation system



Strong sense of place and vibrant public realm




Protect natural environment and Lake Ontario views




Transition heights and land uses for compatibility



Proposed Development

 ±46,941 m² (±505,269 ft²) GFA

 ±396 units (mix of 1, 2, and 3-bedroom units)

 ±130 hotel suites (mix of single and double suites)



±3,258 m² (35,069 ft²) commercial space



Transition of heights between 1 storey to 15 storeys



Residential amenity space including balconies and gym



Publicly accessible waterfront with multi-use trail and piazza.

Sustainability Features

- Bird-friendly glazing strategies
- Green roofing
- Improved lakefront revetment wall
- Preservation of most mature trees
- Native and drought resistant plantings
- Potential for on-site renewable energy
- Dark sky friendly lighting

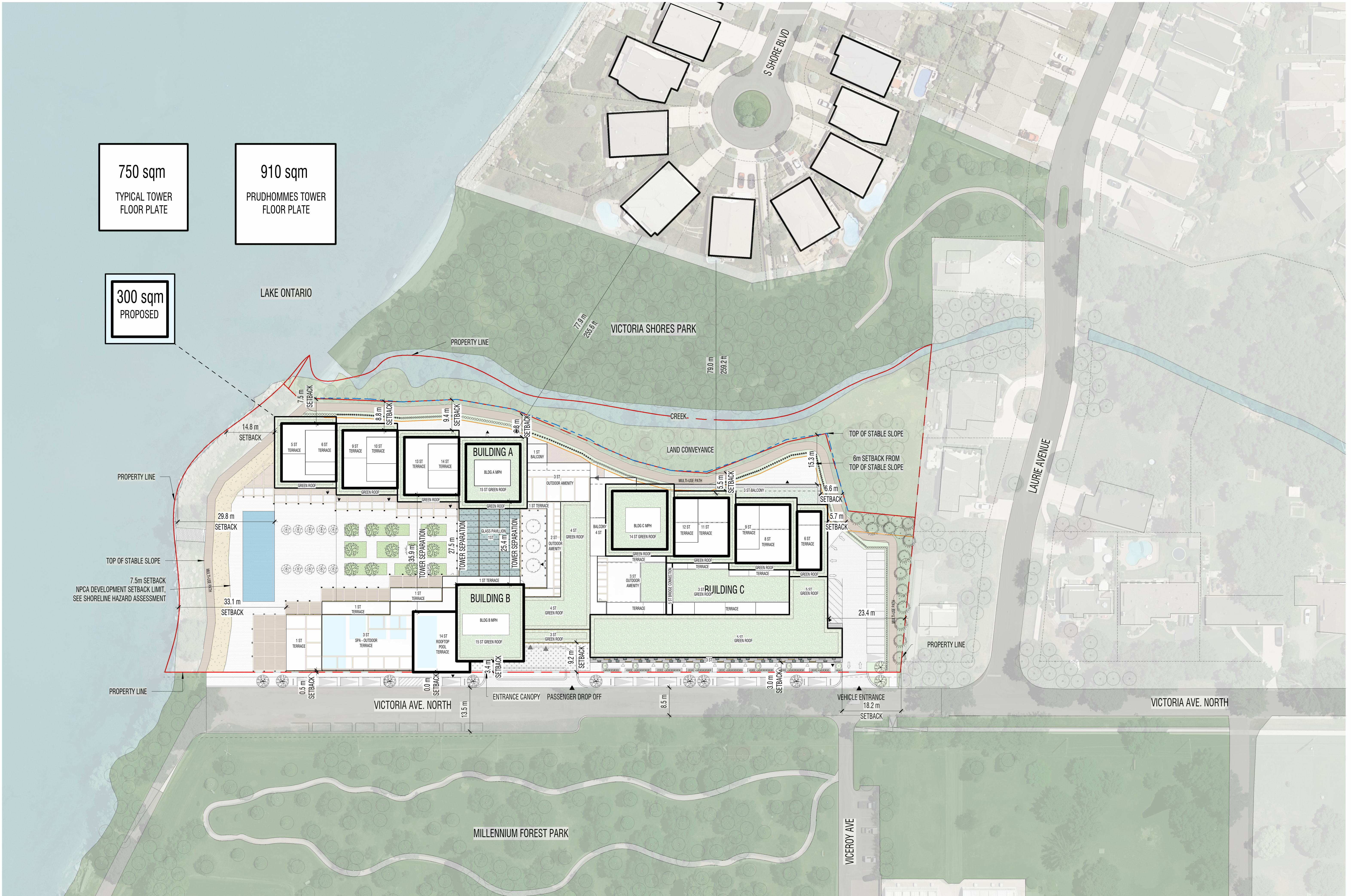
Architectural Styling

The design will incorporate both modern and local vernacular influences, drawing inspiration from the geography and agricultural economic history of Vineland. Warm-toned materials such as wood siding and trellises are used throughout the site, complemented by high-performing glazing to elevate the design and **celebrate the region's agro-industrial architectural vernacular.**

750 sqm
TYPICAL TOWER
FLOOR PLATE

910 sqm
PRUDHOMMES TOWER
FLOOR PLATE

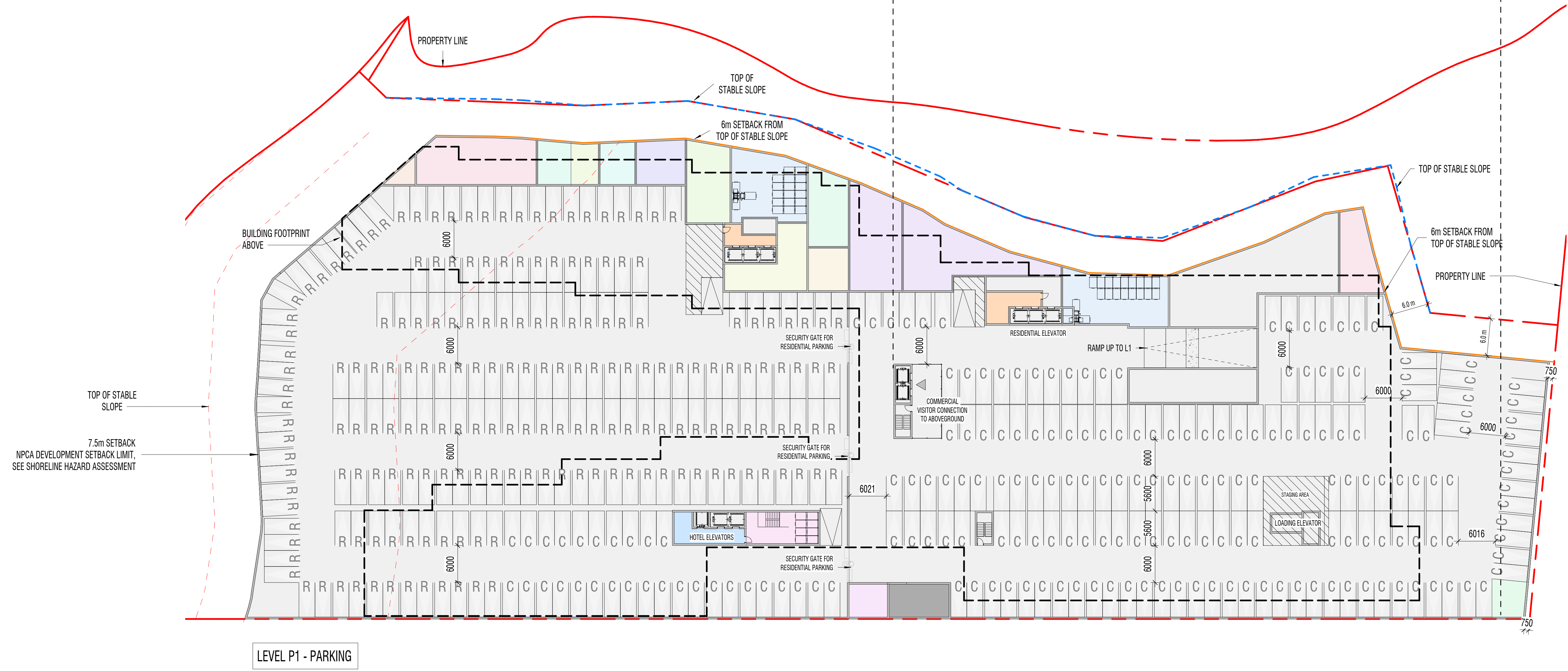
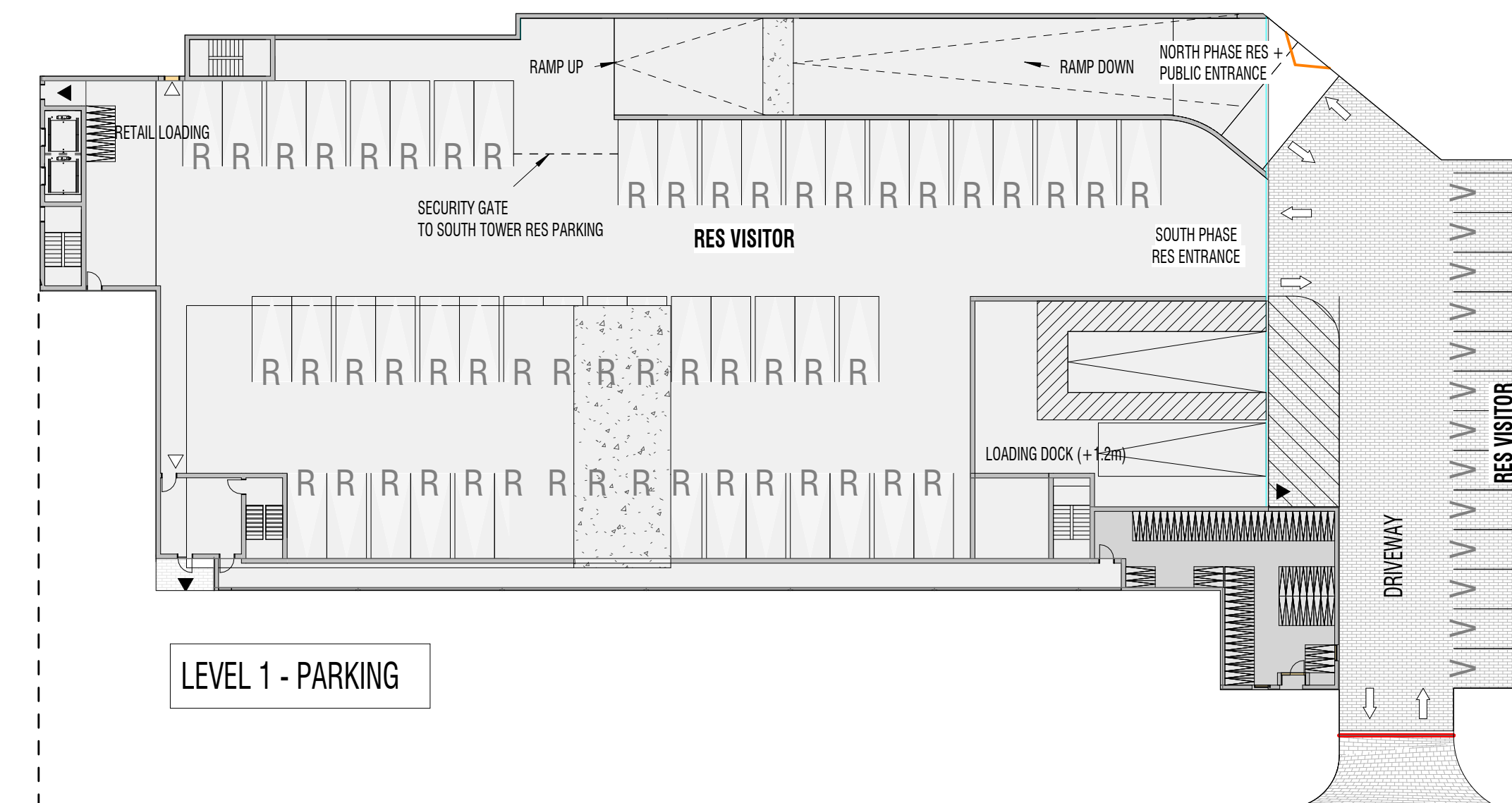
300 sqm
PROPOSED



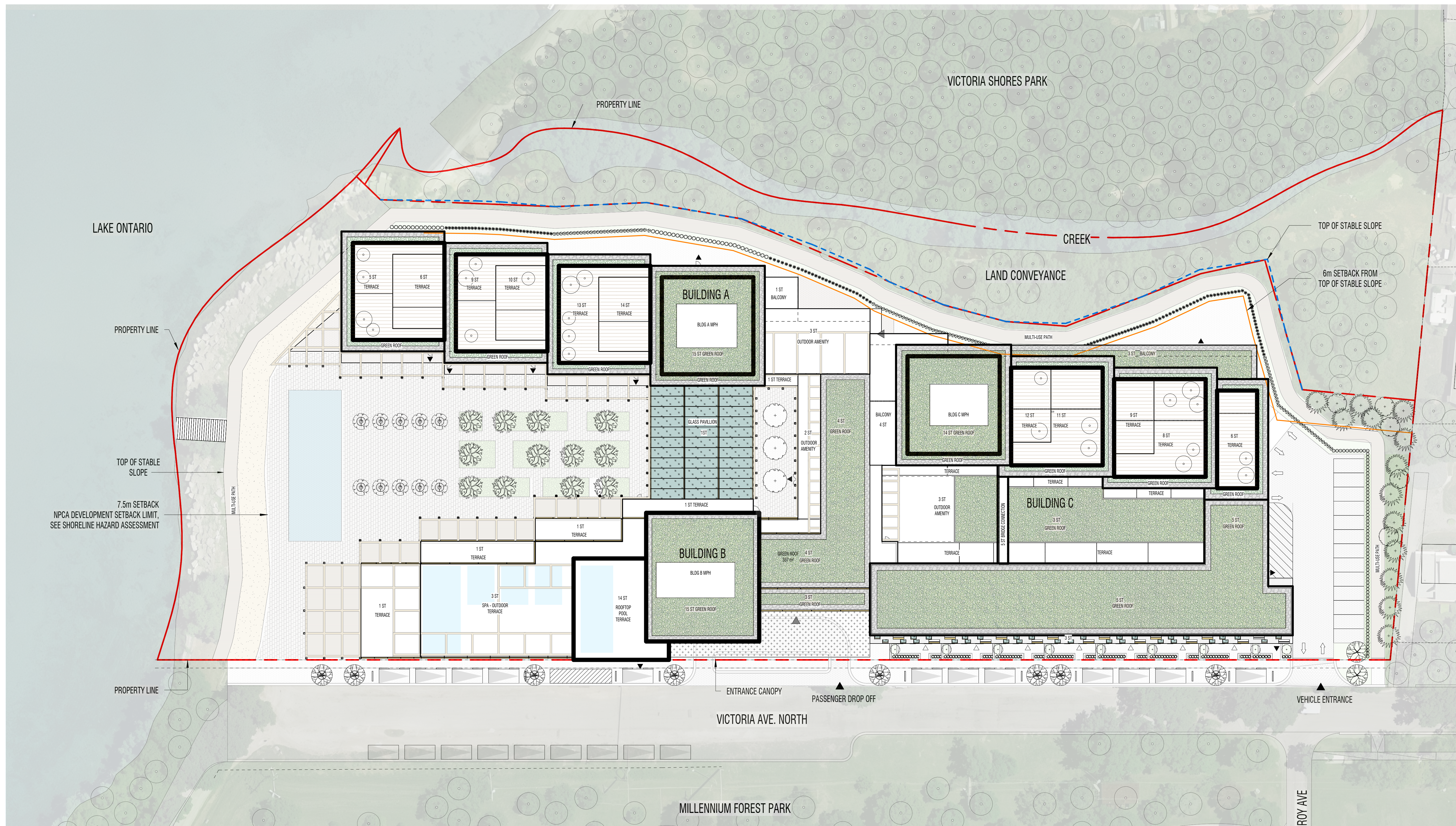
PARKING STATISTICS

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



- 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

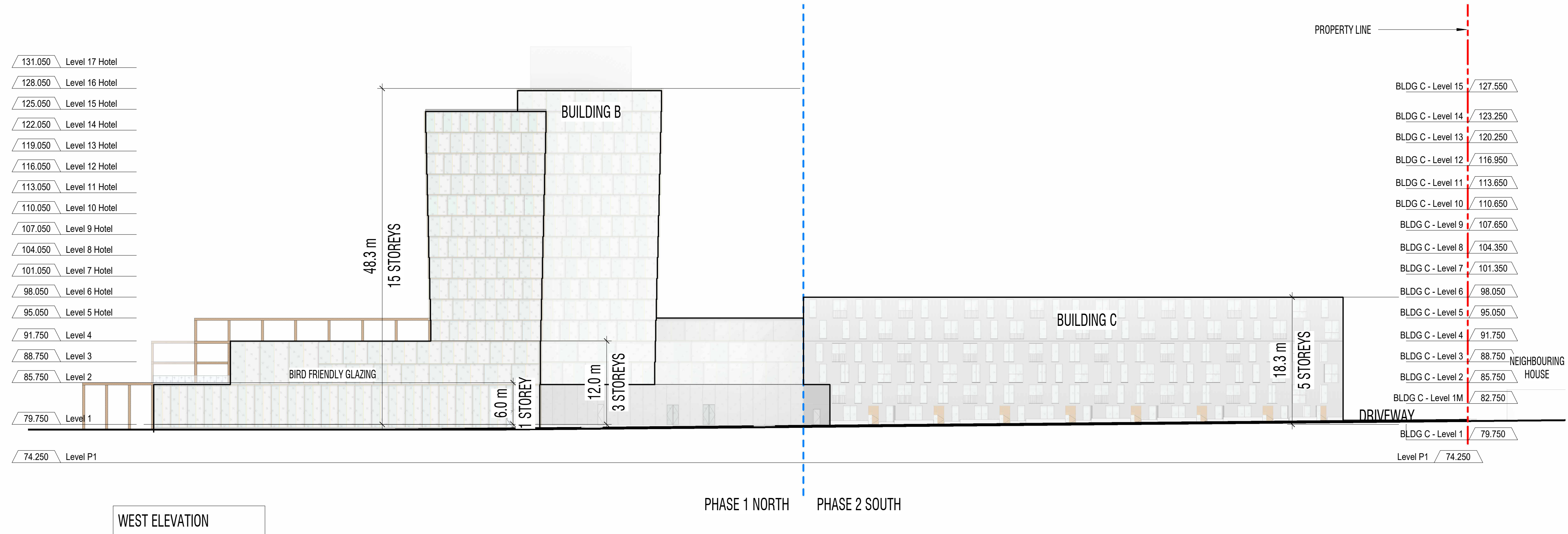
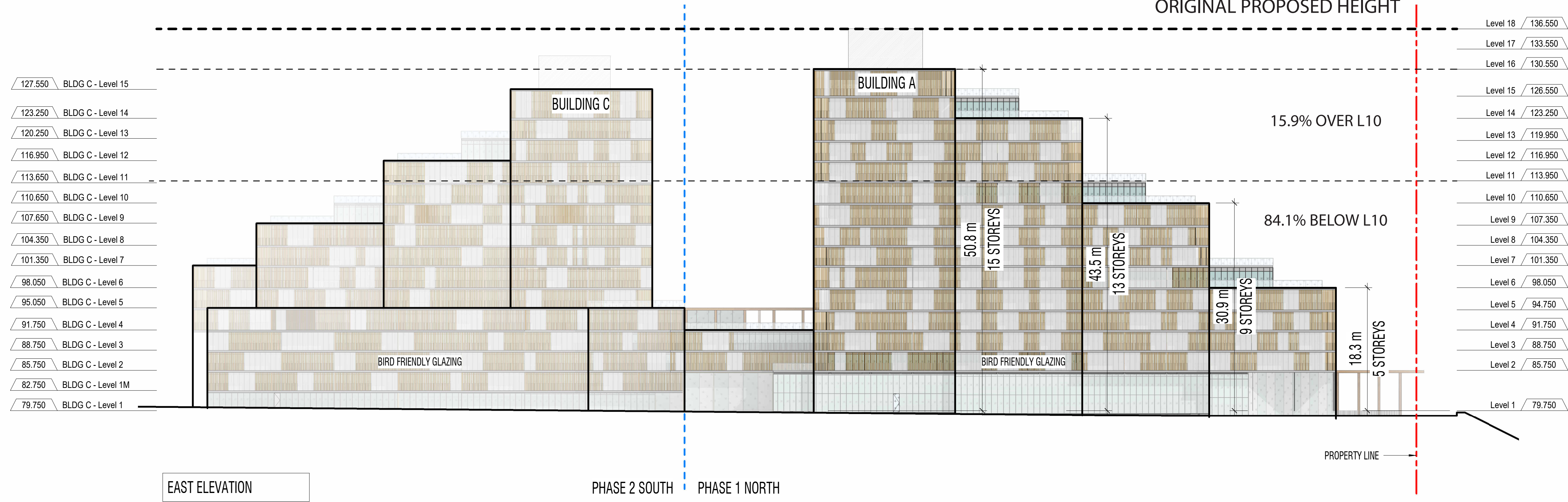


SITE PLAN LEGEND

- 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 / DOG RELIEF AREA
- BICYCLE LANE
- BLACK MULCH
- CONCRETE SIDEWALK PAVING SRI ≥ 29
- BALLAST ROOF
- INTENSIVE GREEN ROOF



LANDSCAPE PLAN
Planting Legend



BUILDING HEIGHTS AND ELEVATIONS

Revised Heights



JUNE - 10am



JUNE - 1pm



JUNE - 5pm



September / March - 10am



September / March - 1pm



September / March - 5pm