



# SOUTH NIAGARA FALLS / CHIPPAWA CONCEPT MASTER PLAN

September 2021



# 1.0 VISION

The vision of the development is to be a new reference point for an outward looking, fully integrated, complete community for the Chippawa region.

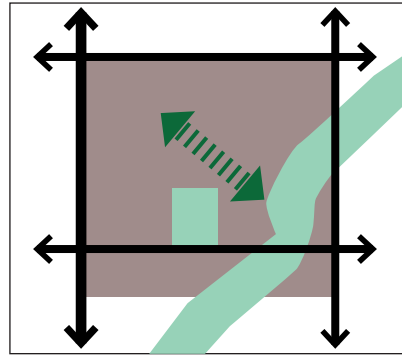
The development intends to fully embrace the protected natural features and draw them in as spaces of leisure and respite for the residents of the community. To ensure perforation throughout the development, a pedestrian trail system will connect the natural features and the open spaces.

The arterial roads are seen as thresholds into the community, and will have attractive gateways and window roads displaying an extroverted community.

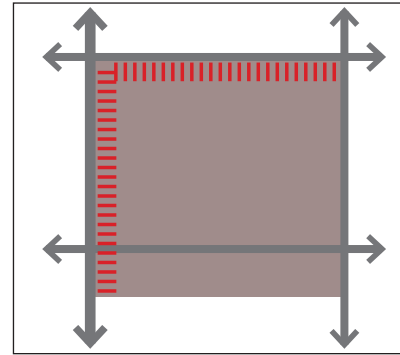
A main boulevard arcs through the development, with anchor points in the form of roundabouts at Willick Road and Sodam Road. Willick Road is proposed to be further enhanced with pedestrian trails, native plantings and ample tree cover creating an intimate, colonnade-type experience for the pedestrian and the driver.

The development features linear parks with homes facing on to them as a method of passive surveillance, ensuring the safety and security of these central public features.

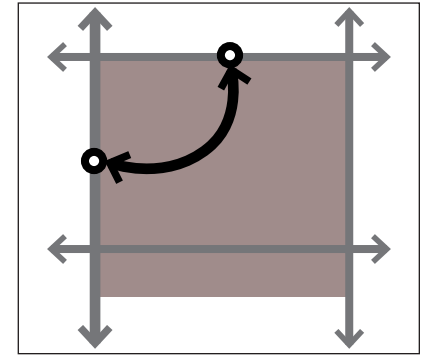
The development offers a variety of built forms and housing options to meet the different housing needs of new residents; from single family homes to walk-up apartments; thus forming a complete community.



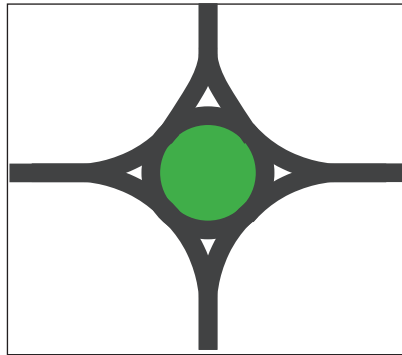
Integrating Natural Features



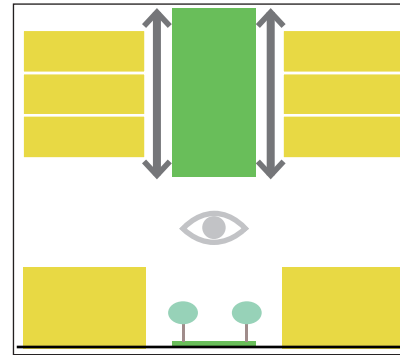
Window Roads Showing an Outward-looking Development



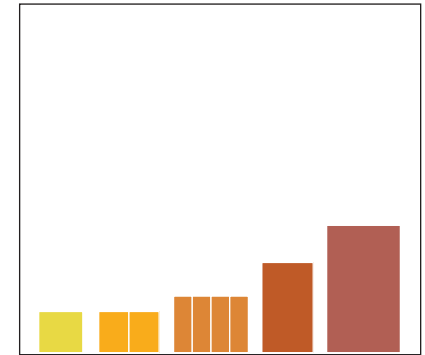
Main Boulevard Arc Connection



Use of Roundabouts as Anchors and Gateways into the Community



Linear Parks benefiting from Passive Surveillance

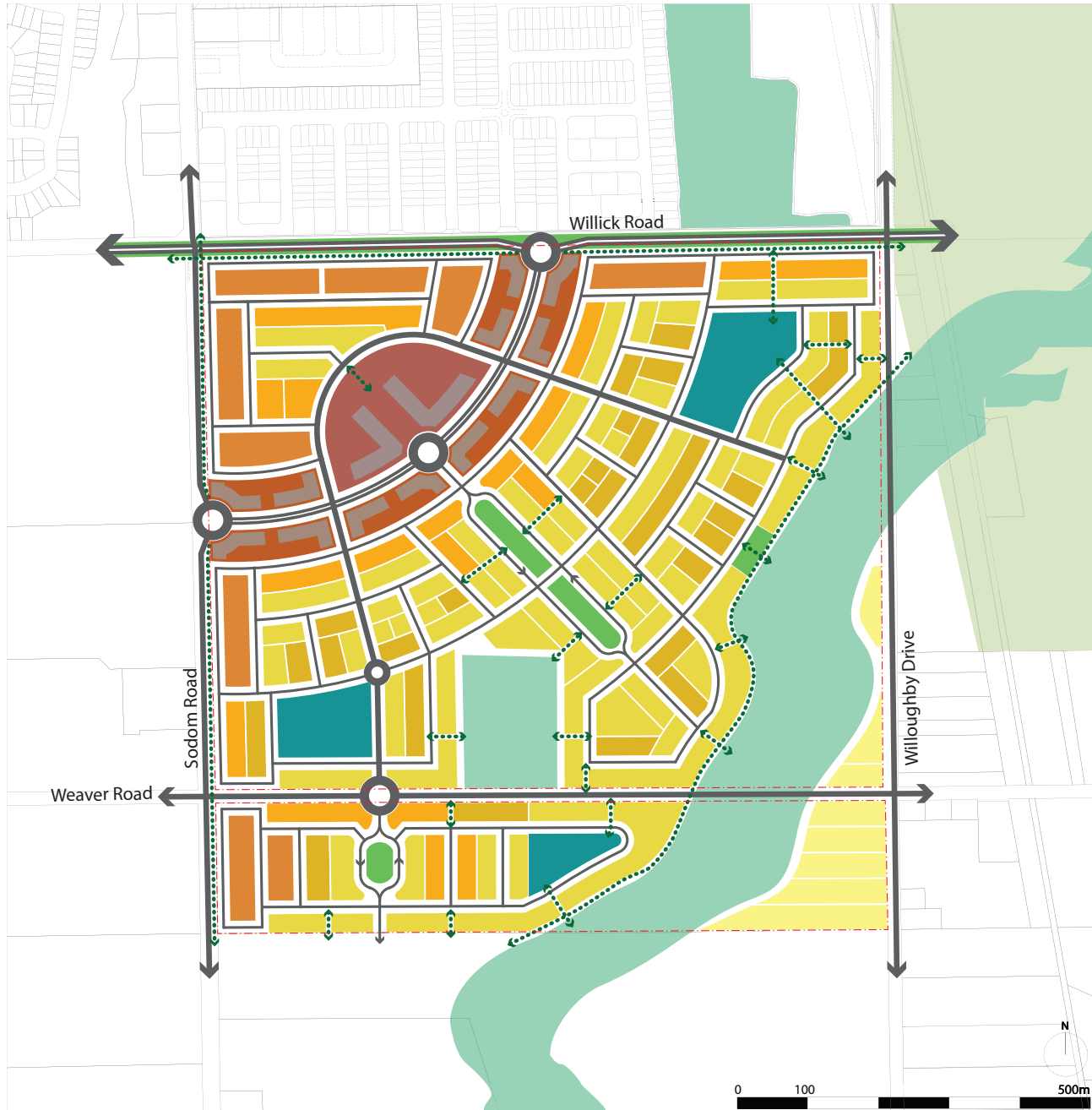


Variety of Housing Options to create a Complete Community

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# 2.0

# MASTER PLAN



## LEGEND:

Subject Lands

### ROAD NETWORK:

Willick Road (Enhanced) (30m)

Boulevard (25m)

Arterial Roads (20m)

Local Roads (18m)

Roundabout

### RESIDENTIAL:

Estates

Singles

Semi-Detached

Traditional Townhouses

Back-to-Back Townhouses

Low Rise Apartments (4 storeys)

Central Hub Apartments (6 storeys)

Building Footprints

### OPEN SPACE:

Regulated Natural Features

Parks

SWM/ Dry Pond

Pedestrian Connections/ Trails

Existing Golf Course

**STATISTICS SUMMARY:**

LAND USE	UNIT MIX	TOTAL AREAS	GFA	UNITS	LOT SIZE - per unit	CONCEPT UNIT MIX
	%	sqm	sqm	nos.	sqm	
<b>TOTAL SUBJECT LANDS:</b>		<b>1,021,971.31</b>				
TOTAL DEVELOPABLE AREA (less Estates & Natural Features):		825,375				

<b>RESIDENTIAL:</b>						
Estates		39,363		8		0.3%
Singles	29%	217,281		517	420	16.9%
Semi- Detached	12.4%	58,602		217	270	11.5%
Traditional Townhouses	20%	63,164		350	180	7.1%
Back-to-Back Townhouses	19.3%	55,933		466	120	15.3%
Low Rise Apartments (4 storeys)	19.3%	49,433	82,256	940		30.8%
Central Hub Apartments (6 storeys)		34,304	48,558	554		18.2%

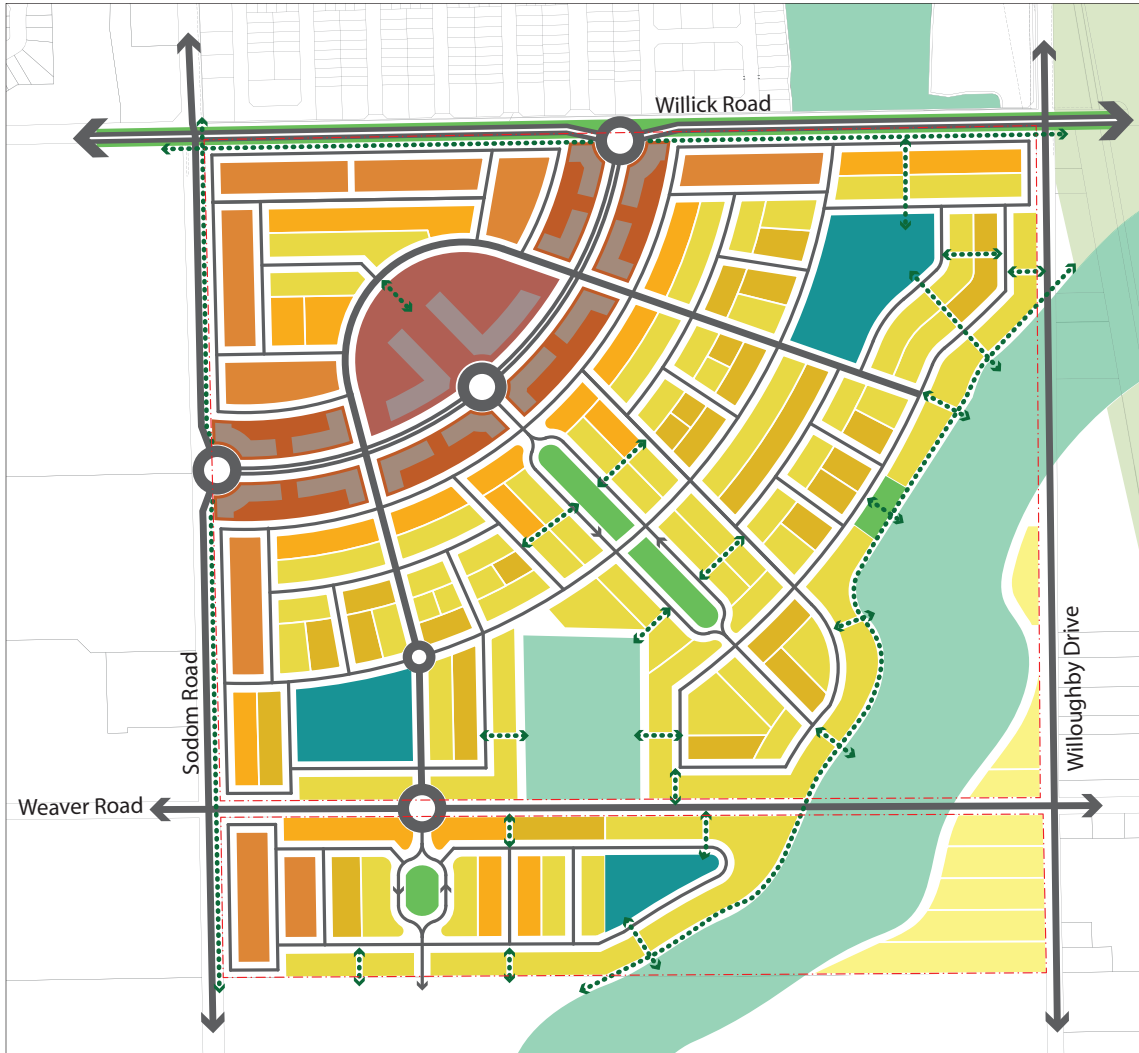
<b>OPEN SPACE:</b>						
Parks		12,580				
SWMP Area Parcel A	5% of Developable Area	33,321				
SWMP Area Parcel B		7,561				
<b>TOTAL:</b>	<b>100%</b>			<b>3,052</b>		<b>100%</b>

Assumptions:

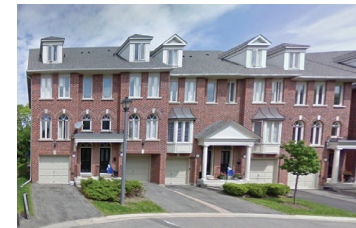
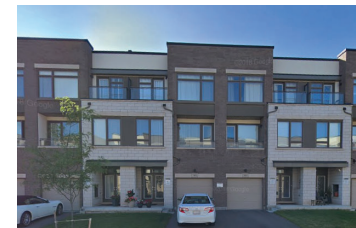
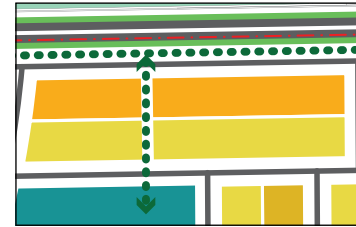
- Persons per Unit (PPU): 2.38 (per Development Charge Study for Niagara Region)
- Apartment GFA efficiency: 80%
- Average Apartment Unit Size: 70sqm

# 3.0

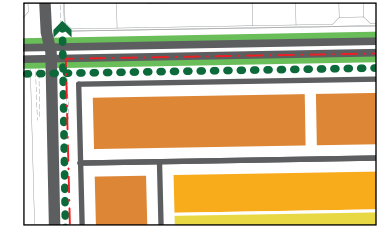
# PRECEDENT IMAGES



**TRADITIONAL TOWNHOUSES**

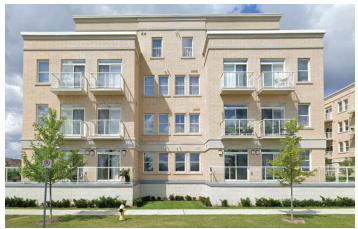
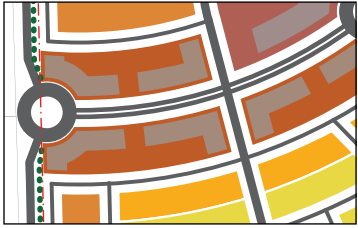


**BACK-TO-BACK TOWNHOUSES**

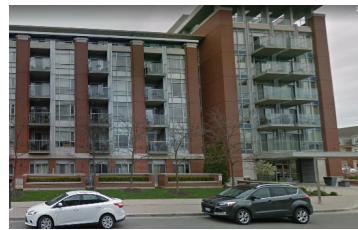
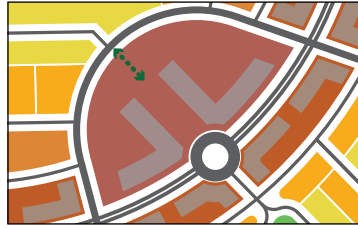




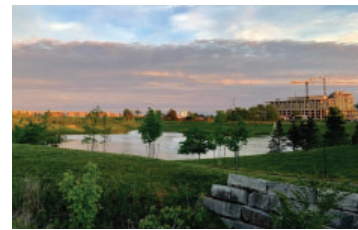
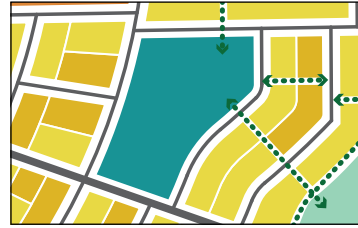
**LOW-RISE APARTMENTS**



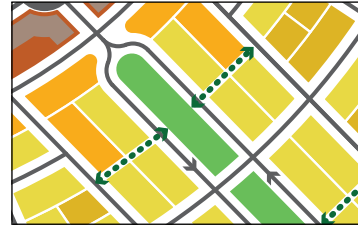
**CENTRAL HUB APARTMENTS**



**SWM / DRY POND**



**LINEAR PARK**



**BOULEVARD & ROUNDABOUTS**

