



Paradise Community Niagara Falls Canada

Paradise Community

Developer Bio – Ms. Zhiying (Helen) Chang



- **Chair of the Board of GR Investment Group**
- **Completed the Executive MBA program at Singapore State University in 2001;**
- **Served as Chief Planner and Energy Management Officer at Tianjin State Corporation 1986-1993;**
- **Established the (TEDA) Hotel Group in the Tianjin Economic Development Area in 1993. As Chair of the Board, led a contingent of 2,000 staff throughout a 15-year term;**
- **In 2005 - Acted as the Planning Consultant for the protection and construction of the Qilihai National Wetland Park in Tianjin covering an area of 100 square kilometres**
- **Involved in development & energy management of more than a dozen master planned, mixed-use communities in other cities in China including Tsingtao, Dalian & Shenzhen;**
- **Immigrated to Toronto, Canada in 2011.**

Paradise Community Developer - Past Performances



Beijing 2000-2004



Hotel in Dalian 2005



Hotel Condo Tianjin 2005



**Mixed Use Development
Tianjin, under construction**



**Hotel and Private Club
Tianjin 1994**



**International Club/Hotel
Tianjin 2001**

Paradise Community Location



Niagara Falls



Welland River



Welland River



Niagara Falls



Queen Victoria Park



The project site is situated in the City of Niagara Falls, renowned for Niagara Falls. It's approximately a 5 minute drive or 20 minute walk from the site to Niagara Falls. More than half of the City's service businesses are clustered around Niagara Falls. Once the Retail Street component is completed, a sightseeing train would be available to access the Falls directly.

The Project site is a 10 minute ride from the Niagara Conference Center and Falls-view Casino. The elevation study shows that the site is relatively flat at approximately 180 metres, with lowest point being 173 metres. The site overlooks the Welland River to the south, a vast of forest and 18 hole golf course to the north and east, and urban community to the north and east.

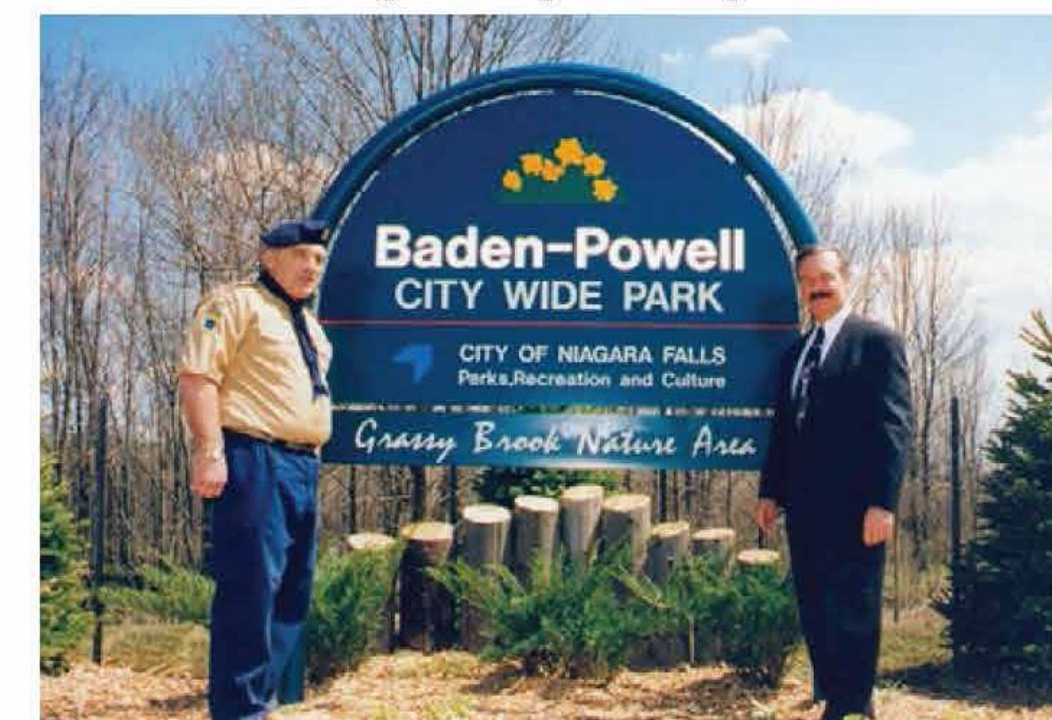
Kingsbridge Park



Oak Hall Niagara Parks



Baden-Powell(Grassy Brook)



Oaklands Golf Course



Thundering Waters Golf Course



Paradise Community Target Markets



Target Market

"We want to live and thrive in a beautiful natural environment where we will find healing inside and out!"

FOREIGN INVESTORS



"We want to retire in a healthy community with easy access!"

RETIRED COUPLE



OUR
COMMUNITY

COLLEGE STUDENTS

"I love going to school in a resort like surrounding! It energizes me!"

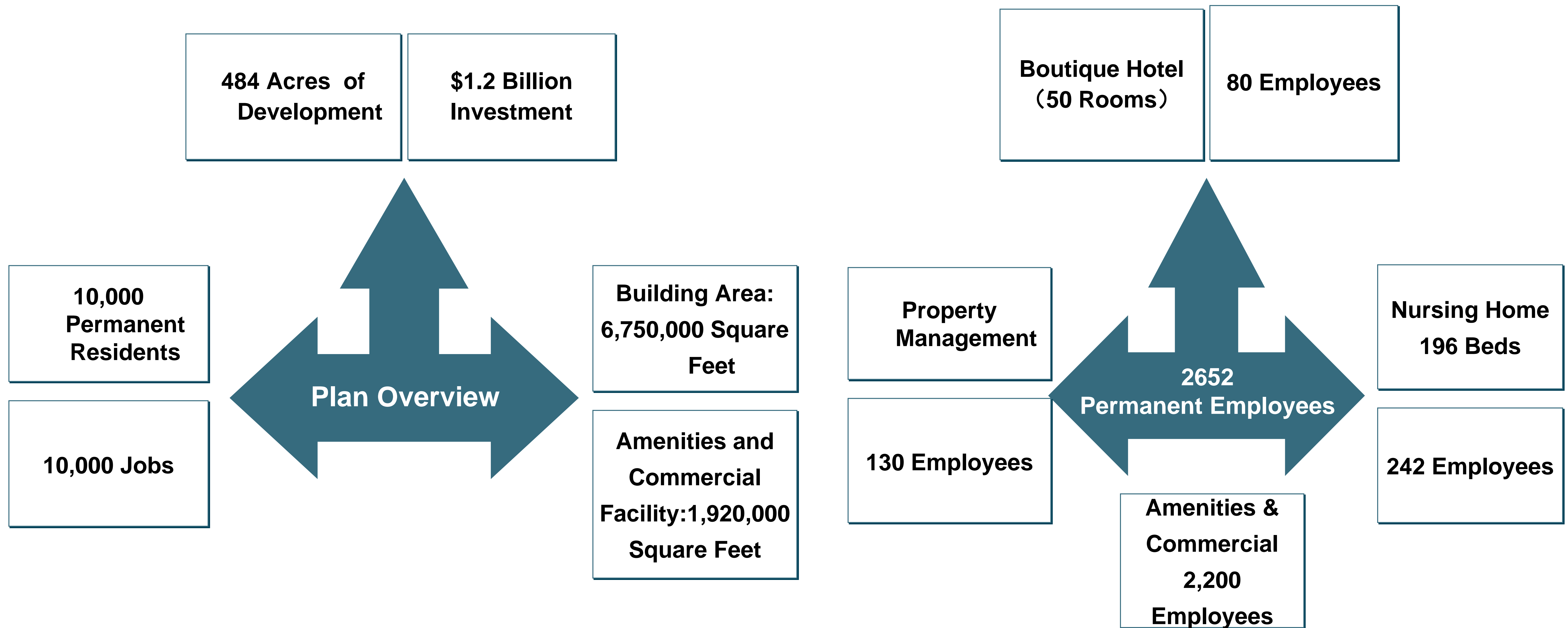


YOUNG FAMILY

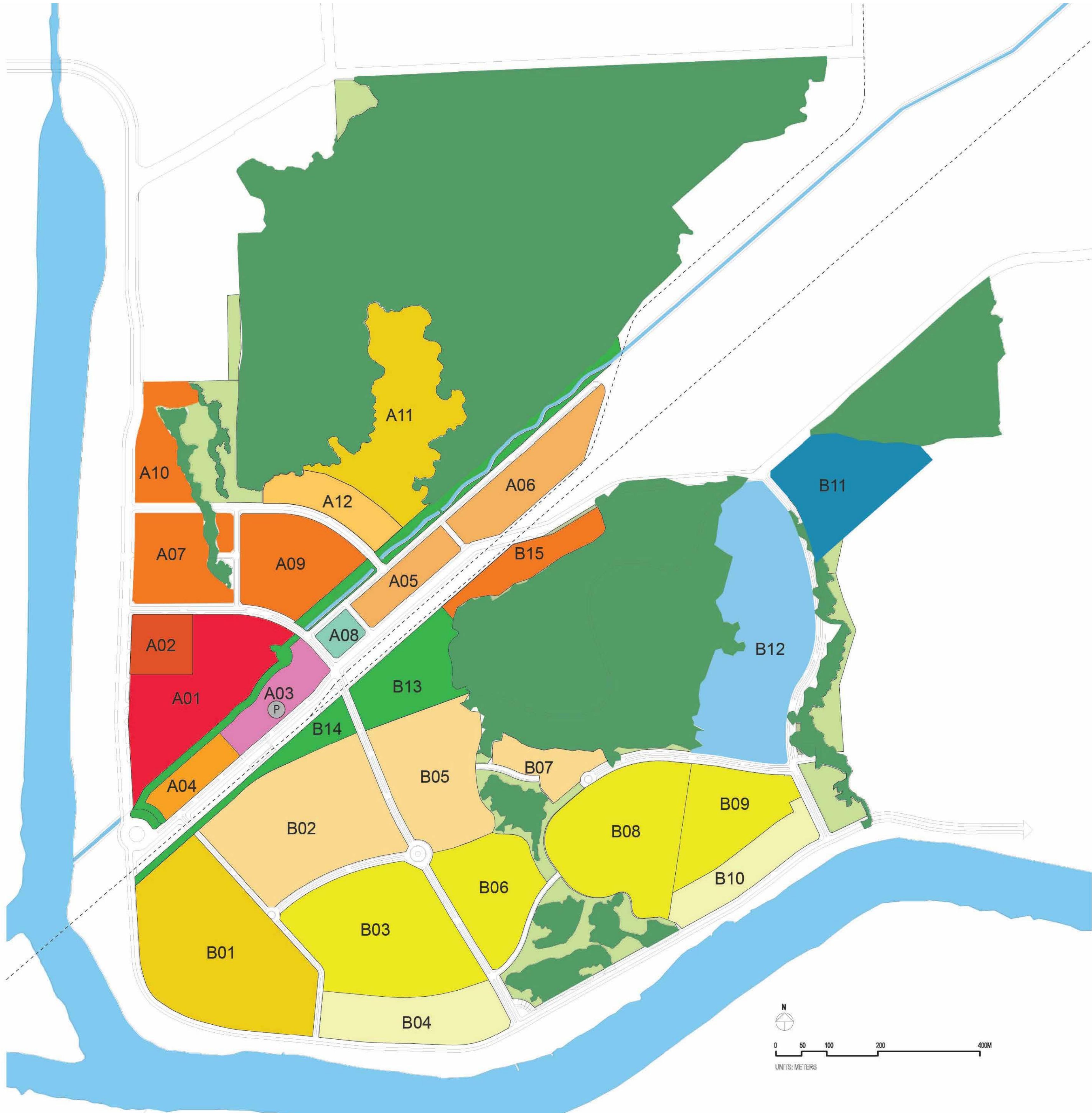
"We want to raise our children in a diverse community..."



Paradise Community Overview



Paradise Community Land Use Plan



- Town Center Commercial(include hotel)
- Theater and Parking (include retail)
- Mid-rise Condo 5F (include retail)
- Mid-rise Condo 3.5F
- time Share Hotel and Apartment 11F(include retail)
- Nursing Home
- Luxury Single Family House 2F
- Townhouse (3F)
- Bungalow (1F)
- Bungalow (1.5F)
- Waterfront Townhouse 2F
- R&D High Tech Office Park
- R&D High Tech Office Park With Office Headquarters
- Public Green
- Existing Wetland
- Green Space
- Boutique Hotel
- Train Station
- P Parking Structure



Paradise Community Master Concept Plan



Key Components

- **Town Centre with one primary street** - themed lifestyle street clustered with global yummy foods, leisure and entertainment and boutique shopping.
- **Four themed branch streets** - SPA leisure experience street, European art exhibition street, Canada specialty street, Asian tea culture street.
- **Two themed parks** - wedding plaza with rose garden, children's playground.
- **Ecological and cultural retirement district**
- Healthcare themed hotel, community college for senior.
- Traditional Chinese medicine clinic high-end nursing home

- 1 BOUTIQUE HOTEL
- 2 NURSING HOME
- 3 TOWN CENTER
- 4 Mid-rise Condo 5F
- 5 Townhouse 3F
- 6 SPORTS COMPLEX
- 7 R&D HIGH TECH OFFICE PARK
- 8 R&D HIGH TECH OFFICE PARK WITH OFFICE HEADQUARTERS
- 9 TIME SHARE HOTEL AND APARTMENT
- 10 COMMUNITY PARK
- 11 TRAIN STATION
- 12 YACHT DOCK

Paradise Community

The five design principles



1. Create a healthy, complete community.
2. Create a sustainable, resilient green community.
3. Create a dynamic residential community.
4. Development of a linked open space system and natural heritage system.
5. Create employment opportunities and support a vibrant local economy.

Paradise Community Developer's Vision



To create an urban wellness haven which advocates health & wellness, encourages a vibrant & energetic lifestyle in a lush green community.



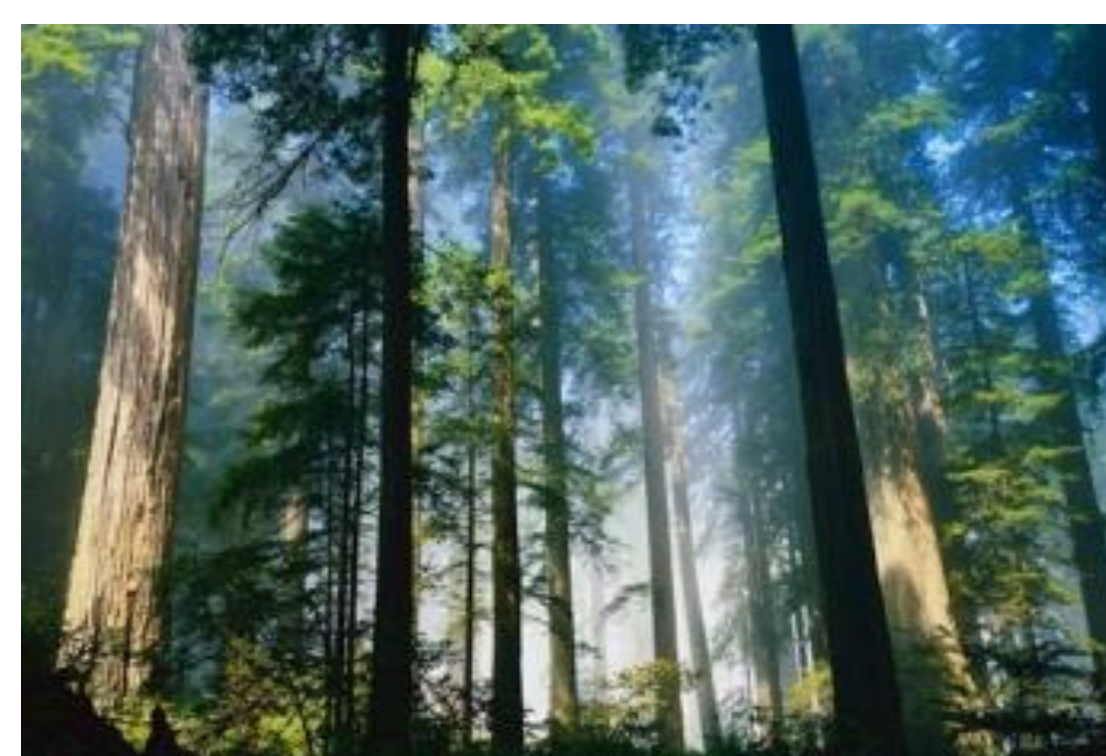
Paradise Community Developer's Vision



3 Pillars:

- 1. Creation of a state-of-art business park with R & D and Corporate Headquarters: including a world class medical clinic and rehabilitation treatment centre;**
- 2. Include an international education & training hub;**

Paradise Community Medical testing, Rehab. and R & D centre



Niagara International Medical Testing & Rehabilitation Centre:
Corporate headquarters, R & D business park will encompass cancer & heart disease early detection imaging and stem cell recovery & treatment technology . An integration of Chinese physical therapy and Western medicine will make it a state-of-art world class health centre.

Paradise Community Master Aerial View



Paradise Community Developer's Vision



3. Establishment of an “Experience and cultural themed” leisure pedestrian centre core: including world brand bars & restaurants.

Paradise Community

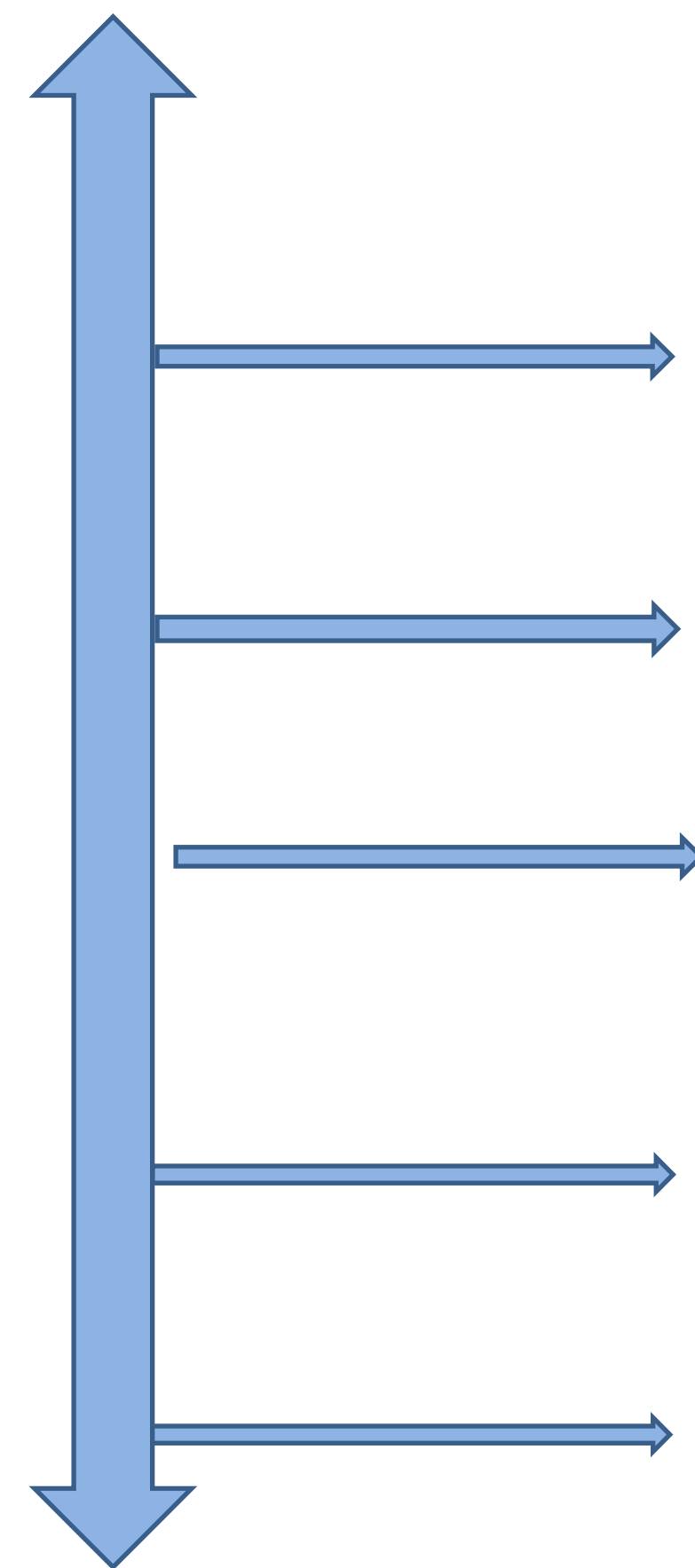
“Experience” focused commercial core



Rose Garden of photography

Main Street

Themed leisure street with a cluster of exotic cuisines across the world, leisure and entertainment facilities as well as upscale shopping retails.



SPA experience
SPA

European art sale

Canadian products

Tea culture

coffee /bar street

Children's amusement park

By creating two parks and a commercial area of five streets between them, our intention is to make this place a wonderful land for experiencing Canadian and western culture. In this area, bars, cafes, cuisines from different continents, shops and entertainment facilities are well hosted in a series of western styled buildings.

Leisure and tourism zone - specialize in bars, coffees, exotic cuisines across the world, upscale shopping retails, and leisure & entertainment facilities; permeate with the enticing exotic flavours and humanistic arts and renown for the themed leisure pedestrian street endowed with European architectures and rich cultural ambience - composed of five blocks and two parks.

Paradise Community Master Aerial View



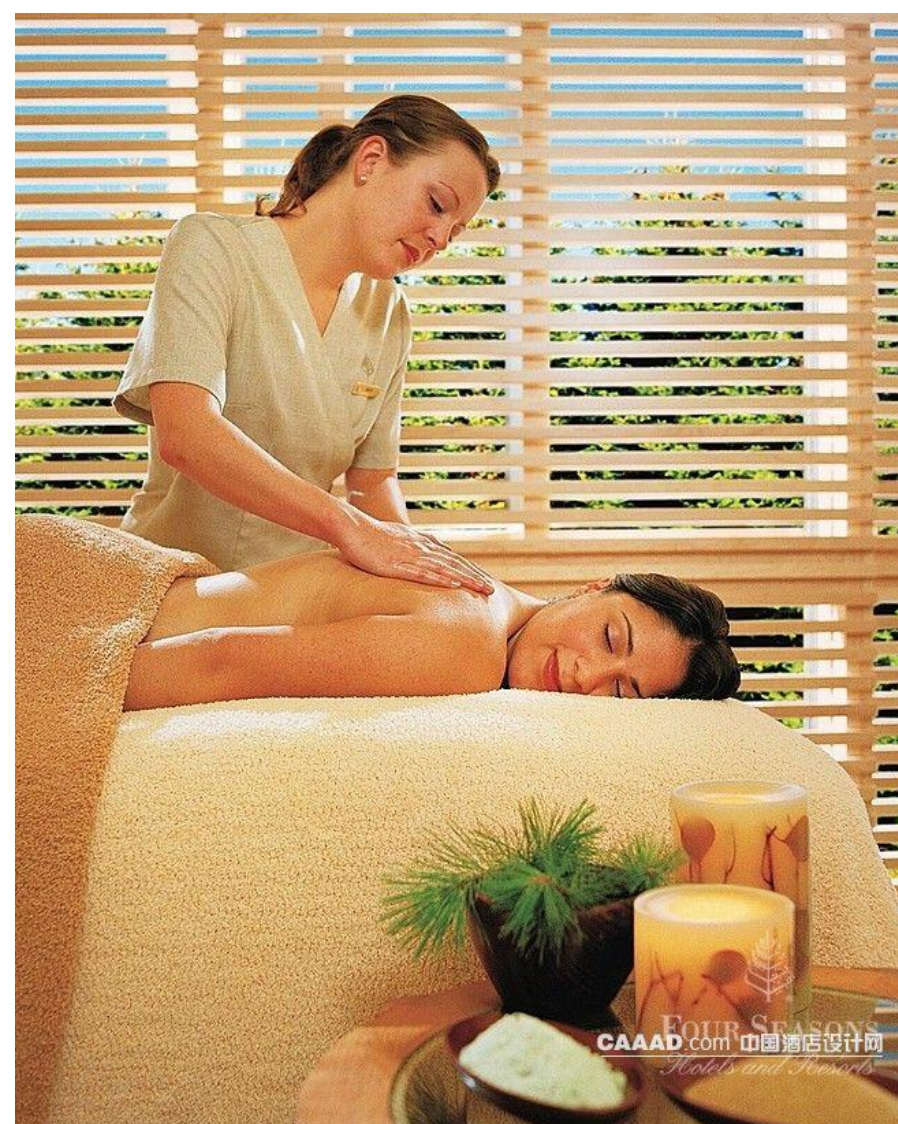
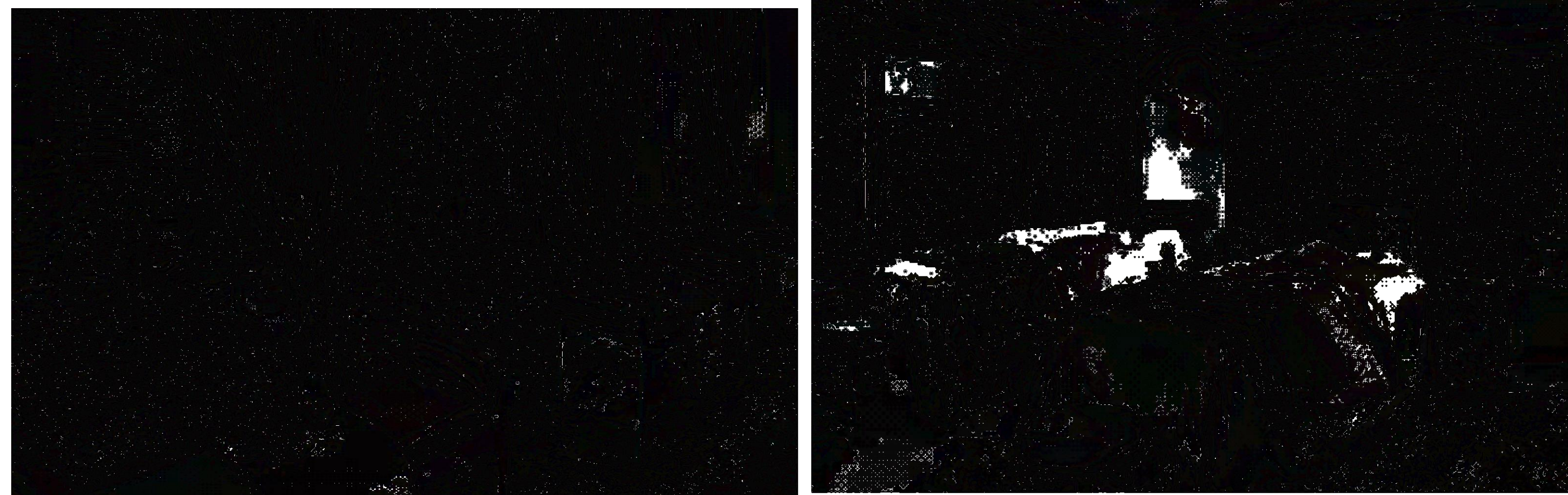
Paradise Community Town Centre Master Concept Plan



Paradise Community Pedestrian Street- Euro-Asia Art Gallery



Paradise Community Pedestrian Street- Wellness Spa



Paradise Community

Pedestrian Street: Asian Tea house



Paradise Community

Pedestrian Street- Canadian special product Fair



Paradise Community Town Centre



Paradise Community Town Centre



➤ **Amusement Park for children — Entertainment, Education, Modern Technology, Fun Learning**



➤ **Rose Garden—Photography, Wedding Ceremony, Dancing Party, Social venue**



Paradise Community Town Centre



**A 600-seat theatre
catered for EDM,
ballet, concert,
opera, drama, etc.**

Paradise Community Town Centre



TOWN CENTER RENDERING



Paradise Community Eco-Trains



Commercial Block

Community

View Spot



By introducing a eco-train service, we will bring new life to the under-use rail track in the site. The service will connect the house clusters to commercial centre blocks, and the train itself might also become a tourist attraction. The train interval will be as short as half an hour to an hour.

Paradise Community Property Types



Bungalows, Detached Estate Homes, Townhouses



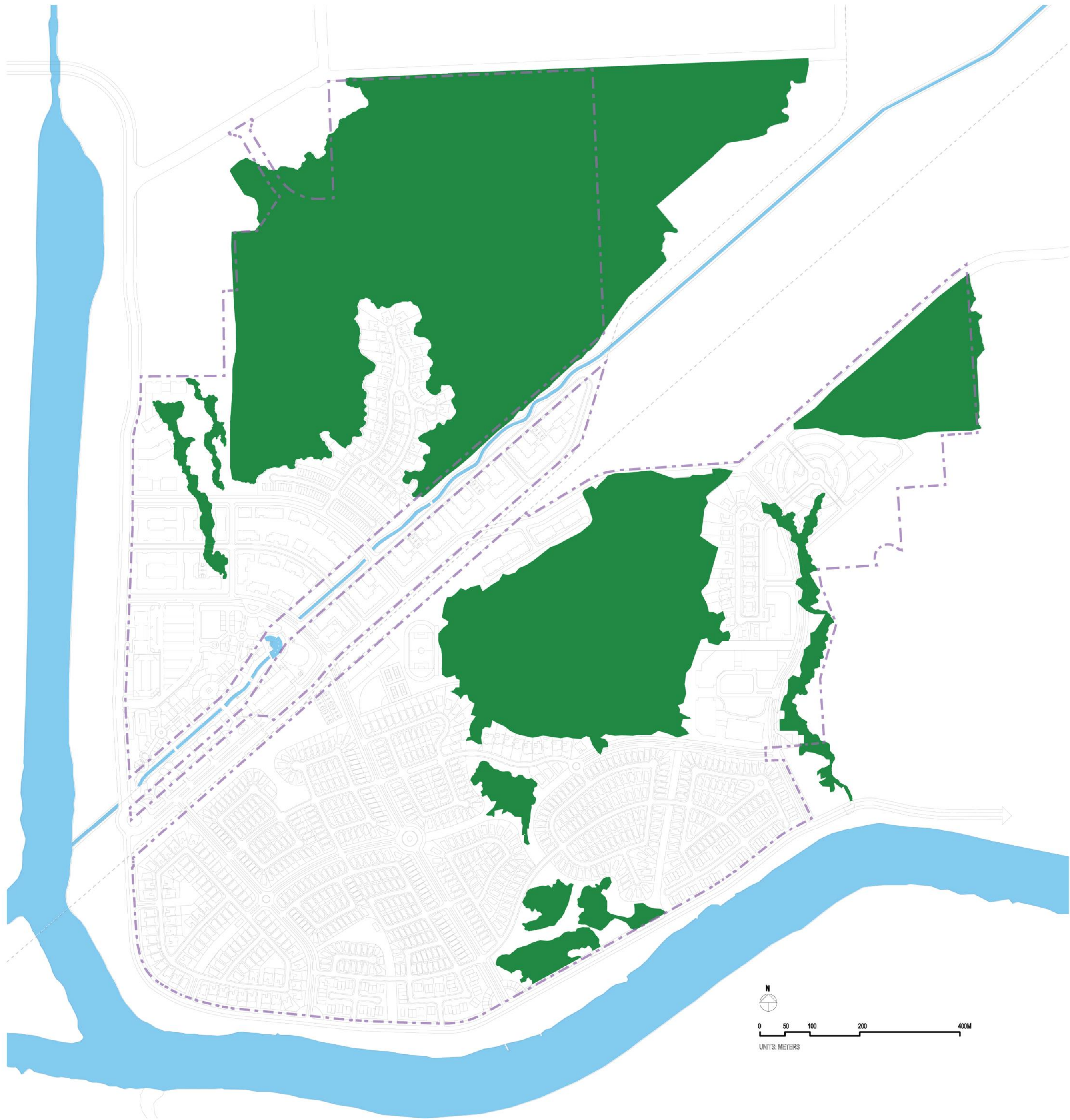
Paradise Community

Existing Provincially Significant Wetland and Green Space



Existing Provincially Wetland

Green Space



- Legend**
- Existing Provincially Significant Wetland
 - Community Green
 - River Front Green Belt
 - Green Belt
 - Green Buffer on Roads
 - Green Corridor
 - Green Pedestrian Street



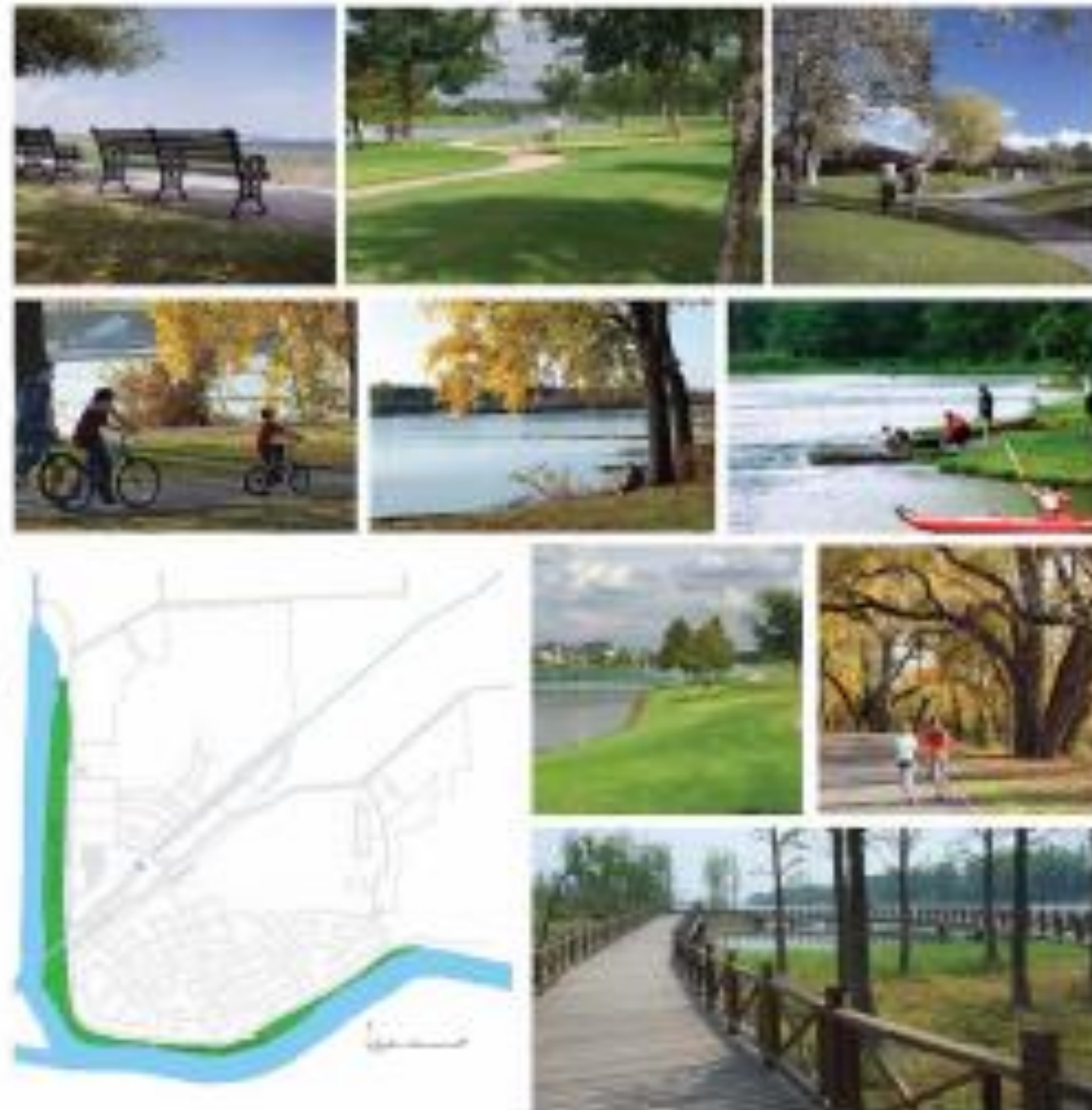
Thundering Waters Secondary Plan

8. Green Space and Parks Design Guidelines



Welland Canal Green Belt Design Guideline

- Type**
- Natural landscape belts along the Welland River which present a natural ecological environment and area also ideal to host community events.
- Function**
- Jogging, walking, cycling, boat-watching etc.
- Traffic Flows and Entrances**
- Provide multiple routes for walking and cycling opportunities to encourage the use of internal roads and walkways.
 - Provide conspicuous short layover places for vehicles to access waterfront green belt from primary roads, integrated with pedestrian entrance signage design.
 - Provide multiple pedestrian entrances around commercial center area.
 - Provide dedicated bicycle routes.
- Elements**
- Plants, trees, seating, public art, telephone kiosks, signage and public amenities etc.
- Visual Focal**
- Arrange large shade trees along primary roads to define streets, arrange dwarf plants along river-side to avoid blocking pedestrian sightlines. Visually emphasize waterfront walkway linkages.
- Safety**
- Utilize sturdy and dwarf natural plants or access stairs to prevent people from falling into the river. Guardrails would not be provided if other mechanical facilities are available for safety purposes. Provide suitable lighting.



Community Park & Green Belt

- Type**
- Public spaces for residents composed of quality plants, lawns, gardens, water features etc.
- Function**
- Serve as a primary venue for residents' activities and community gathering, also available for occasional residents' cultural events and special gatherings.
 - Enhance the community recognizability, utilize landscape elements, public art to spotlight its cultural features and create a sense of place.
 - Prevent diverse local activities, such as food fair, flea market, music and cultural performances.
 - Create diverse functional places to meet needs of residents of all ages.
 - Provide children-friendly facilities to attract young families.
 - Provide internal community landscaping with amenities like walkways, jogging tracks and facilities for relaxation.
- Traffic Flows and Entrances**
- Provide landscaping along primary roads, arrange green plantings to provide privacy for residential properties, utilize hedges to connect the community to internal roads.
 - Create distinctive and walkable park & landscape belts.
- Elements**
- Plants, trees, seating, water features, public art, shaded paths, quality lawn, places for relaxing and gathering, lighting and signage.
- Visual Focal Points**
- Visually emphasize natural space features by taking advantage of existing topography and appropriate plants, create evolving spaces and maintain dense and sparse contrasts.
- Safety**
- Provide appropriate lighting and ensure barrier-free access.



Signage Program Guidelines



- Primary (Regional) Gateway**
Identify and announce the community at major project entrances.
Create a grand, ceremonial entry statement with readily identifiable landmark signage.
Use highly visible design elements with distinctive graphics, vertical elements, public art, special lighting and landscape should be considered.



- Secondary (Community) Gateway**
Mark other important entrances to the community with special gateway features.
Design these gateways to reflect the character of the community.
Use prominent freestanding signage coordinated with special streetscape design treatments.



- Main Directional**
Guide vehicles to major destinations within and/or adjacent to the project.
Locate these signs at highly visible points along major roads.
Design freestanding monuments, incorporating a legible message panel and directional arrows.

Thundering Waters Secondary Plan

9. Environmental Design Guidelines



Modern Art Landscape & Sculpture Design Guidelines

1. Incorporate modern art elements into local landscape designs to create regional, modern and vigorous appeal.
2. Utilize impressive urban modern sculptures at gathering and event venues, such as important entrances/exits, plaza, pedestrian street, parks etc. to create a sense of arrival.
3. Add modern art elements to formal spacing trees, street lighting, seating, and ornaments around important landscape nodes and landscape axis to enhance the sense of the place.
4. Decorate commercial spaces with modern sculptures which contrast against architectural style; they would not be detrimental to the overall architectural effect but would instead enhance the uniqueness of the place.
5. Provide children's play facilities, seating benches, functional ornaments to integrate modern elements into community public spaces and parks to make the community vigorous.



Lighting Framework Guidelines

Lighting design should be based on the different characters of the spaces and roads. Selection of different lighting devices will lead to different lighting effects.

Categories of lighting:
 High-Grade Lighting, Medium Grade Lighting,
 Low Grade Lighting, Landscape Lighting,
 Sparse Lighting



HIGH INTENSITY ACTIVE USES
 CHARACTER: URBAN, ACTIVE SPACE
 FUNCTION: STREET LIGHTING, LANDSCAPE LIGHTING, ARCHITECTURAL LIGHTING, PUBLIC SPACE LIGHTING, SPORTS LIGHTING, NIGHT VENTURE LIGHTING



MODERATE INTENSITY
 CHARACTER: URBAN, ACTIVE SPACE
 FUNCTION: STREET LIGHTING, LANDSCAPE LIGHTING, ARCHITECTURAL LIGHTING, PUBLIC SPACE LIGHTING, NIGHT VENTURE LIGHTING



LOW INTENSITY (PASSIVE SPACE)
 CHARACTER: URBAN, ACTIVE SPACE
 FUNCTION: STREET LIGHTING, LANDSCAPE LIGHTING, ARCHITECTURAL LIGHTING, PUBLIC SPACE LIGHTING, NIGHT VENTURE LIGHTING



SPECIAL LANDSCAPE LIGHTING
 CHARACTER: URBAN, ACTIVE SPACE
 FUNCTION: STREET LIGHTING, LANDSCAPE LIGHTING, ARCHITECTURAL LIGHTING, PUBLIC SPACE LIGHTING, NIGHT VENTURE LIGHTING



SPARSE LIGHTING
 CHARACTER: URBAN, ACTIVE SPACE
 FUNCTION: STREET LIGHTING, LANDSCAPE LIGHTING, ARCHITECTURAL LIGHTING, PUBLIC SPACE LIGHTING, NIGHT VENTURE LIGHTING

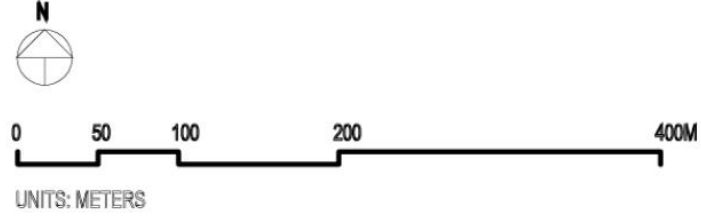


Paradise Community Pedestrian Circulation

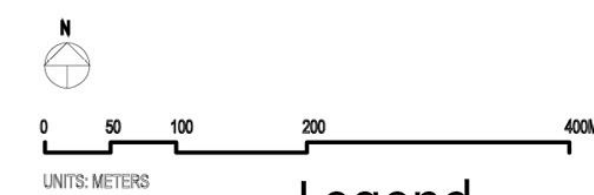


Legend

- Primary Pedestrian
- Secondary Pedestrian
- Waterfront Pedestrian
- Retail Pedestrian
- Open Space Node
- Green Space Node

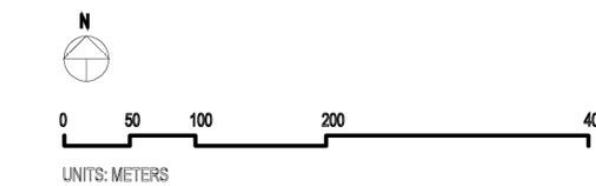


Paradise Community Transportation – Bike Trail & Electric Cars



Legend

- River Front Bike Road
- Primary Bike Road
- Forest Bike Road
- Bike Stop



Legend

- Electric Car Circulation
- Electric Car Stop

Paradise Community Thank You



Thank you !

*We look forward to your input &
comments*

