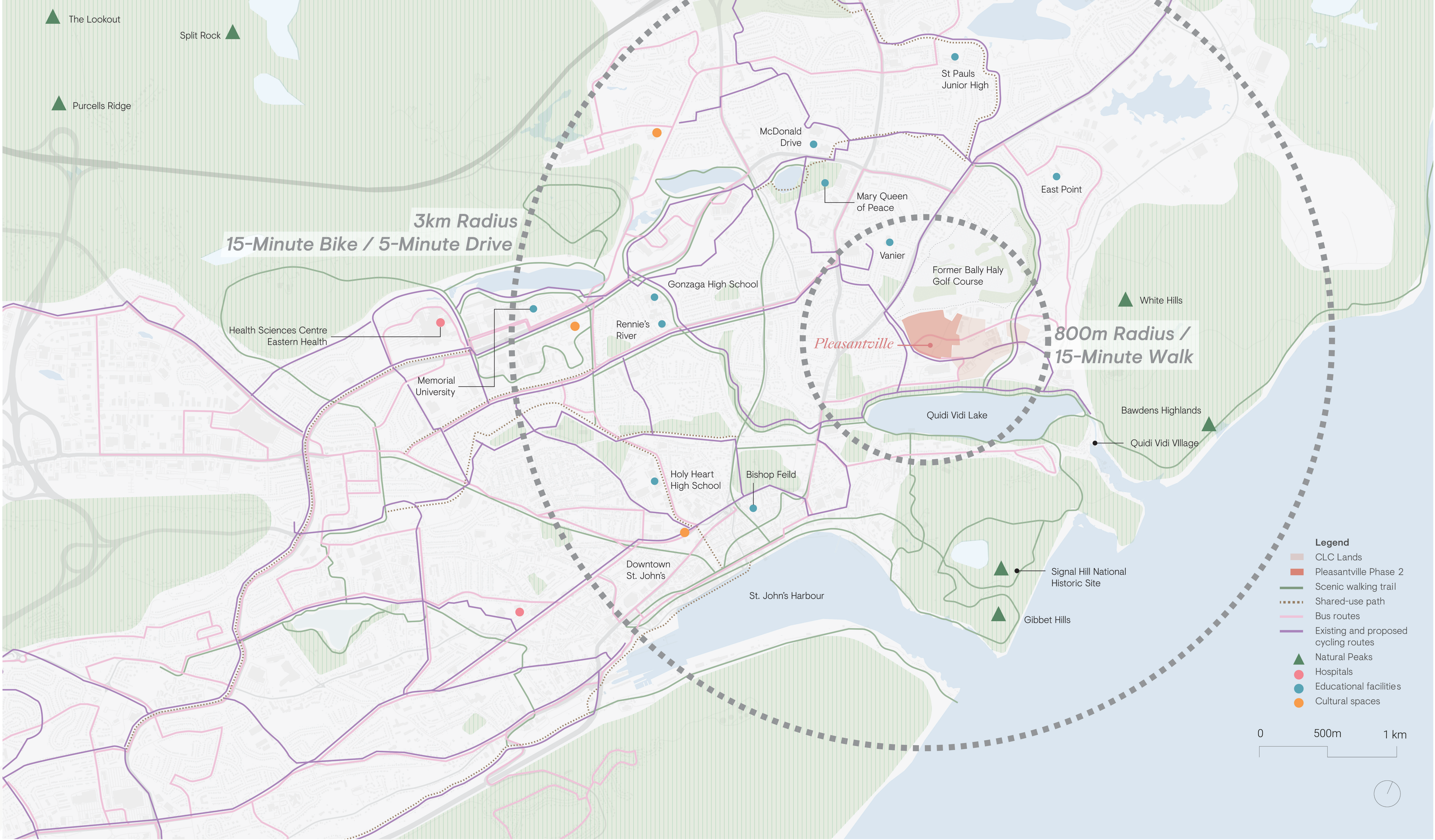


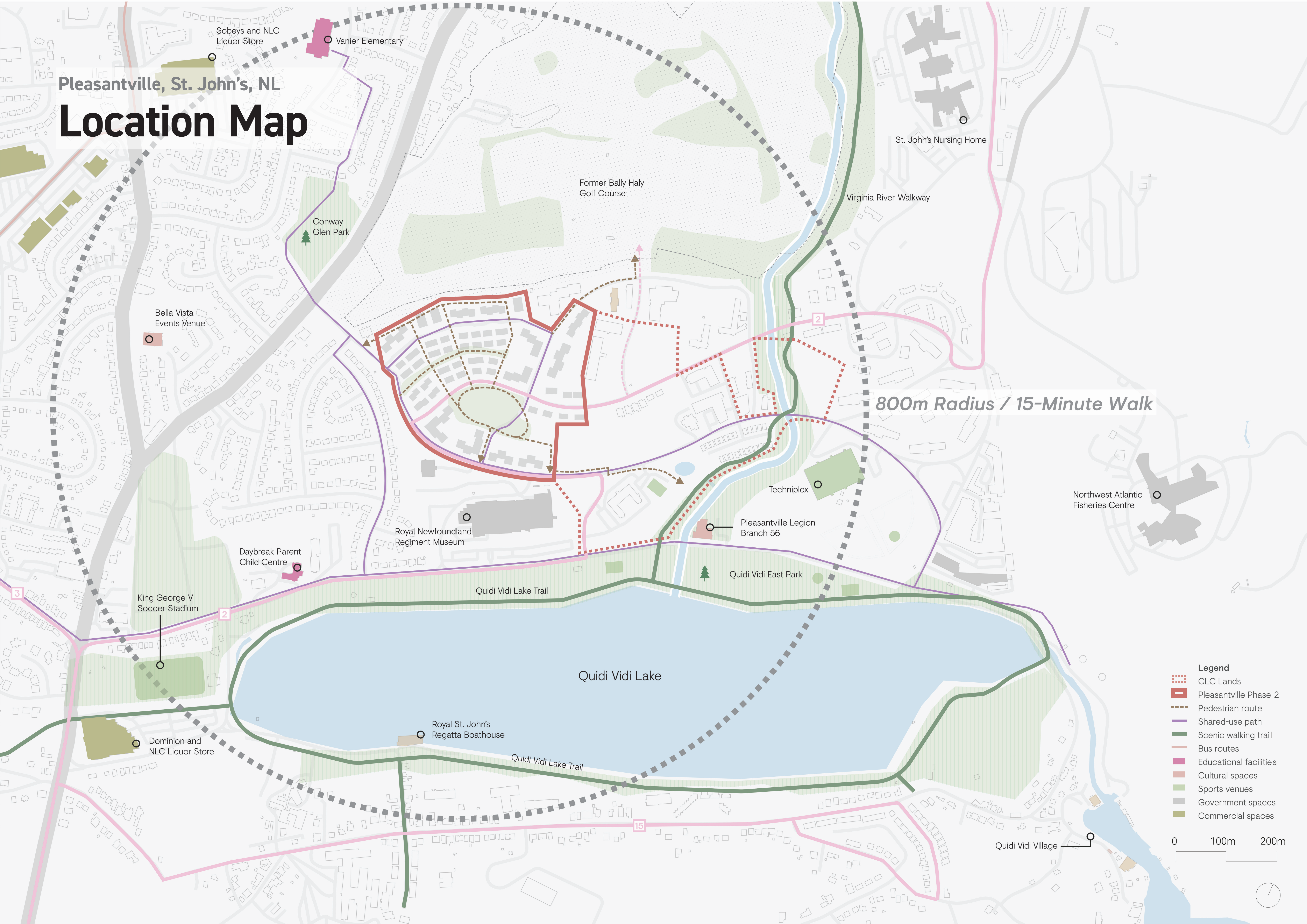
Pleasantville, St. John's, NL

Context Map



The Future of Pleasantville

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Pleasantville, St. John's, NL

Guiding Principles

A Safe, Family-friendly Community

Designed with people – not cars – at its core, streets are shared, vehicles are slowed, and a network of paths weaves through the neighbourhood connecting to nearby amenities. Every detail is designed to make walking, biking, and playing together in the neighbourhood easy and safe.



A Vibrant Neighbourhood that Brings People Together

Thoughtfully designed public spaces invite neighbours to connect, share experiences, and create lasting memories. It's a community where gathering spots spark conversation and feel alive with possibility.



CLC aims to create a unique 'missing middle' neighbourhood that delivers exceptional quality of life through **these guiding principles**:

Homes Embedded in Nature

Wake up to sweeping views and natural amenities just steps away. Connected green spaces weave through the community, shaping a neighbourhood where nature isn't an afterthought, it's part of everyday life.



Housing Types for All Life Stages

A diverse mix of homes inspired by St. John's iconic rowhouses and saltbox forms, reimagined for modern living. Designed for flexibility, affordability, and choice - building a neighbourhood that evolves with its people.



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Pleasantville, St. John's, NL

A Variety of Housing Types

CLC envisions up to 1,000 homes with a minimum of 20% affordable housing.

Low-rise

Stacked townhomes with individual front doors deliver a sense of ownership and individuality while shared courtyards and green spaces encourage natural community gatherings.



Mid-rise

Apartment buildings where entrances open directly onto tree-lined streets, and echo the scale and charm of traditional rowhouse neighbourhoods in St. John's.



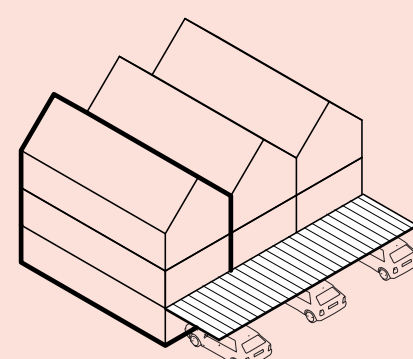
Mid to High-rise

Human-scale apartment buildings designed to activate the street with individual ground-floor entrances and thoughtfully designed façades to add interest.



Stacked Townhouse

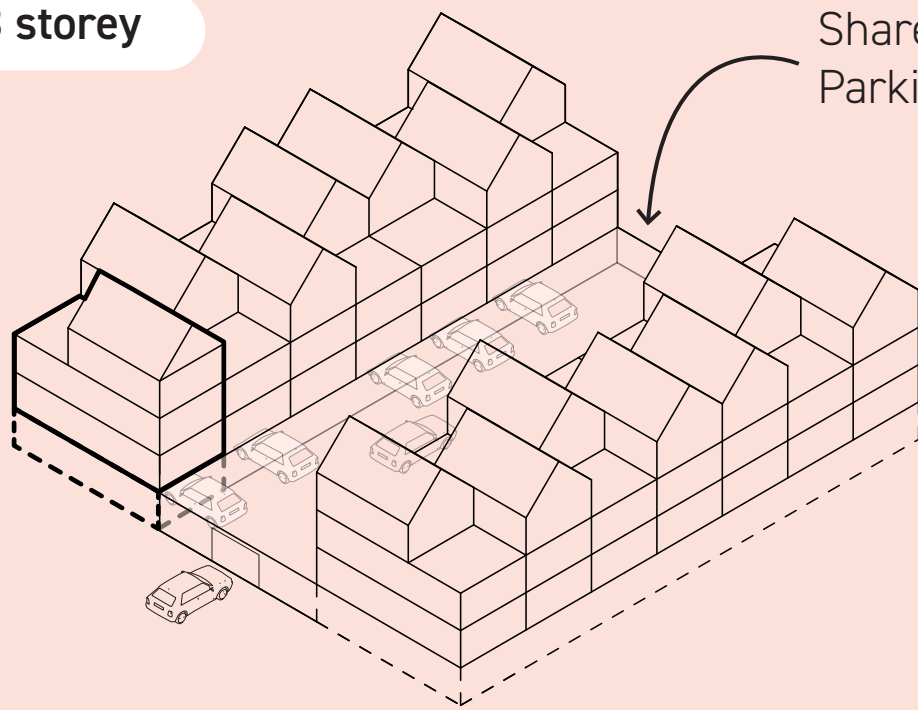
3 storey



Covered Outdoor Parking

Stacked Town Cluster

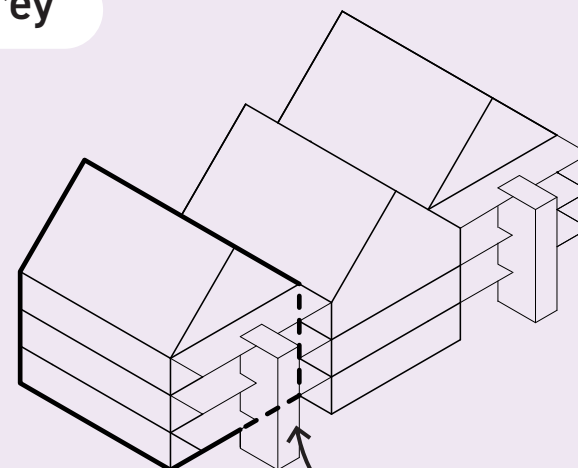
3 storey



Shared Covered Parking Lane

Low-rise Apartment

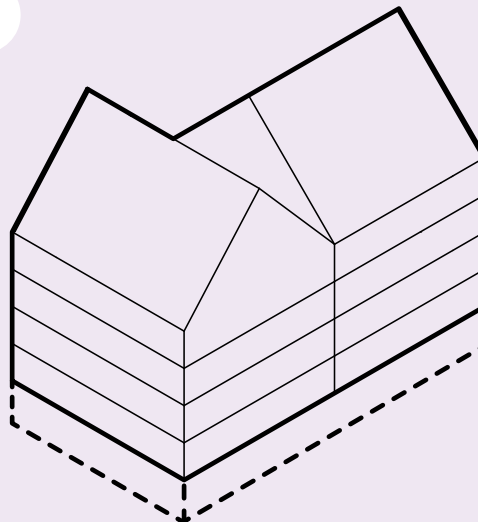
3 storey



Shared Exterior Egress Staircase

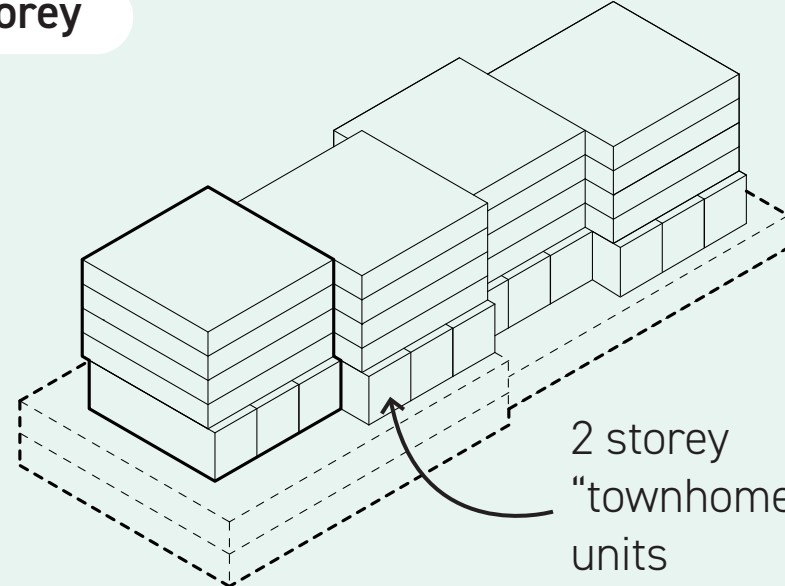
Mid-Rise Apartment

4-5 storey



Linear Block

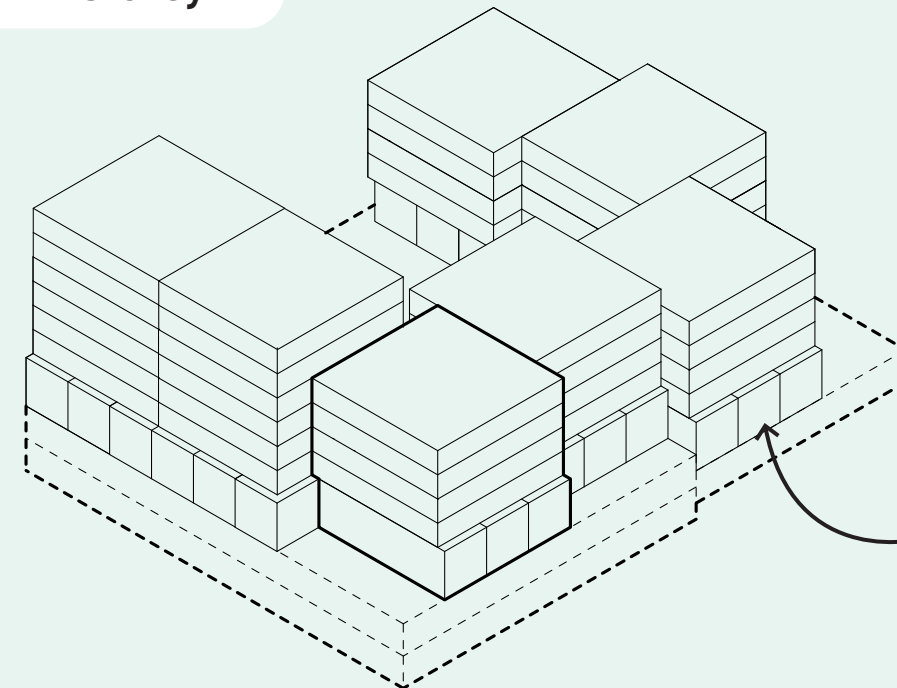
6 storey



2 storey "townhome" units

Courtyard Block

8 to 12 storey



2 storey "townhome" units

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Concept Plan



conceptual only, subject to change

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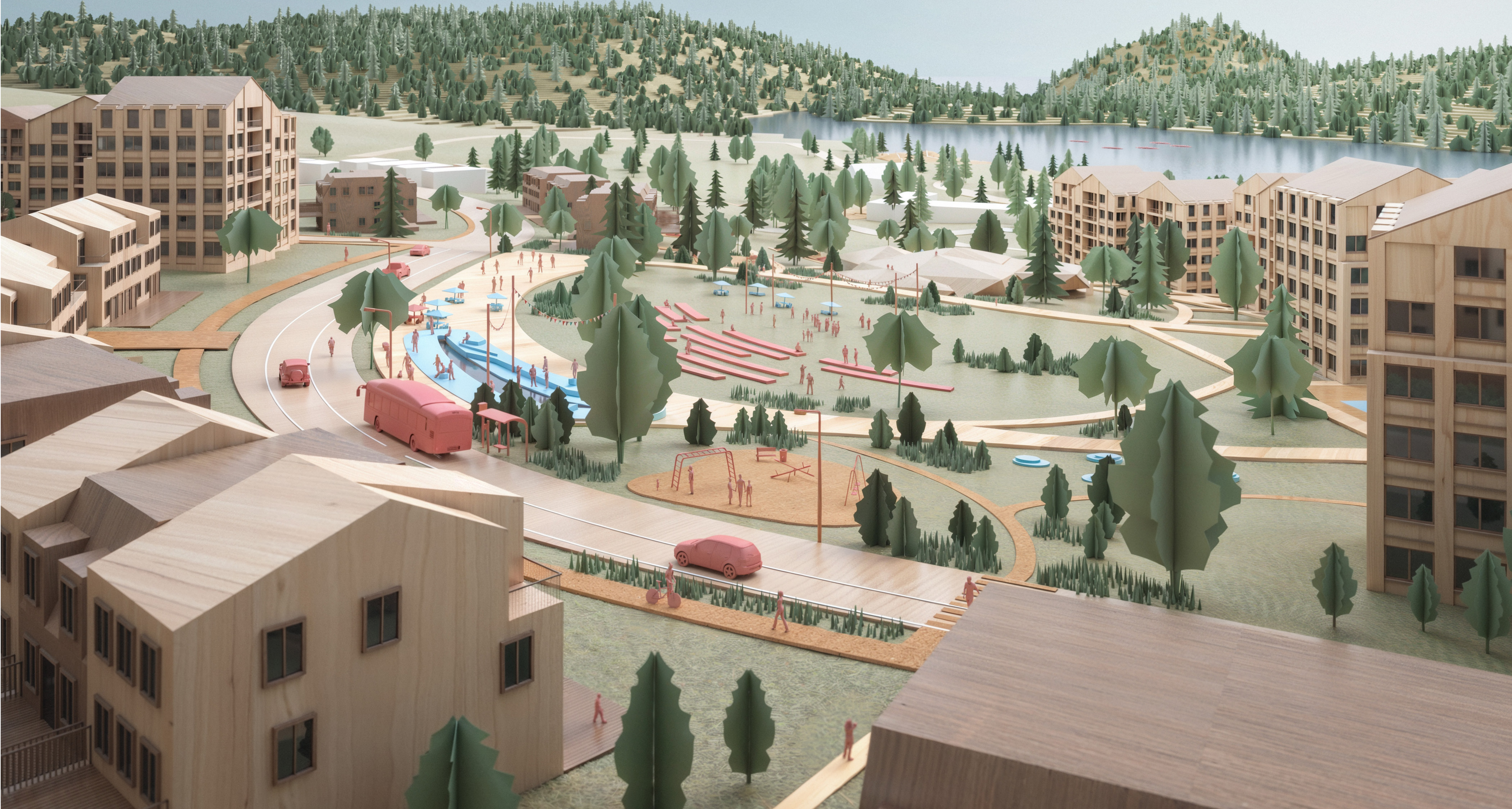
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