

1031-1045 Ridgewood Dr

Public Hearing – December 5, 2017



Bylaw 8278 – OCP Amendment (RES2 to RES4)

Bylaw 8256 – rezoning bylaw to rezone the property to CD-111

Site Context



Site

- Corner of Ridgewood Drive and Ayr Avenue
- Four single family lots
- 10,163 m² (33,343 sq ft)
- Significant change in grade across site

Adjacent

- Single family properties to north and east
- Amica to south
- Mixed-use development to west

Site Context

Zoning

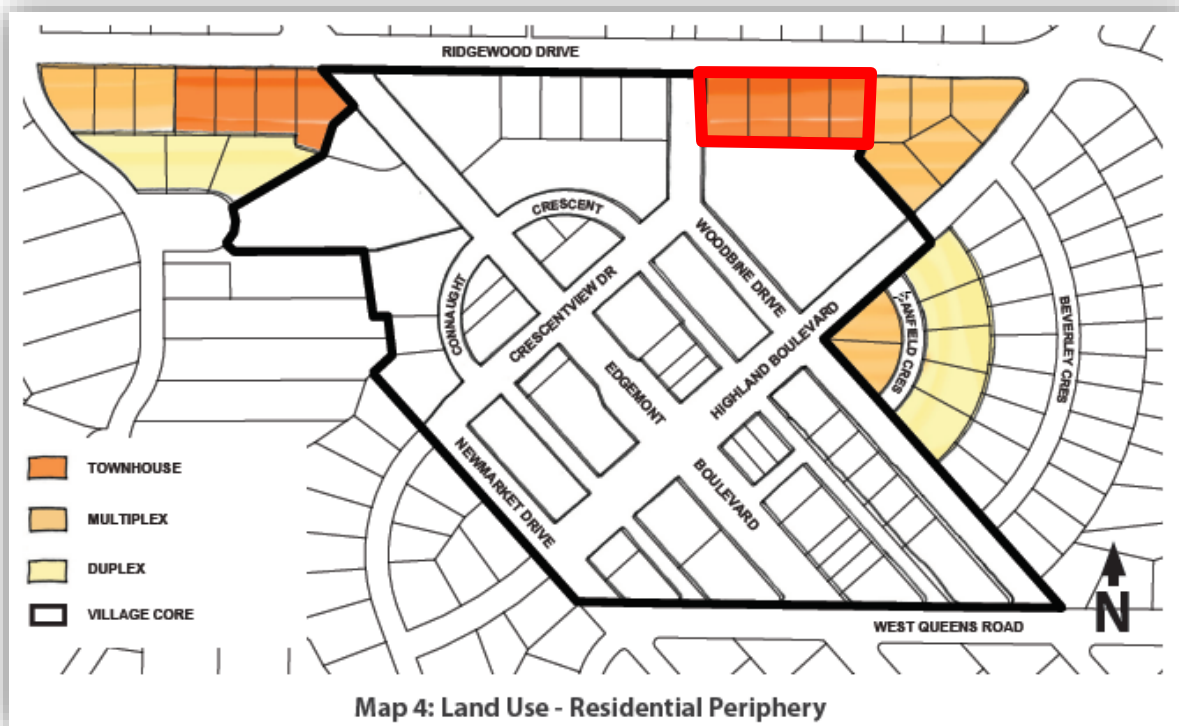
- Existing: RSE
- Proposed: CD111

Edgemont Village Centre: Plan and Design Guidelines

- Future Townhouse Site
- Up to 1.2 FSR

OCP

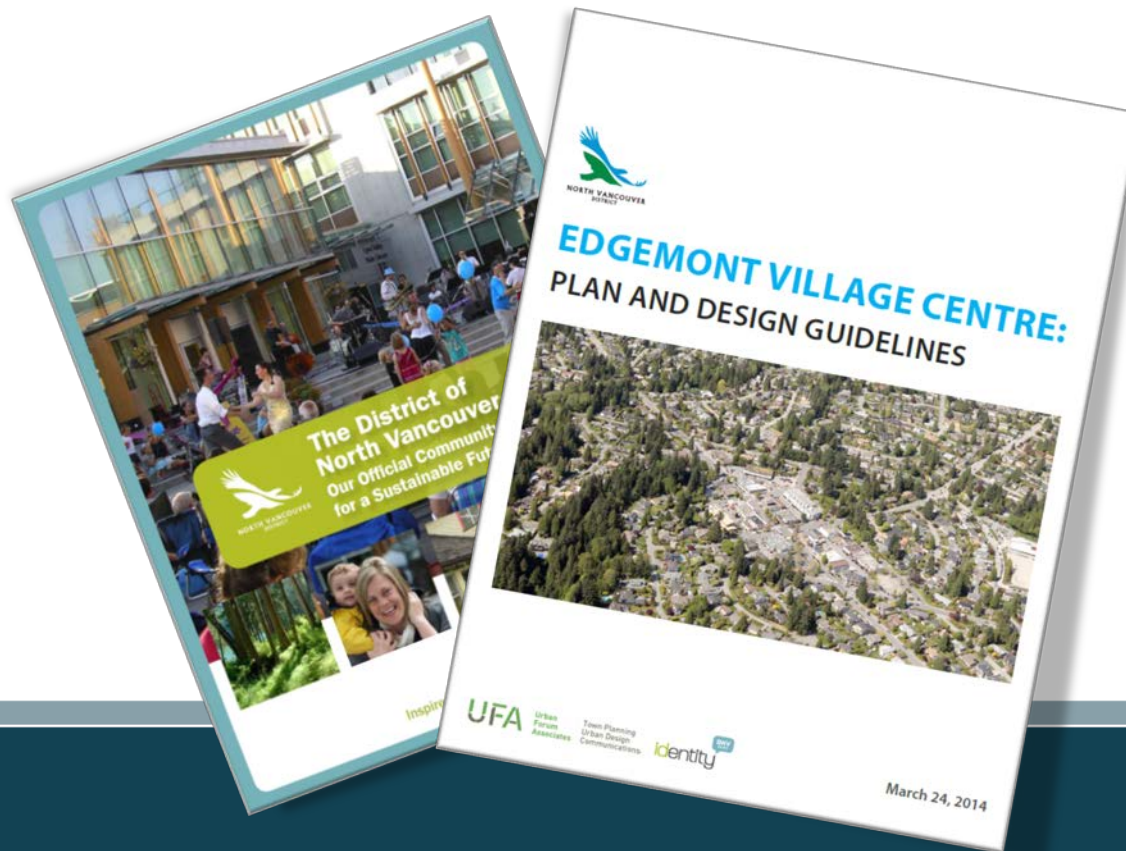
- Existing - RES2:
Detached Residential
 - *Up to 0.55 FSR*
- Proposed - RES4:
Transitional Multifamily
 - *Up to 1.20 FSR*



Plan and Guidelines

Project measured against:

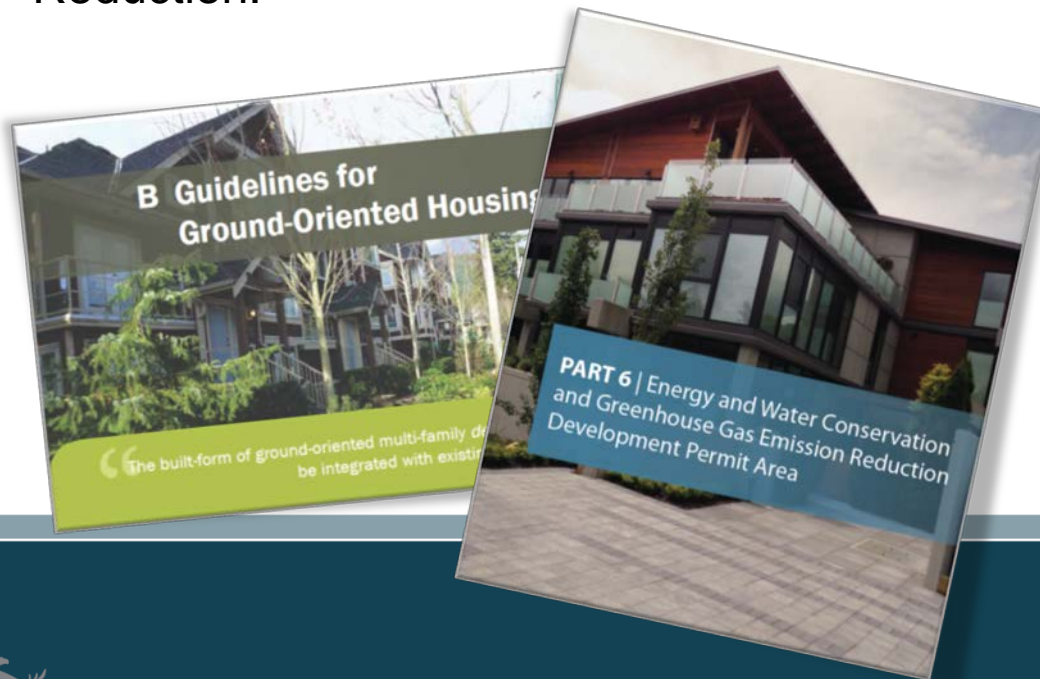
- Official Community Plan
- Edgemont Village Centre: Plan and Design Guidelines



Plan and Guidelines

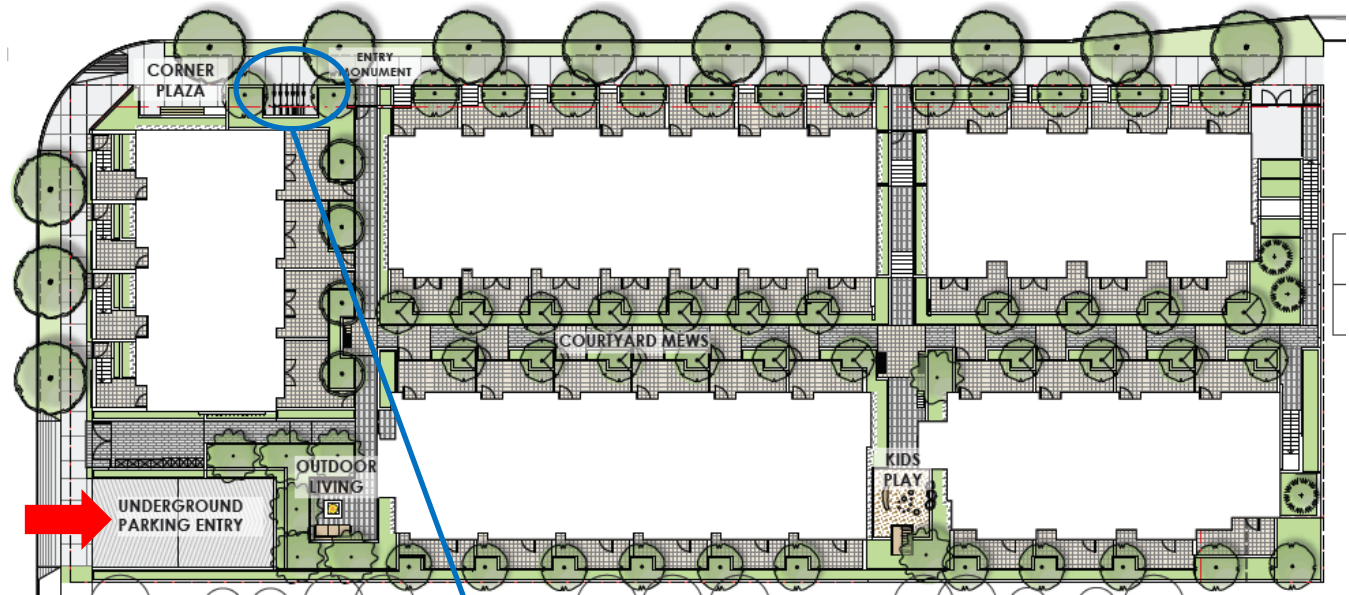
Project measured against Development Permit Guidelines for:

- Form and Character for Ground-Oriented Housing;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction.



Vehicle and Bicycle Parking

- 52 residential parking stalls
- 52 Class 1 secured bike spaces
- Additional secured bike storage in each unit
- 5 Class 2 at-grade bike spaces



Public Benefits & Amenities





- CAC of \$180,374
- DCC's
- Off-site improvements:
 - Eastbound bike lane on Ridgewood Dr; Northbound bike lane on Ayr Ave
 - Undergrounding Hydro lines along Ridgewood Dr, Ayr Ave and Woodbine Dr
 - Accessible pedestrian crosswalk across Ayr Ave on the south side of Ridgewood Dr
 - Frontage improvements on Ridgewood Dr and Ayr Ave

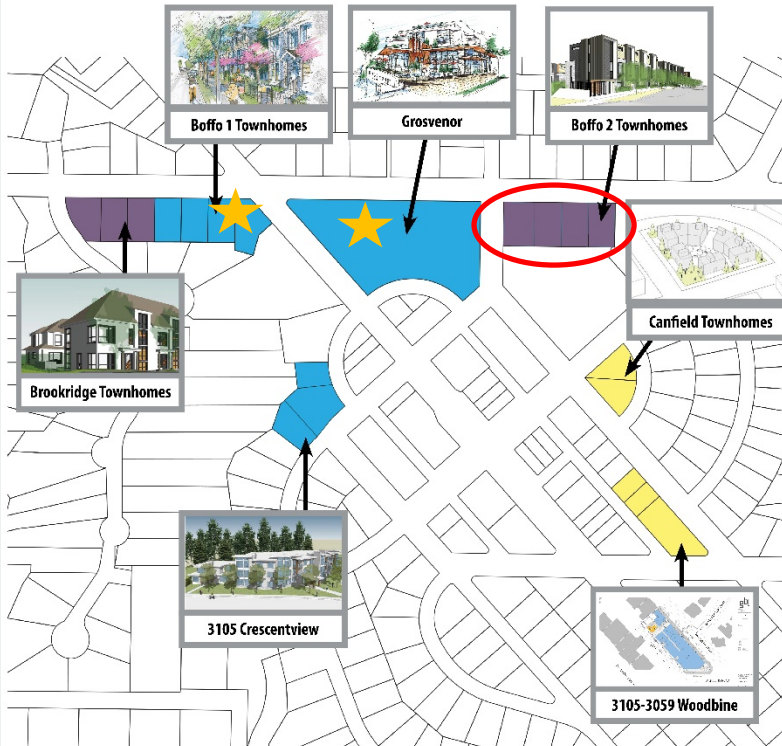


Construction Management

Edgemont

LEGEND

-  Preliminary Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



Construction Traffic Management Plan submitted. Final version will be required prior to Building Permit.

- Coordination with adjacent development sites
- Trades parking and staging on-site or private property
- Road closures only during roadworks and utility installs
- Pedestrian access to be maintained along Ridgewood
- Scheduling of trucks
- Communications plan

Project Compliance

OCP and Edgemont Village Centre Plan

- Project complies with use and density requirements

Green Building Policy

- Project complies with current and proposed policies (Gold standard / Step Code)

Accessible Design Policy

- 4 enhanced accessible units, 7 units with private elevators

Housing Agreement Bylaw

- To ensure that strata units are available rental

Advisory Design Panel

- Project recommended for approval

Construction Management

- Construction management plan submitted

Public Input



Detailed Application

- Public Information Meeting held May 4, 2017
- Approximately 39 members of the public attended

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