

1103, 1123, 1109 Ridgewood Dr. and 3293
Edgemont Blvd.
Public Hearing – February 9, 2016



Bylaw 8159 – OCP Amendment (RES2 to RES4)
Bylaw 8160 – Rezoning Bylaw to create CD92 Zone

Development Site and Surrounding Uses

4 single family lots

Total site area of 33,551 ft²



Official Community Plan and Edgemont Village: Plan and Design Guideline

Edgemont Village: Plan and Design Guidelines:

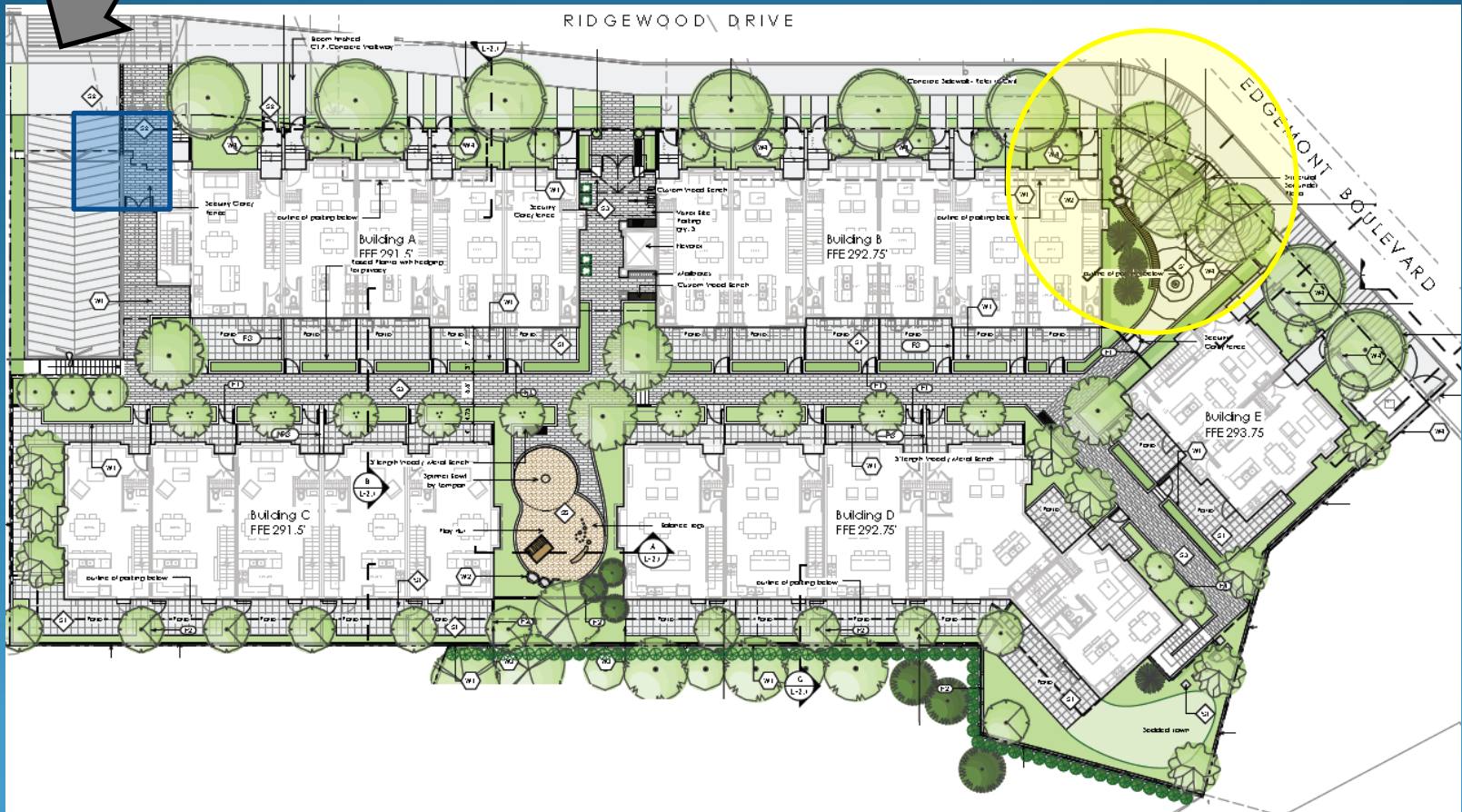
- Townhomes (up to 1.20 FSR)

Proposed OCP Designation:

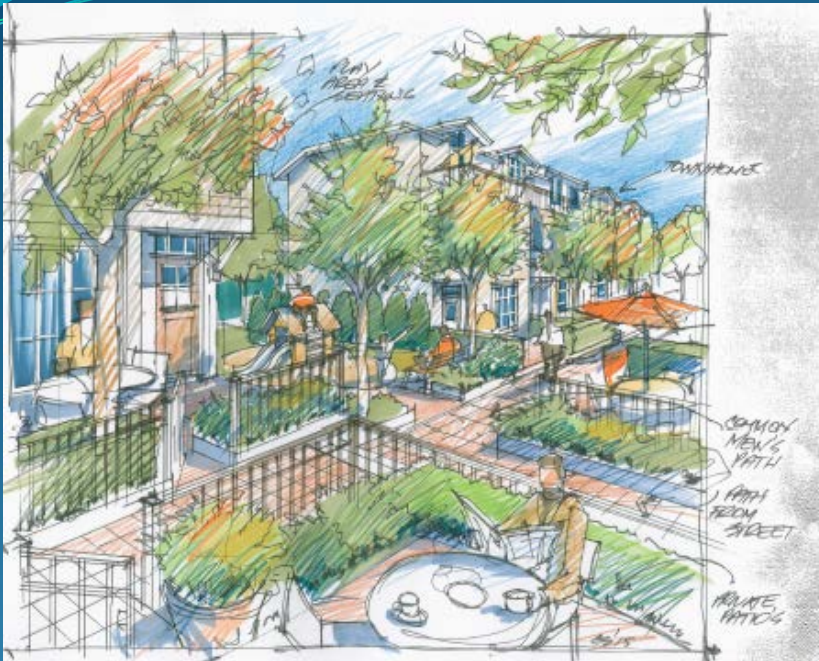
- RES4 (Transition Multifamily – 1.20 FSR)
- Form and Character of Commercial, Industrial, and Multifamily Development Development DPA
- Energy and Water Conservation and GHG Reduction



Site Plan



Project Overview



- 24 townhouse units – a mix of 2 and 3 bedroom units
- Range in size from 1,500 sq. ft. to 2,100 sq. ft.
- A storage space or basement provided for all units with direct access from the underground parking to the units
- Housing Agreement Bylaw preventing rental restrictions

Community Consultation

Early Public Input Meeting held April 22, 2015

Facilitated Public Information Meeting held November 5, 2015

- Support for the opportunity for young families to return to North Shore
- Concern over possible increase in traffic



Amenities and Benefits

Community Amenity Contribution

Amenity of \$157,460 as per the District's Community Amenity Policy

Other Community Benefits

- Road dedication to allow a new right hand turn lane from Ridgewood Dr. to Edgemont Blvd.
- New Public Plaza
- New sidewalks and bike lanes
- New street trees
- Upgrades to curbs, gutters, and lighting
- DCC's estimated at \$272,000



Project Review

Proposal reviewed with a variety of District tools and policies:

Edgemont Village Plan and Design Guidelines

Follows the direction of the Edgemont Village: Plan and Design Guidelines

Green Building Policy

Project proposes equivalency to Built Green Gold & complies with the policy

Accessible Design Policy for Multi-Family Housing

Project complies with the policy

Advisory Design Panel Review

Project recommended for approval

Strata Rental Protection Policy

Housing Agreement Bylaw (8162) to ensure that future strata bylaws do not prevent owners from renting their units

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