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;
Application Details

- 25 townhouse units in five three storey buildings
- 1 level underground parking
- Vehicle access from Ayr Avenue
- 3-bedroom units from: 160m² (1,700 sq ft) to 223m² (2,402 sq ft)
- Density is consistent with Edgemont Village Plan
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

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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