

SUBJECT SITE

Area:

1,837 sq m

(0.45 acres, 0.18 ha)

Zone:

R4

(permits single detached houses)

Current Use:

Vacant Lot

OFFICIAL PLAN: Low/Medium Density Residential Designation

- Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.
 - A maximum of 40 units per gross hectare for the Low/Medium Density Residential designation.
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- Higher densities are considered in this study as per the current best practices and parking requirement. The site can comfortably accommodate a higher density.
 - Harvey Lane is proposed to be widened to provide a comfortable and safe access.

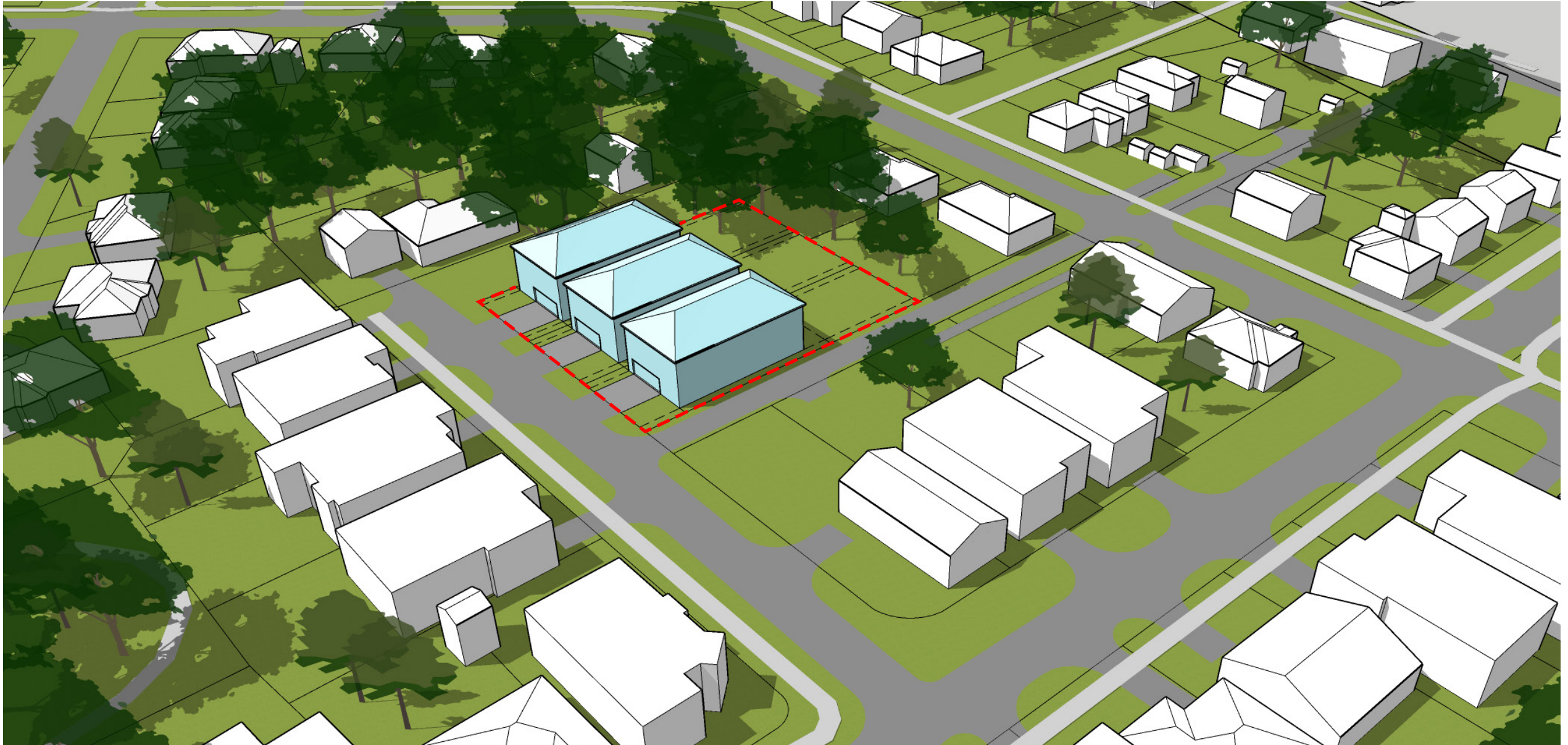


DEVELOPMENT CONCEPT - Low Density Single Detached

NO. OF UNITS	3 SINGLE DETACHED UNITS
BUILDING HEIGHT	2 STOREYS
GFA	1,326 m ² (14,271 ft ²)
AVERAGE UNIT SIZE	442 m ² (4,757 ft ²)
PARKING SPACES	12 (2 spaces within garage and 2 on driveway for each lot)
DENSITY	16.7 UNITS PER HECTARE

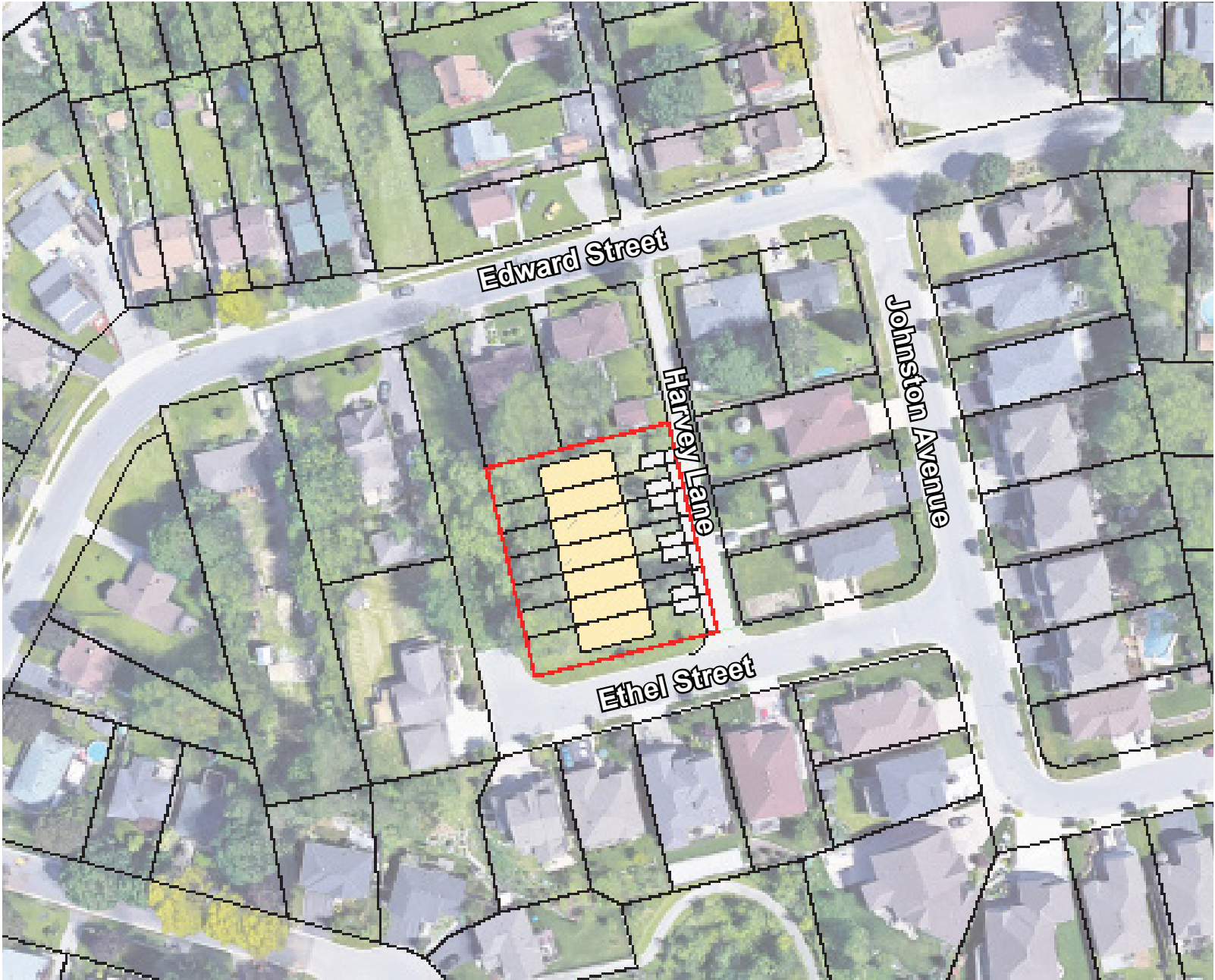


DEVELOPMENT CONCEPT - Low Density Single Detached



DEVELOPMENT CONCEPT - Low Density

NO. OF UNITS	7 TOWNHOUSE UNITS
BUILDING HEIGHT	3 STOREYS
GFA	1,948 m ² (20,976 ft ²)
AVERAGE UNIT SIZE	278 m ² (2,996 ft ²)
PARKING SPACES	7 (1 space per unit)
DENSITY	38 UNITS PER HECTARE

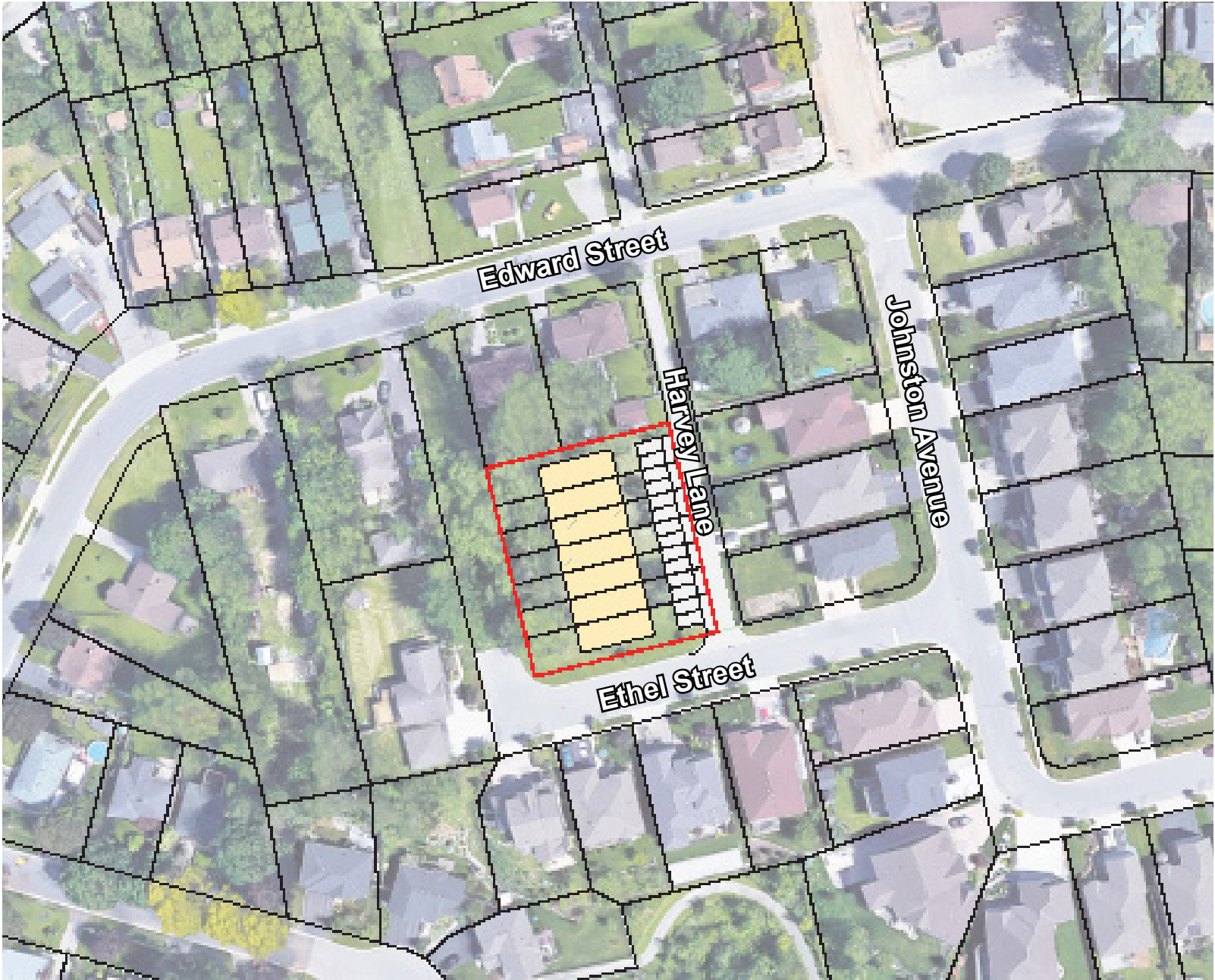


DEVELOPMENT CONCEPT - Low Density



DEVELOPMENT CONCEPT - Moderate Density

NO. OF UNITS	14 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	2,598 m ² (27,968 ft ²)
AVERAGE UNIT SIZE	185 m ² (1,998 ft ²)
PARKING SPACES	14 (1 space per unit)
DENSITY	76 UNITS PER HECTARE

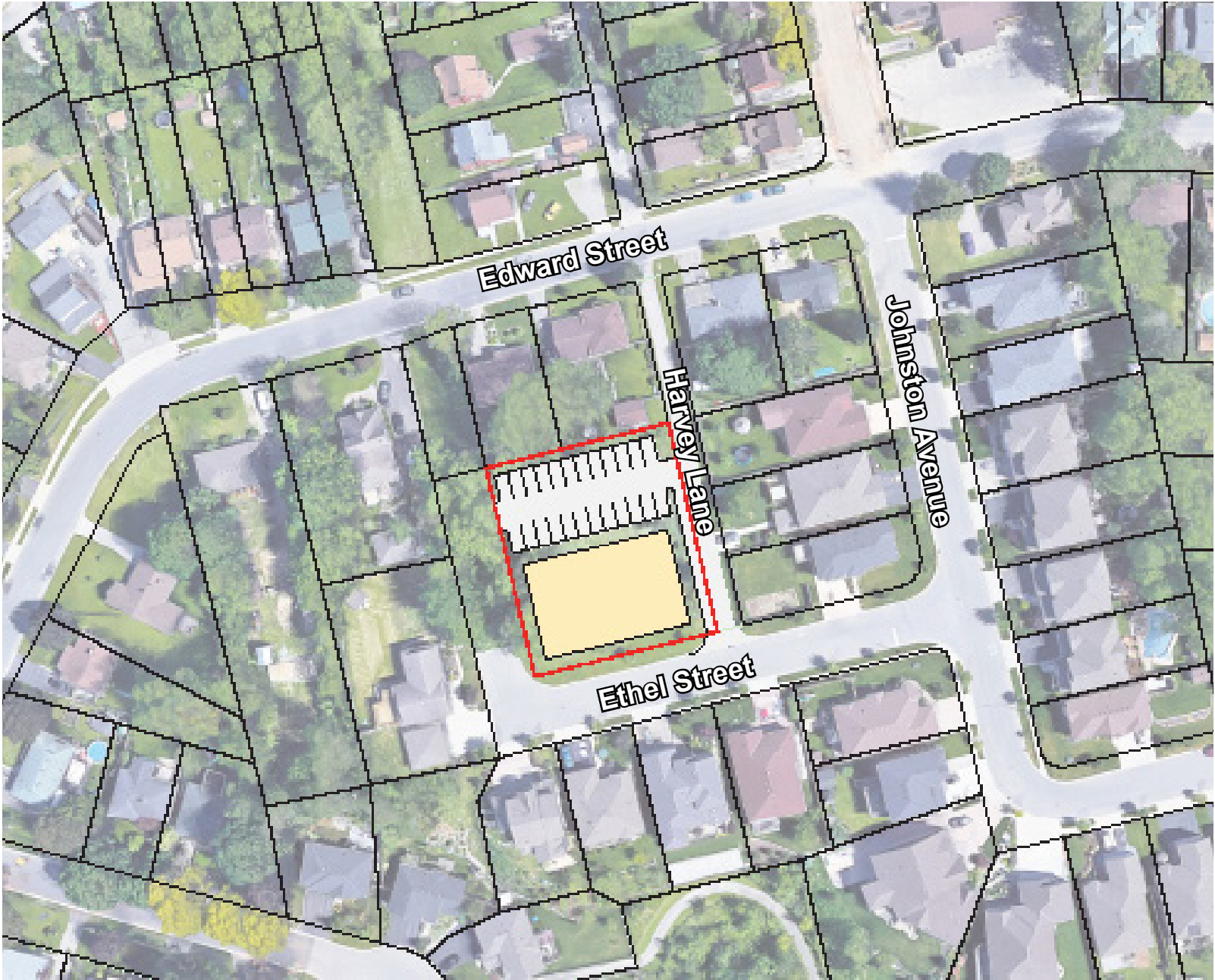


DEVELOPMENT CONCEPT - Moderate Density

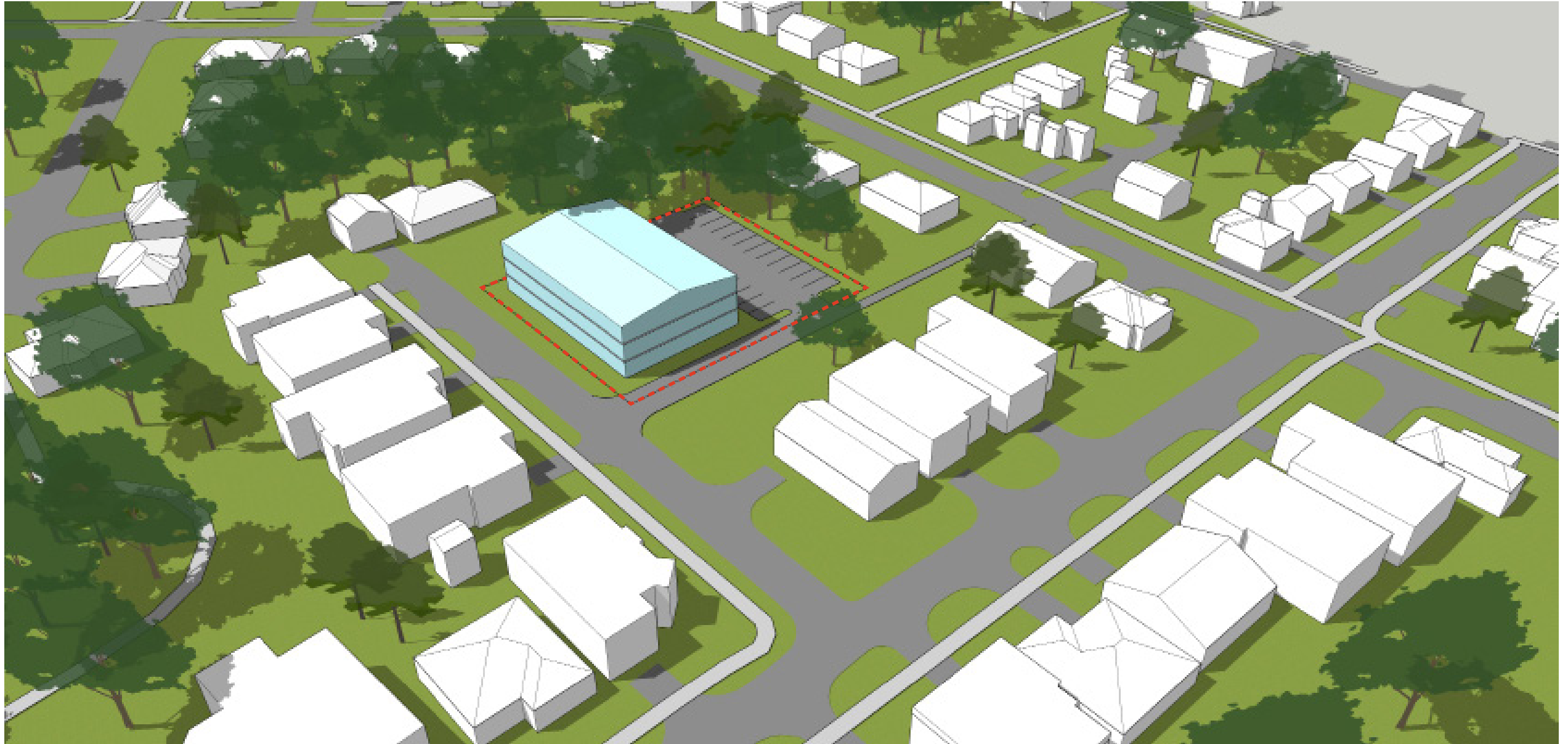


DEVELOPMENT CONCEPT - High Density

NO. OF UNITS	24 WALK-UP APARTMENT UNITS 8 UNITS PER FLOOR
BUILDING HEIGHT	3 STOREYS
GFA	1,968 m ² (21,183 ft ²)
AVERAGE UNIT SIZE	82 m ² (882 ft ²)
PARKING SPACES	24 (1 space per unit)
DENSITY	130 UNITS PER HECTARE



DEVELOPMENT CONCEPT - High Density



SUBJECT SITE

Area: 2,687 sq m (0.66 acres, 0.27 ha)
Zone: N1 (Institutional)
Current Use: Former Preston Scout House
 Designated Heritage Property

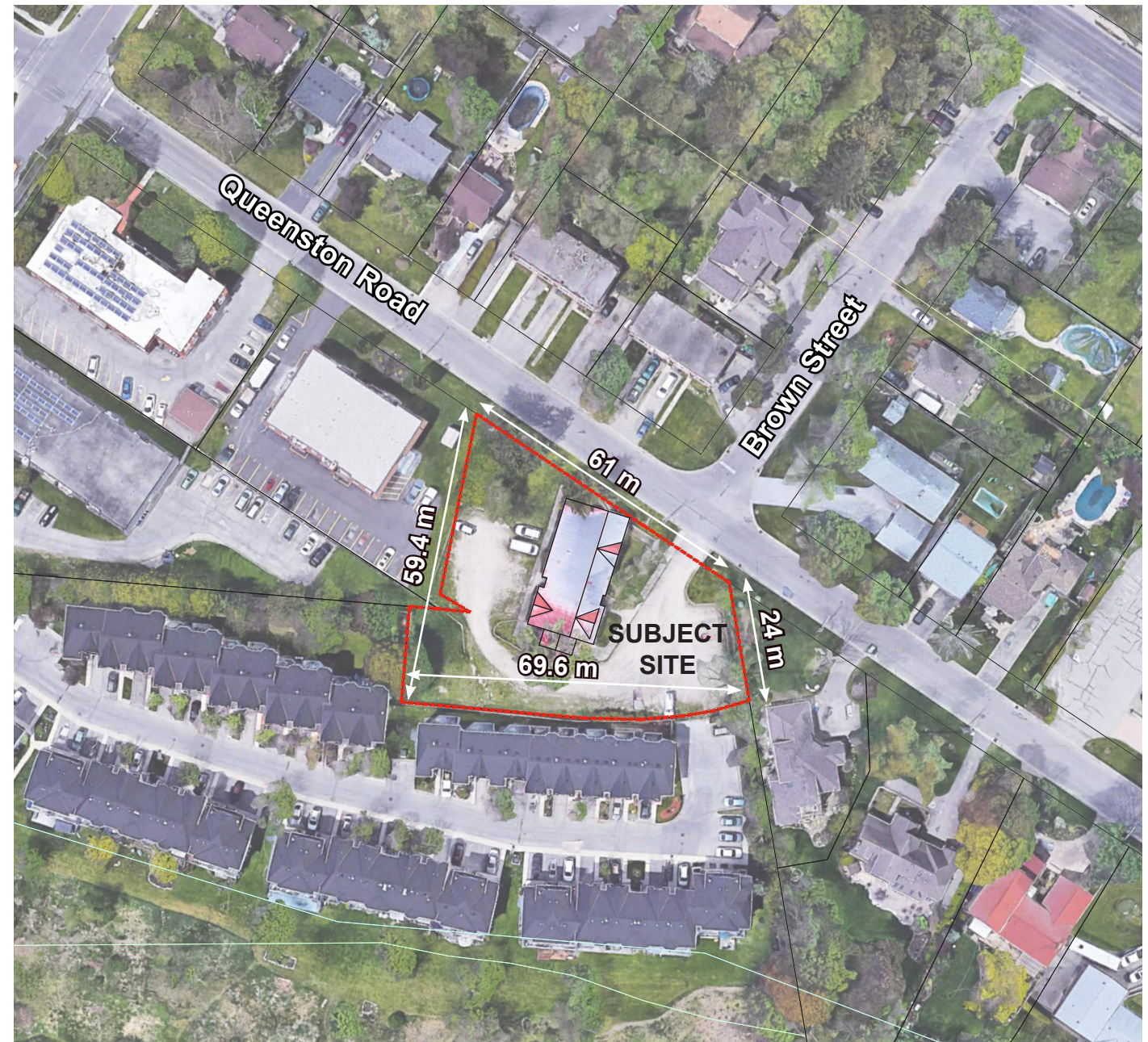
ZBL:

Adjacent sites are zoned RM3.

- Maximum Density for Cluster Development of Multiple Unit Residential Buildings other than Apartment House in RM-Class Zones
 = 40 DU per ha
- Maximum Density for Apartment Houses Containing Four or More Dwelling Units in RM-Class Zones
 = 75 DU per ha

OFFICIAL PLAN:

- Higher densities are considered in this study as per the current best practices and parking requirement. The site can comfortably accommodate a higher density.
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DEVELOPMENT CONCEPT - Stacked Town Houses (Op-1)

NO. OF UNITS	16 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	1,824 m ² (19,626 ft ²)
AVERAGE UNIT SIZE	114 m ² (1,226 ft ²)
PARKING SPACES	16 (1 space per unit)
DENSITY	59 UNITS PER HECTARE



DEVELOPMENT CONCEPT - Stacked Town Houses (Op-1)



DEVELOPMENT CONCEPT - Stacked Town Houses (Op-2)

NO. OF UNITS	16 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	2,368 m ² (25,480 ft ²)
AVERAGE UNIT SIZE	148 m ² (1,592 ft ²)
PARKING SPACES	16 (1 space per unit)
DENSITY	59 UNITS PER HECTARE

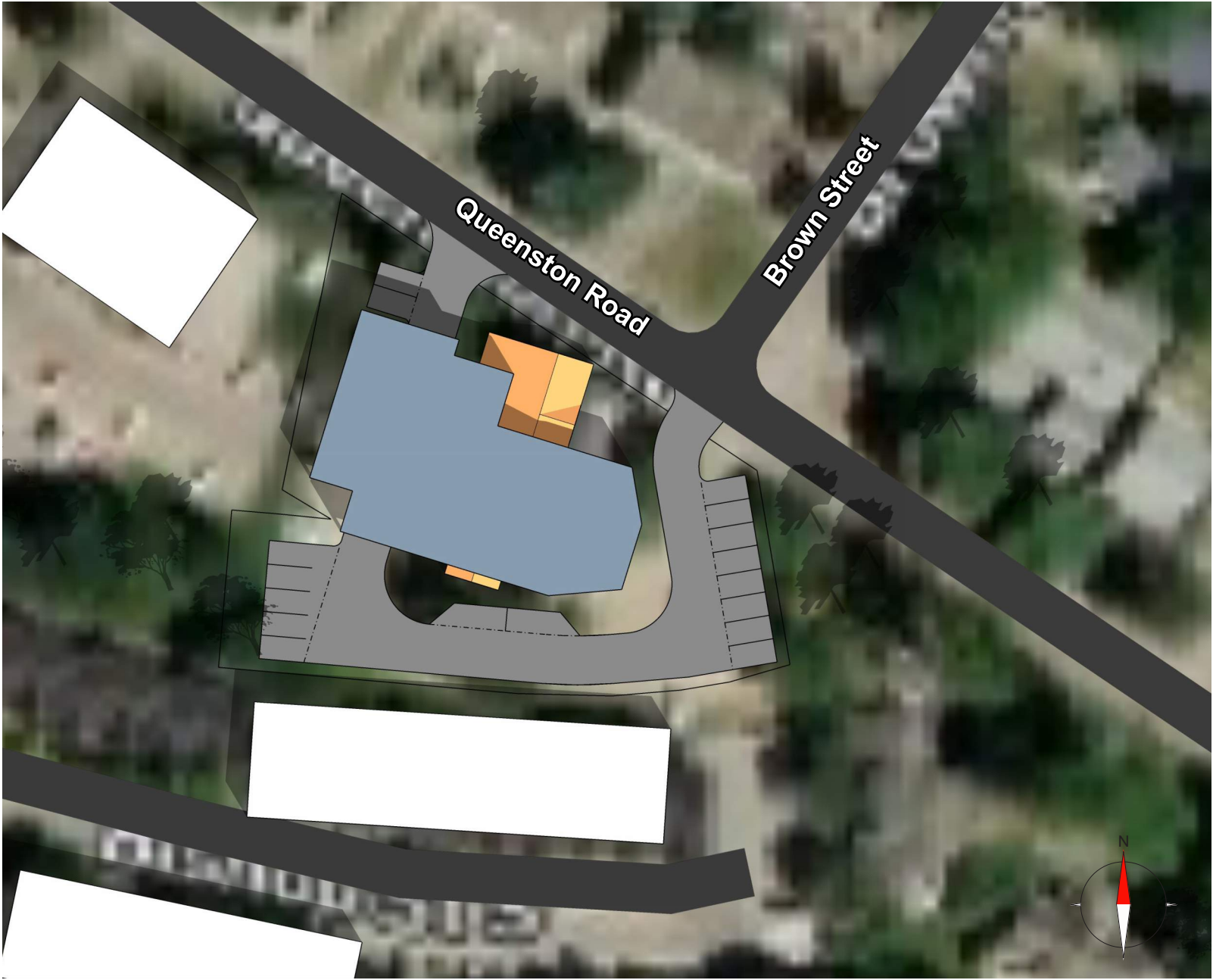


DEVELOPMENT CONCEPT - Stacked Town Houses (Op-2)

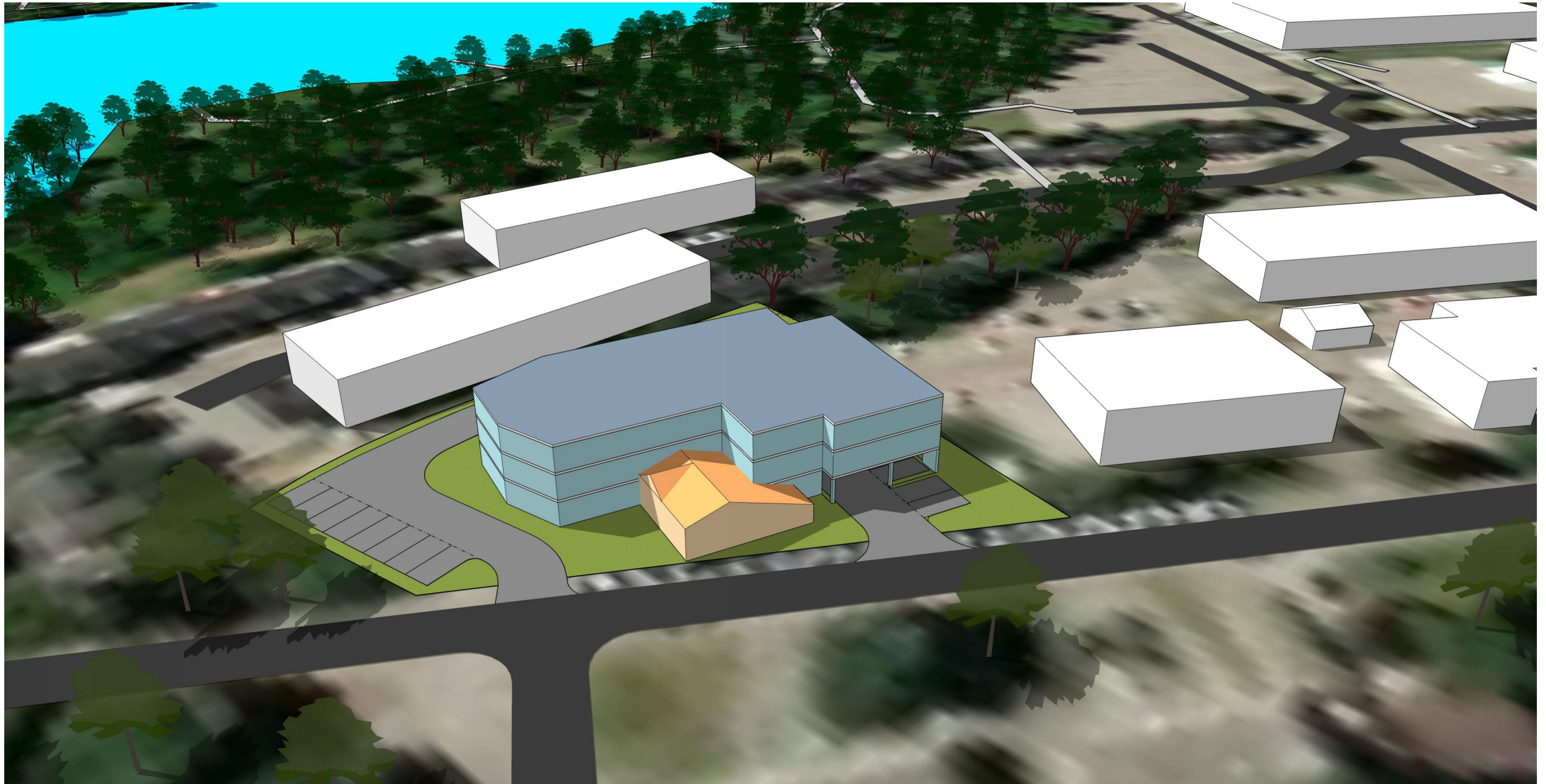


DEVELOPMENT CONCEPT - Walk-up Apartments

NO. OF UNITS	24 APARTMENT UNITS
BUILDING HEIGHT	3 STOREYS
GFA	2,208 m ² (23,758 ft ²)
AVERAGE UNIT SIZE	92 m ² (990 ft ²)
PARKING SPACES	24 (1 space per unit)
DENSITY	89 UNITS PER HECTARE



DEVELOPMENT CONCEPT - Walk-up Apartments



SUBJECT SITE

Official Plan:	Low / Medium Density Residential
Zoning By-Law:	RM3 (Maisonette / Stacked Townhouse)
Area:	4,329 sq m (1.07 acres / 0.43 ha)
Current Use:	Vacant Lot

The Official Plan (OP) describes the designation as:

- Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.
- A maximum of 40 units per gross hectare for the Low/Medium Density Residential designation.

The concepts, that follow, are generated with the following assumptions:

- Higher densities beyond the OP and ZBL are considered in this demonstration as per current best practices;
- The higher densities only considered where they can comfortably be deployed on the lot and parking requirements could be met; and,
- A secondary emergency access is provided along the western edge of the property and will be accessed from Cedar Street by emergency vehicles (hatched in site plan).
- Driveway / lane width is 6.5m in width and is accessed from Grand Ridge Drive while all paths indicated are 1.5m in width.
- Both Low and High Density concepts assume landscaped edges along Cedar Street and Grand Ridge Drive front yard setbacks and privacy fencing with buffer planting along the south and west property lines.

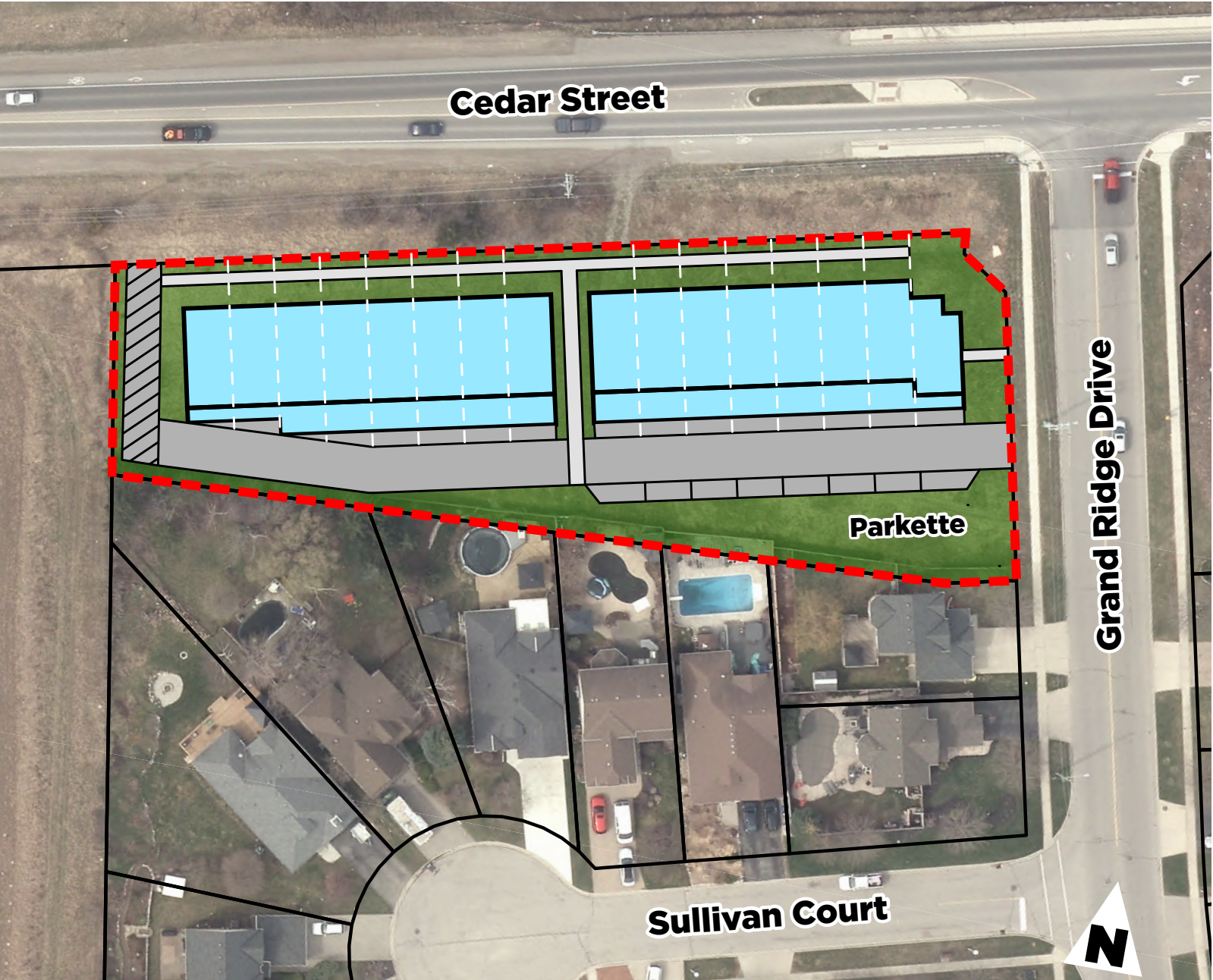


DEVELOPMENT CONCEPT - Low Density

The Low Density concept is based on providing the number of units permitted by the Official Plan. It envisions two 8-Unit townhouse blocks with 6.0m wide 3-storey units, and integral rear garages accessed from the driveway / lane. The proposed concept fronts onto Cedar Street and flanks Grand Ridge Drive. It includes setbacks to allow for a shared 1.5m walkway in between the blocks and a 1.5m planted buffer and privacy fence along the south and western edges. The 6.0m setbacks to the streets are in compliance with the ZBL requirements except at the corner. This concept also provides for 8 visitor parking spaces and includes a parkette at the southeast corner.

SUMMARY STATISTICS

NO. OF UNITS	16 TOWNHOUSES
BUILDING HEIGHT	3 STOREYS
AREA COVERAGE	37% (~1600 m ²)
AVERAGE UNIT SIZE	210-240m ² (~2,300 - 2,580 ft ²)
PARKING SPACES	32 (2 spaces per unit) + 8 Visitor
DENSITY	37.2 UNITS / HECTARE

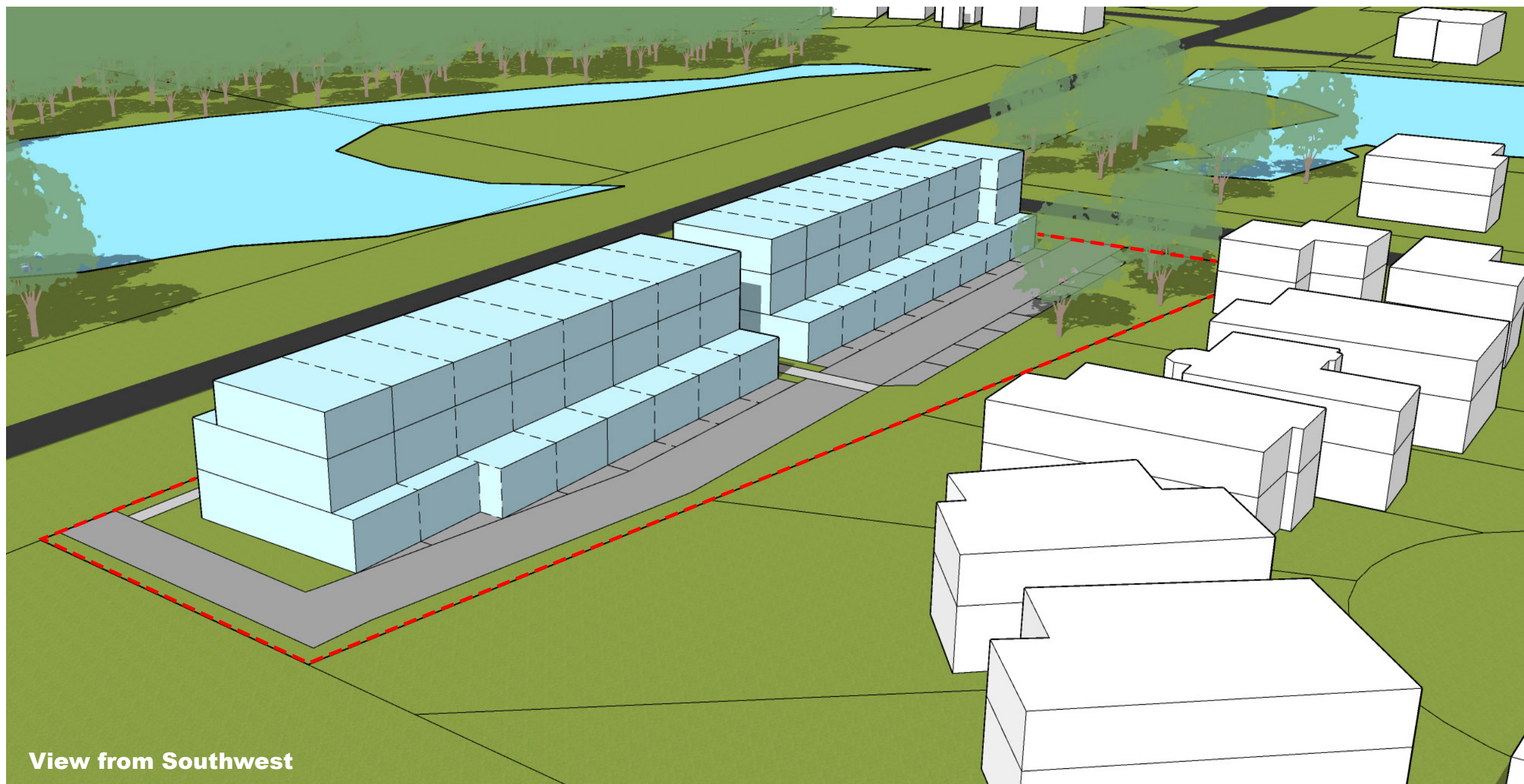


DEVELOPMENT CONCEPT - Low Density



View from Northeast

DEVELOPMENT CONCEPT - Low Density



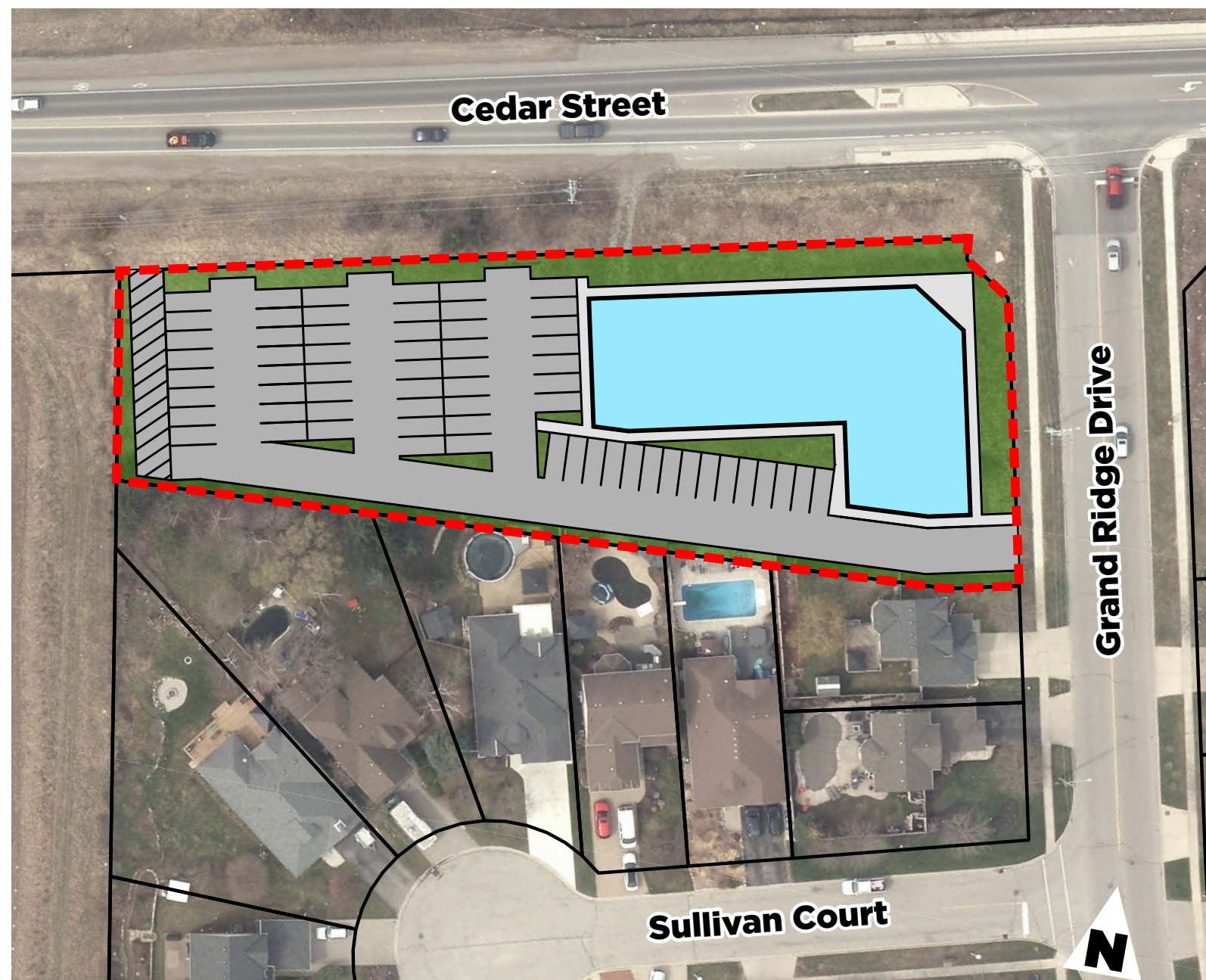
View from Southwest

DEVELOPMENT CONCEPT - High Density

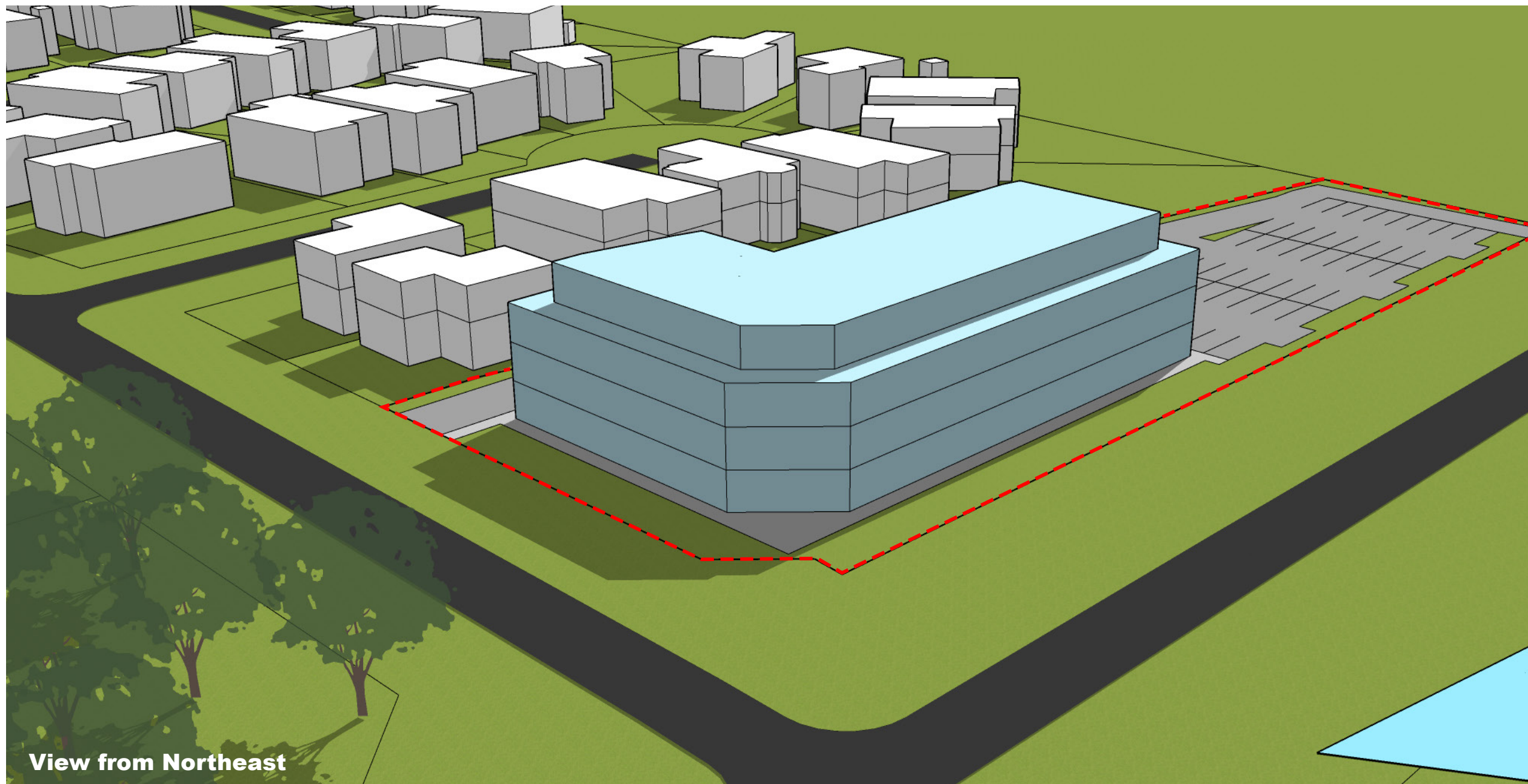
The High Density concept is based on a low-rise apartment building typology. The proposed massing addresses the corner, the two flanking streets, as well as the Southwood Pond natural heritage feature. The total number of units and height is based on what can fit on the site comfortably while still providing 1 parking space per unit at-grade plus 1 visitor space for every 4 units). Given the parking constraints, approximately 48 to 50 units can be accommodated in a 4-storey walk-up configuration. This concept relies on internal amenity space(s) in addition to the 48 to 50 residential units. The number of units proposed would require further amendment to the maximum density permitted and require an OPA to permit this higher density use. The front, rear, and side yard setbacks are all in compliance with the ZBL.

SUMMARY STATISTICS

NO. OF UNITS	48 to 50
BUILDING HEIGHT	4 STOREYS
AREA COVERAGE	24% (~1,050 m ²)
TOTAL	~3,940 m ² (~42,400 ft ²)
AVERAGE UNIT SIZE	~ 80 m ² (~860 ft ²) + indoor amenity
PARKING SPACES	64 (1 per unit + 14-16 visitor spaces)
DENSITY	112 - 116 UNITS PER HECTARE

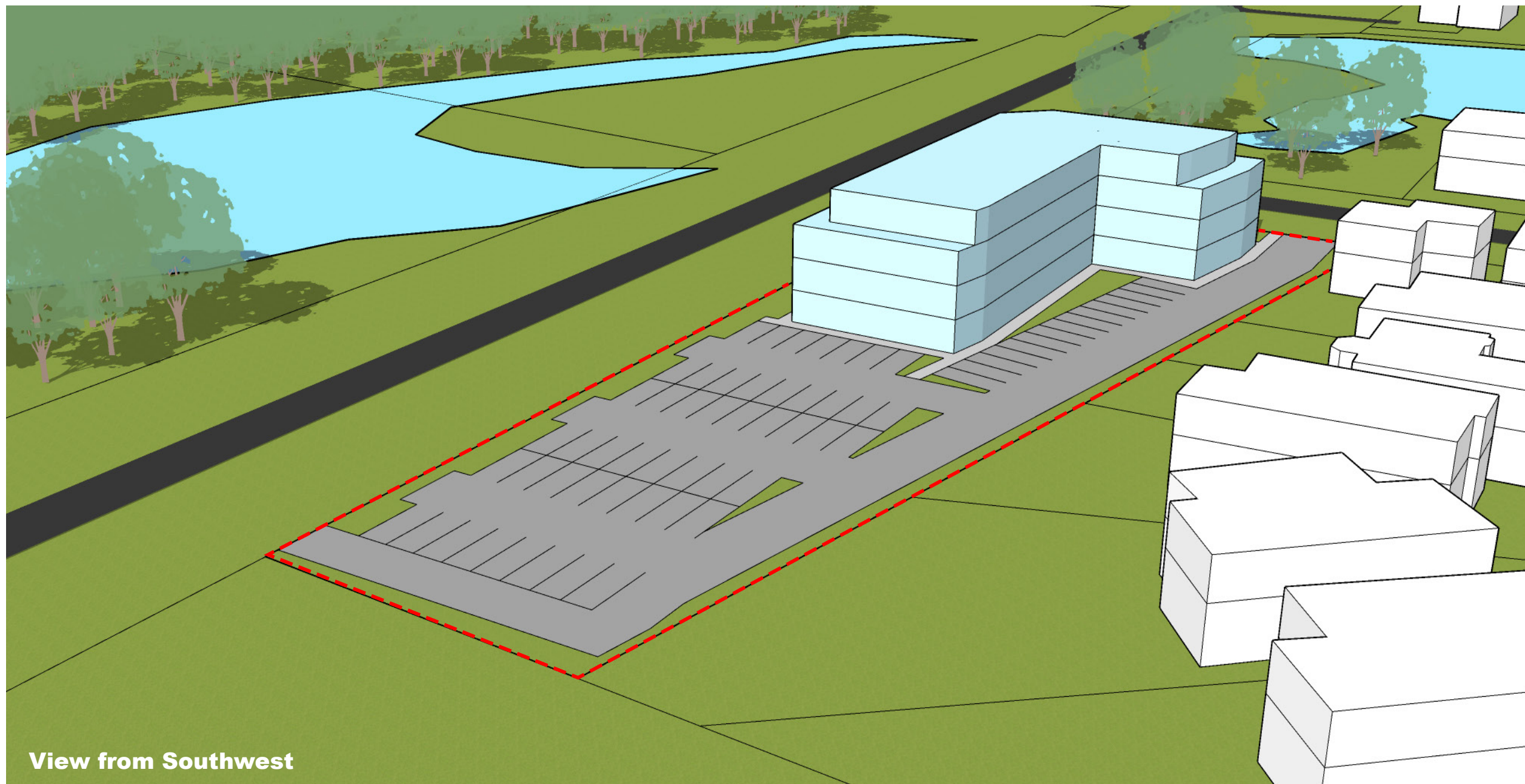


DEVELOPMENT CONCEPT - High Density



View from Northeast

DEVELOPMENT CONCEPT - High Density



View from Southwest

SUBJECT SITE

Area:

11,402 sq m

(2.81 acres, 1.14 ha)

Zone:

N1R4

Current Use:

John Dolson Centre (swimming pool)
Former St. Ambrose Catholic School

OFFICIAL PLAN DESIGNATION:

Low/medium density residential

Zoning By-law:

Adjacent sites are zoned R4.

Zone provisions for the N1 zone and R4 zone are as follows:

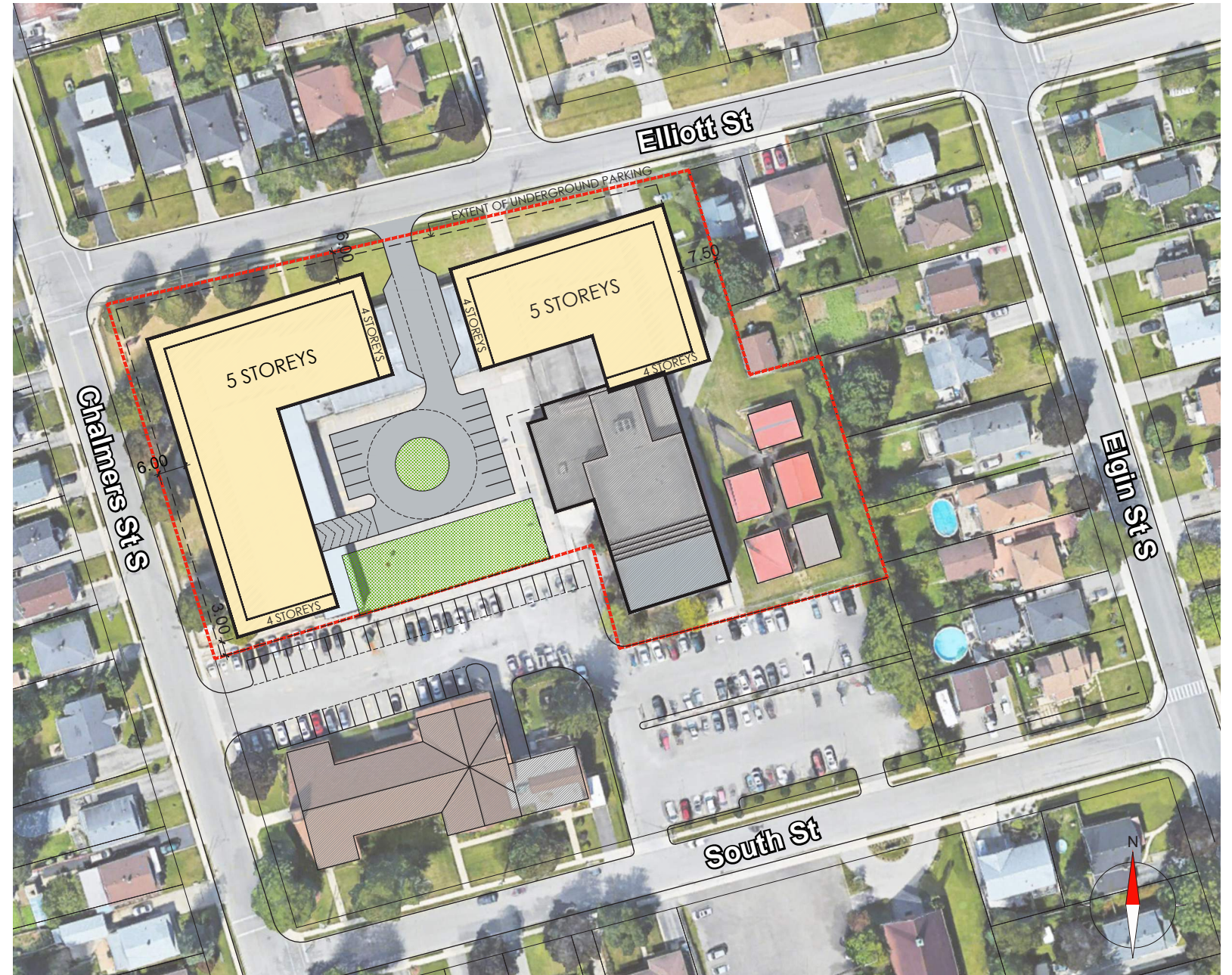
	N1	R4
Permitted residential uses	municipal home for the aged or a municipal rest home within the meaning of the Homes for Aged and Rest Homes Act	Single detached dwelling ; residential care facility
Min. front yard	6.0 m	6.0 m
Min. interior side yard	3.0 m	1.2 m*note section 3.1.1.5 of Cambridge ZBL as it pertains to reduced side yard subject to windowless building wall.
Min. exterior side yard	6.0 m	6.0 m
Min. rear yard	7.5 m *abutting any R or RS zone	7.5 m
Min. gross floor area	-	90 m
Max. lot coverage	40%	40%
Min. landscaped open space	30% *see section 2.4 for landscaping requirements.	30%

- Higher densities are considered in this study as per the current best practices and parking requirement. The site can comfortably accommodate a higher density.

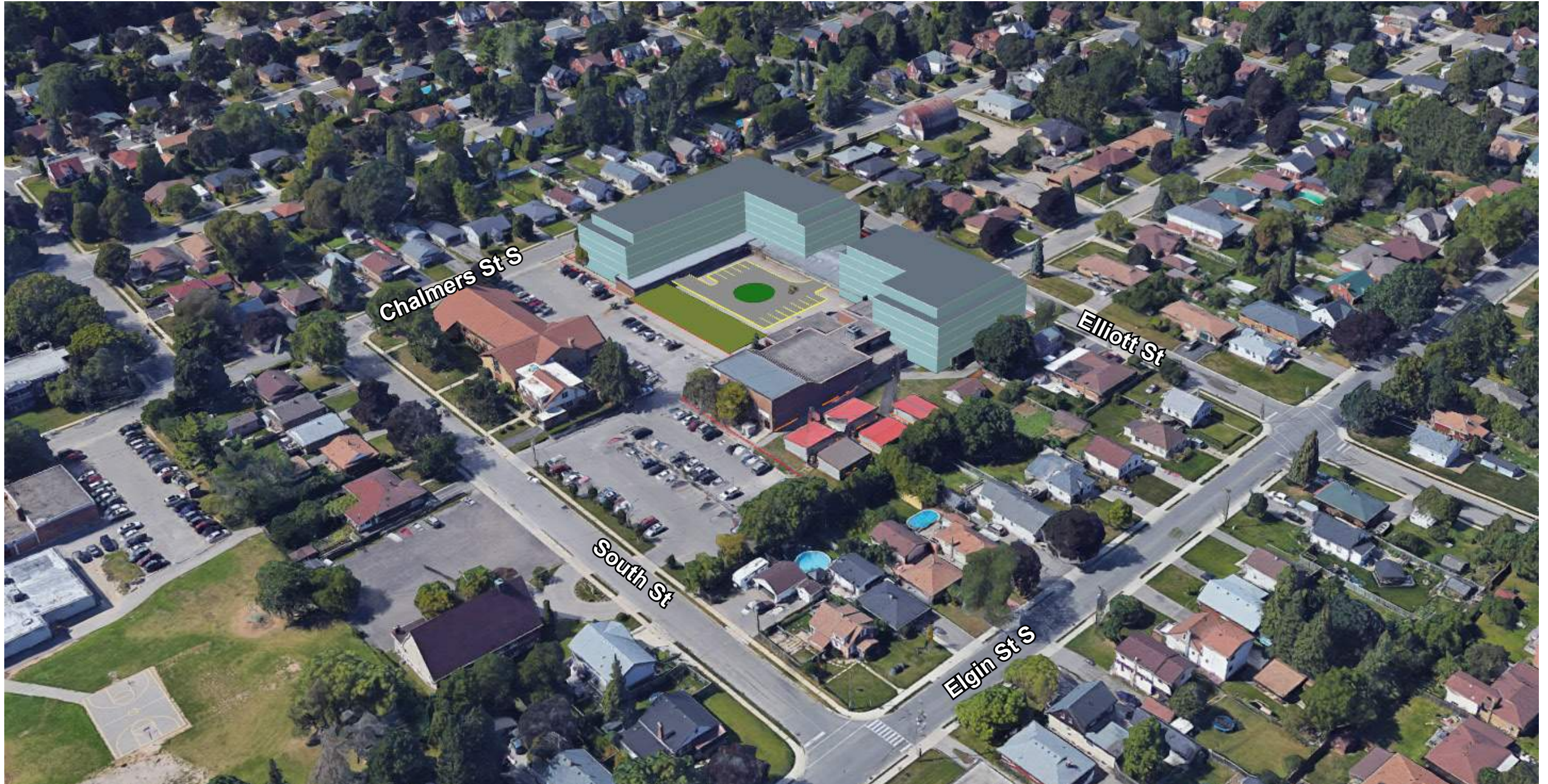


DEVELOPMENT CONCEPT - Moderate Density Apartments

NO. OF UNITS	190 UNITS
BUILDING HEIGHT	5 STOREYS
GFA	16,390 m ² (176,422 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	192 (1.01 space per unit) One level underground
DENSITY	166 UNITS PER HECTARE



DEVELOPMENT CONCEPT - Moderate Density Apartments



DEVELOPMENT CONCEPT - Moderate Density Apartments

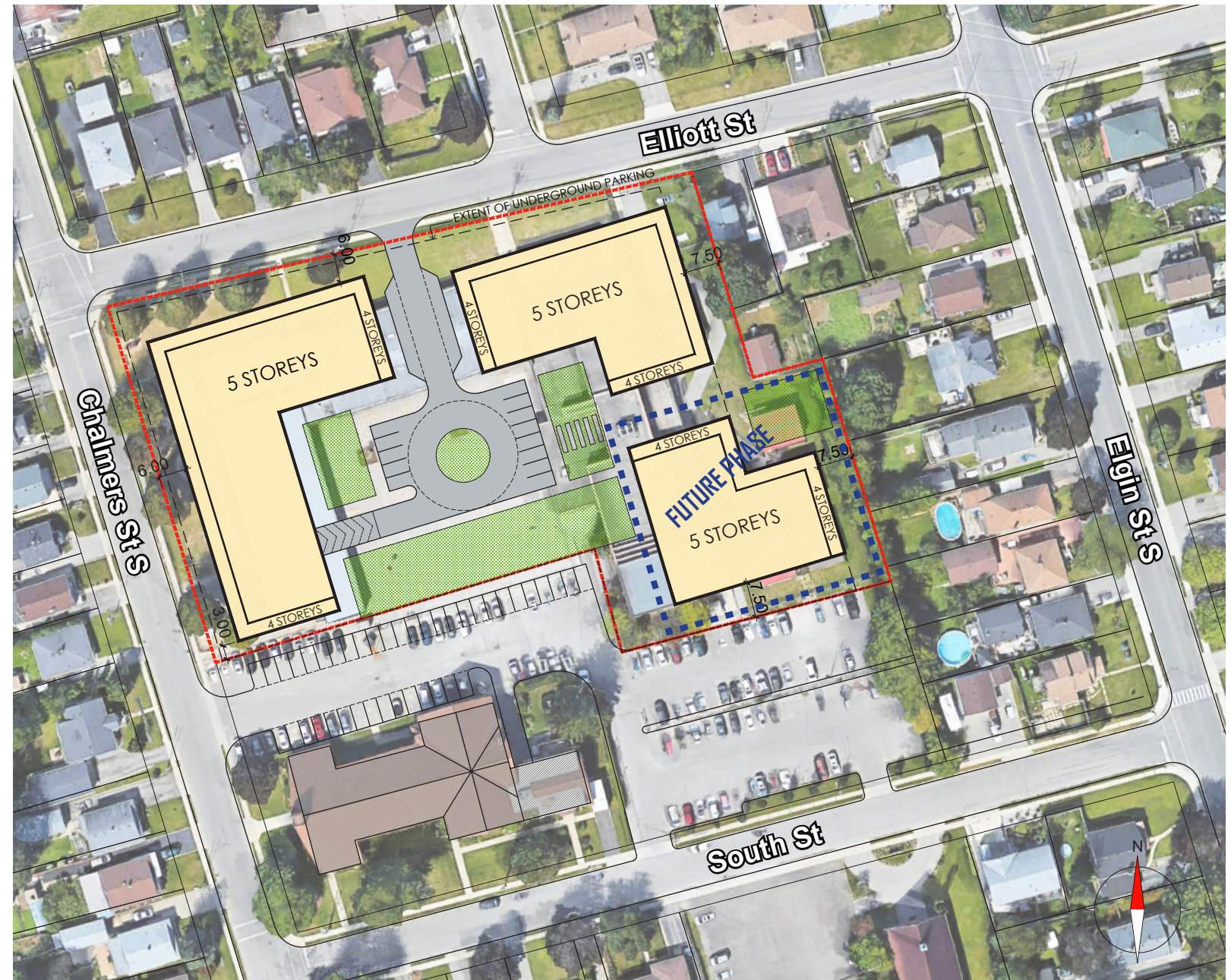


DEVELOPMENT CONCEPT - Moderate Density Apartments (FUTURE PHASE)

NO. OF UNITS	253 UNITS
BUILDING HEIGHT	5 STOREYS
GFA	21,780 m ² (234,437 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	253 (1 space per unit) One level underground
DENSITY	220 UNITS PER HECTARE

Note:

- The existing public swimming pool will be accommodated in the ground level of the future phase.



DEVELOPMENT CONCEPT - Moderate Density Apartments (FUTURE PHASE)



DEVELOPMENT CONCEPT - Moderate Density Apartments (FUTURE PHASE)

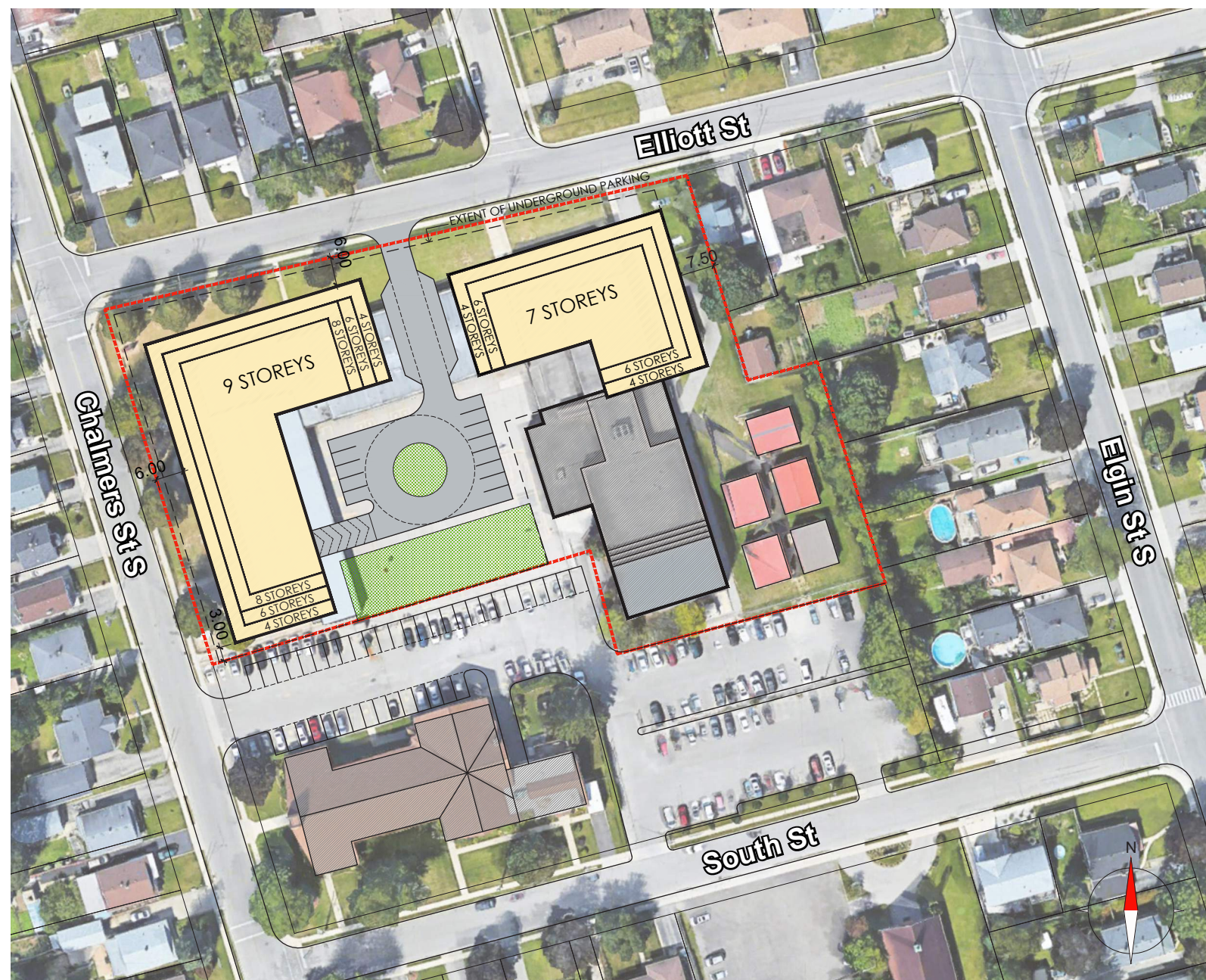


DEVELOPMENT CONCEPT - High Density Apartments

NO. OF UNITS	276 UNITS
BUILDING HEIGHT	9 STOREYS & 7 STOREYS
GFA	23,760 m ² (255,750 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	320 (1.16 space per unit) Two levels underground
DENSITY	242 UNITS PER HECTARE

Note:

- The proposed building adjacent to residences to the east will have a stepped form for a better visual transition.



DEVELOPMENT CONCEPT - High Density Apartments



DEVELOPMENT CONCEPT - High Density Apartments

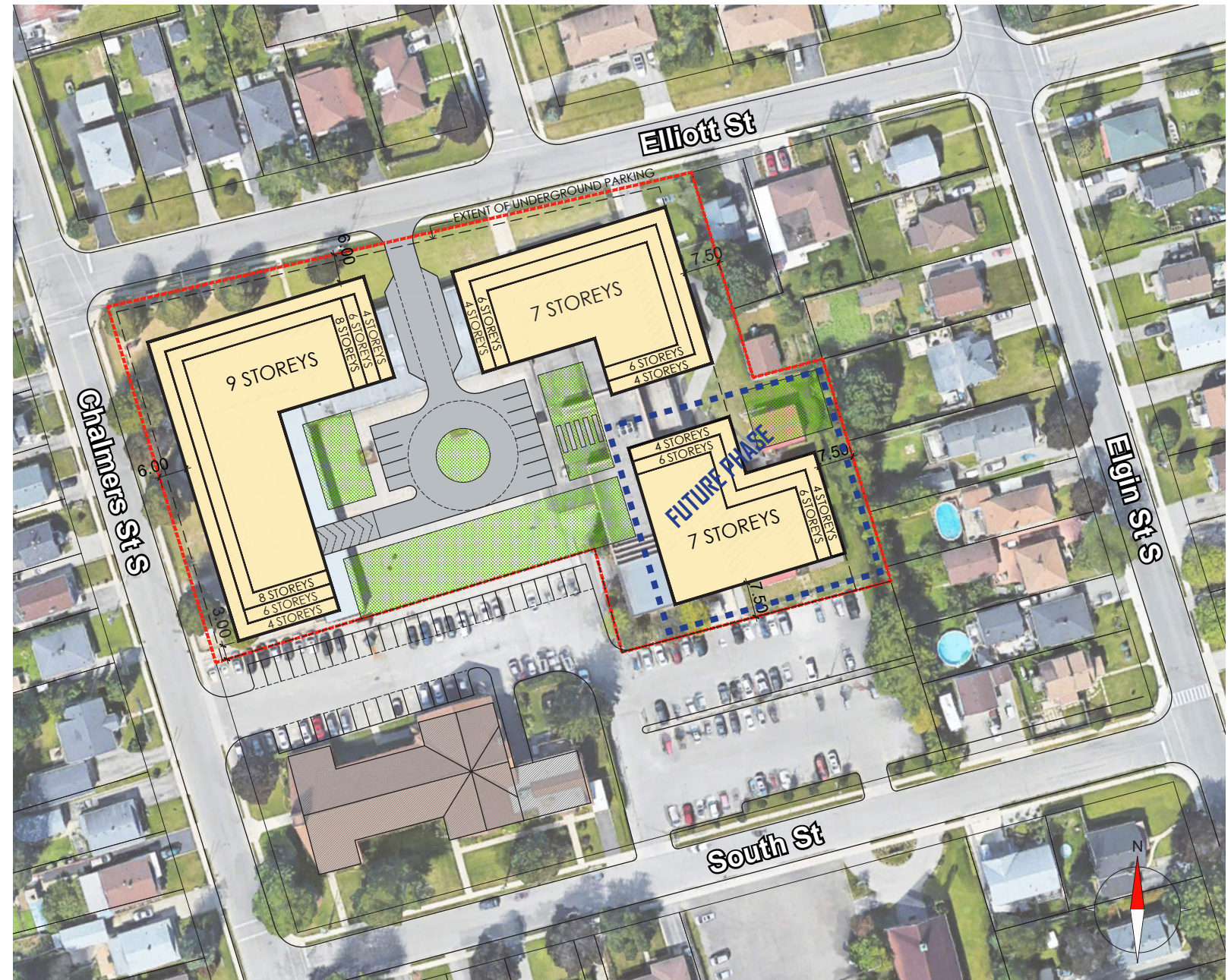


DEVELOPMENT CONCEPT - High Density Apartments (FUTURE PHASE)

NO. OF UNITS	360 UNITS
BUILDING HEIGHT	9 STOREYS & 7 STOREYS
GFA	30,870 m ² (332,282 ft ²)
AVERAGE UNIT SIZE	85.94 m ² (925 ft ²)
PARKING SPACES	410 (1.14 space per unit) Two levels underground
DENSITY	315 UNITS PER HECTARE

Note:

- The existing public swimming pool will be accommodated in the ground level of the future phase.
- The proposed buildings adjacent to residences to the east will have a stepped form for a better visual transition.



DEVELOPMENT CONCEPT - High Density Apartments (FUTURE PHASE)



DEVELOPMENT CONCEPT - High Density Apartments (FUTURE PHASE)



SUBJECT SITE

Area:

3,562 sq m

(0.66 acres, 0.27 ha)

Zone:

R4 (permits single detached houses)

Current Use:




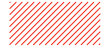


Vacant lot with rees, a nature trail passes through the site.

OFFICIAL PLAN: Low/Medium Density Residential Designation

- Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.
 - A maximum of 40 units per gross hectare for the Low/Medium Density Residential designation.
-
- Land assembly will be required in order to develop this site because of the 15m buffer space requirement from the flood plain line.
 - Higher densities are considered in this study as per the current best practices and parking requirement. The site can comfortably accommodate a higher density.



DEVELOPABLE LAND (with land assembly)

-  SITE BOUNDARY = 3,562 sq m
-  FLOOD PLAIN LINE
-  15m OFFSET FROM FLOOD PLAIN
-  DEVELOPABLE AREA = 576 sq m
-  LAND ASSEMBLY = 2,992 sq m
-  TOTAL DEVELOPABLE AREA (WITH LAND ASSEMBLY) = 576+2,992 = 3,568 sq m



DEVELOPMENT CONCEPT - Stacked Town Houses

NO. OF UNITS	24 STACKED TOWNHOUSE UNITS
BUILDING HEIGHT	4 STOREYS
GFA	4,608 m ² (49,600 ft ²)
AVERAGE UNIT SIZE	192 m ² (2,066 ft ²)
PARKING SPACES	24 (1 space per unit)
DENSITY	67 UNITS PER HECTARE



DEVELOPMENT CONCEPT - Stacked Town Houses

0 Dando Avenue



DEVELOPMENT CONCEPT - Walk-up Apartments

0 Dando Avenue

NO. OF UNITS	48 APARTMENT UNITS
BUILDING HEIGHT	4 STOREYS
GFA	3,648 m ² (39,267 ft ²)
AVERAGE UNIT SIZE	82 m ² (882 ft ²)
PARKING SPACES	50 (1.04 space per unit)
DENSITY	135 UNITS PER HECTARE



DEVELOPMENT CONCEPT - Walk-up Apartments

0 Dando Avenue

