

# 0/579 Grand Ridge Drive

OR12/24

**Applicant:** City Initiated

**City Planner on file:** Nicole Goodbrand

**STATUTORY PUBLIC MEETING**

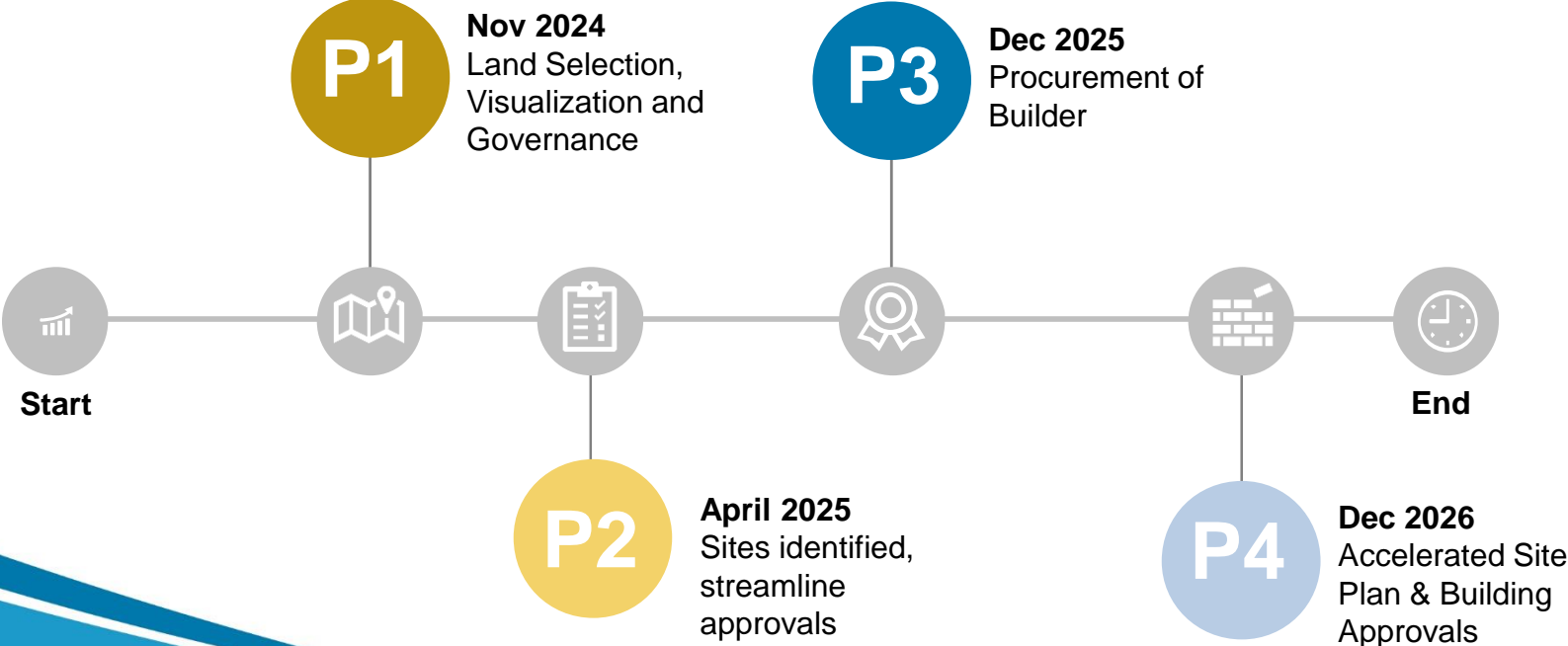
November 12, 2024



# Background:

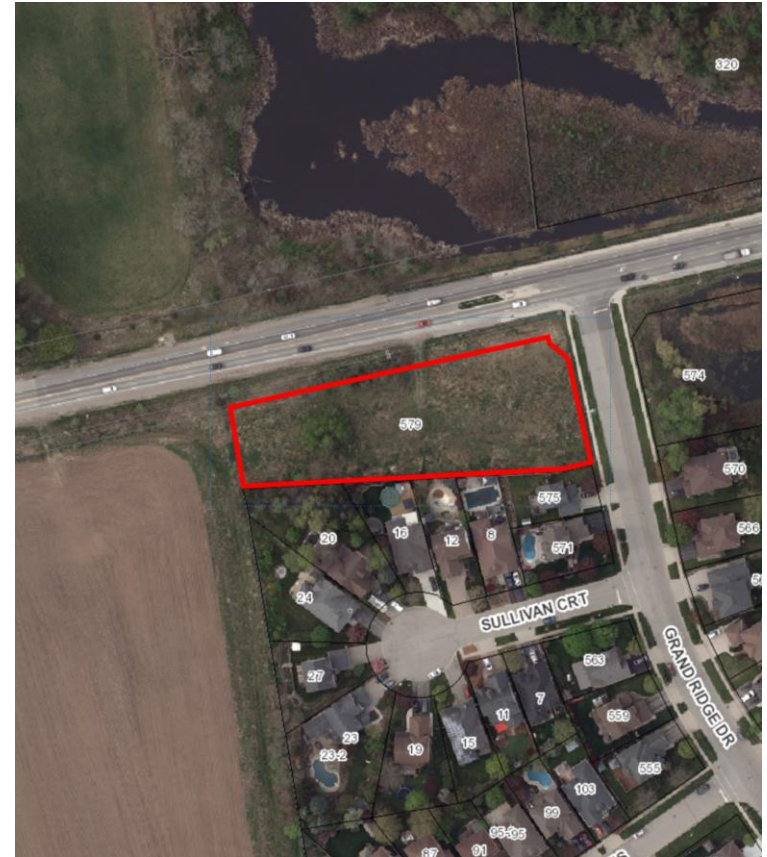
## Housing Accelerator Fund Project #1

### Municipal Land for Affordable Housing



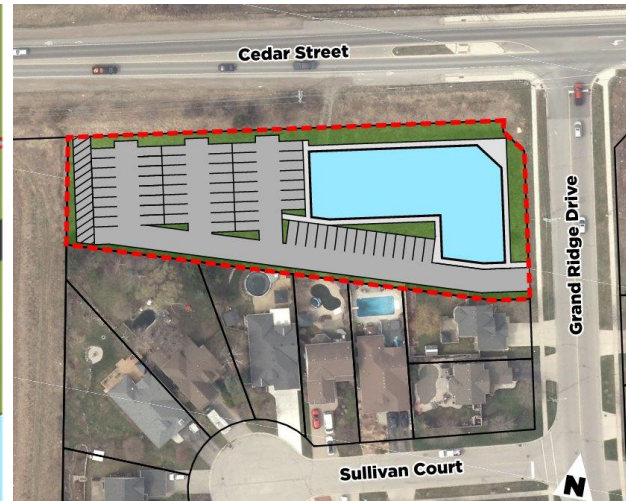
# Background: (P1) Site Shortlisted

- 0 Grand Ridge Drive (now 579)
- 0.4 ha, with frontage on Grand Ridge Drive & Ceder Creek Road
- Remnant parcel from Subdivision
- Located in residential neighbourhood
  - Predominantly single detached residential
- Western edge of City Boundary



# Background: (P1)

## Visualizations



# Background: P2

## Sept 17, 2024 - Council Direction on Selected Sites

AND FURTHER THAT Council direct staff to initiate Official Plan and Zoning By-law Amendment applications for 0 Grandridge Drive to redesignate the property to High Density Residential with a permitted maximum density of 116 Units Per Hectare (UPH) and a reduction in parking to facilitate a four-storey apartment building with a maximum of 50 units.

### Quick Summary Components:

Max of 116  
UPH and 50  
Units

Maximum  
Height of 4  
storeys

Permit  
Apartments

# P2: City Initiated Planning Approvals

- Official Plan Amendment & Zoning By-law Amendment to establish a policy and zoning framework for the future development of the site as affordable housing

# Official Plan Amendment

	Current Designation	Amendment to High Density Residential	Site Specific Amendment (based on Council Direction)
Designation	Low Medium Density Residential	High Density Residential	<b>High Density Residential</b>
Building Types	All Types (Singles to Apartments)	All Types (Singles to Apartments)	<b>Apartments</b>
Density	40 uph	None	<b>Max 116 uph + 50 Units</b>
Floor Space Index	None	0.5 to 2.0	<b>TBD</b>
Height	None	None	<b>Max 4 storeys</b>
Other	-	-	<b>Other Site Specifics?</b>

# Zoning By-law Amendment

	Current Zoning	Amendment to RM2	RM2 (based on Council Direction)
Zone Category	R5 (& OS1)	RM2	<b>RM2</b>
Building Types	Singles	All Building Types except for Singles and Semis	<b>Apartments</b>
Lot Frontage	Min 17 (corner)	30m	<b>TBD</b>
Lot Area	Min 510 sq.m.(corner)	None	<b>TBD</b>
GFA per unit	Min 75 sq.m./unit	Ranges	<b>TBD</b>
Density	Max 40 uph (OP policy)	Max 150 uph	<b>Max 116 uph + 50 Units</b>
Height	None	None	<b>Max 4 storeys</b>
Parking	Min 1 space/unit	Min 1 + 0.25 visitor spaces / unit (multiples)	<b>TBD</b>
Amenity Area	None	20-30 sq.m./unit	<b>TBD</b>
Other	-	-	<b>Other Site Specifics?</b>



# Next Steps

- Exploration of Potential Development Partnerships
- **Staff Recommendation Report OPA/ZBA – Spring 2025**
  - **By-laws Passed**
- Builder Procurement
- Accelerated Site Plan & Building Approvals

# CONTACT INFORMATION

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