

0/579 Grand Ridge Drive

OR12/24

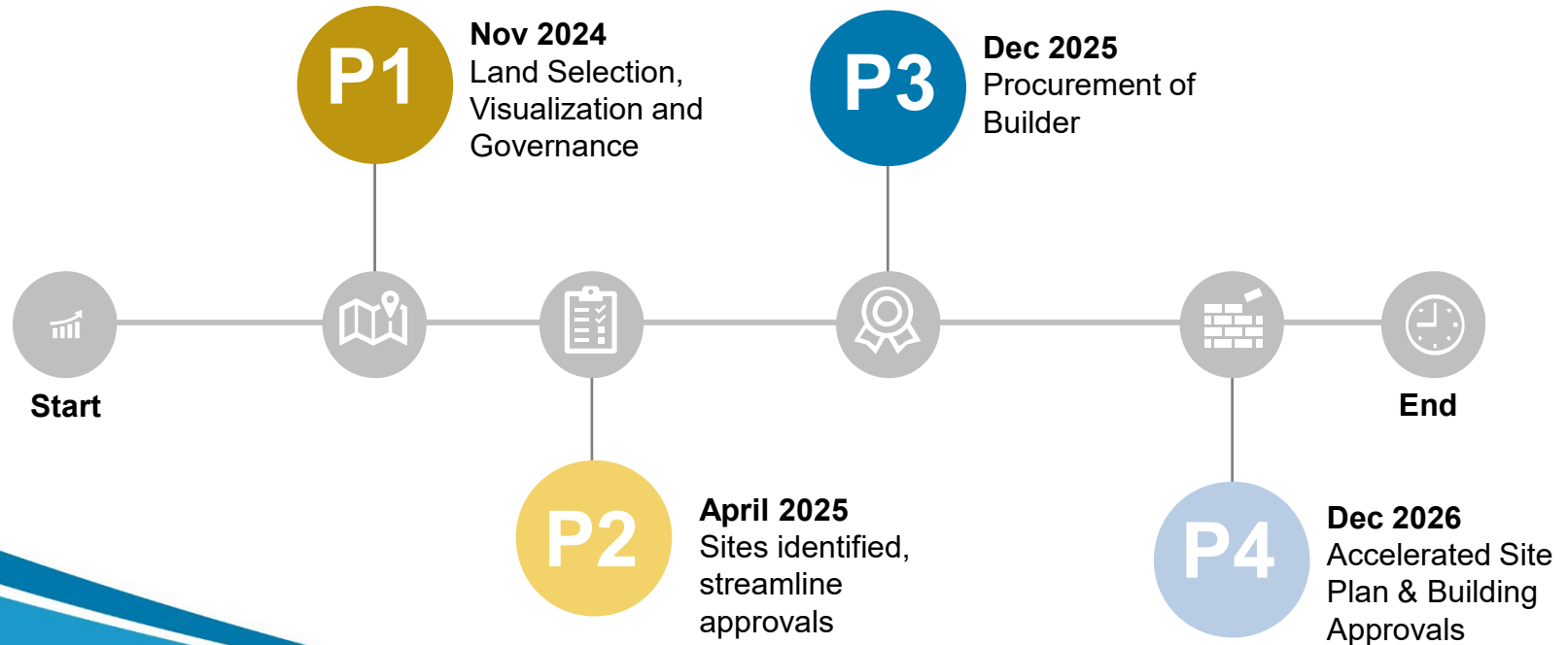
Neighbourhood Meeting
February 6, 2025



Background:

Housing Accelerator Fund Project #1

Municipal Land for Affordable Housing



TOWNSHIP
OF NORTH
DUMFRIES

REG RD 97

CEDAR ST

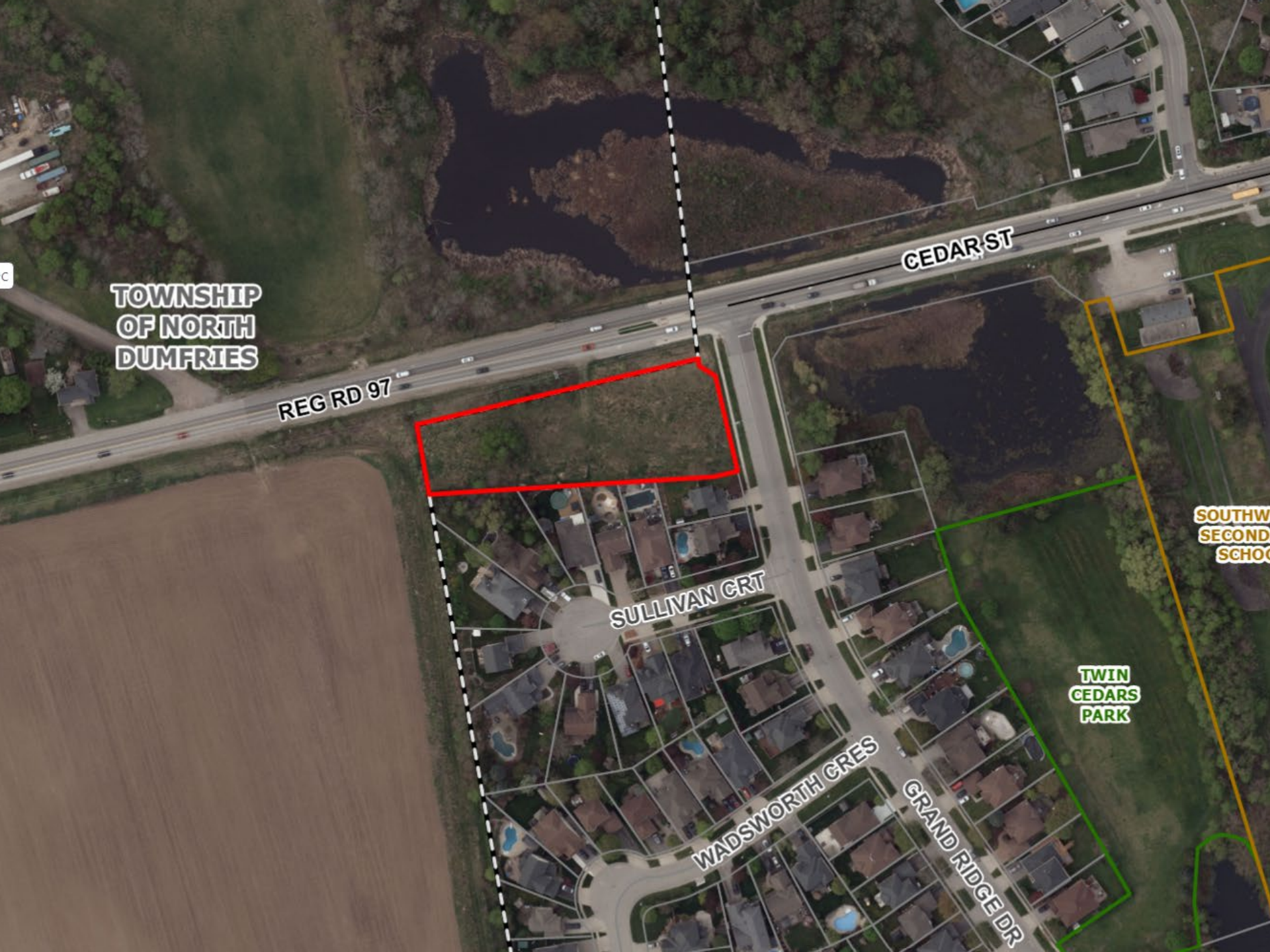
SULLIVAN CRT

SOUTHW
SECOND
SCHOOL

TWIN
CEDARS
PARK

WADSWORTH CRES

GRAND RIDGE DR



TOWNSHIP
OF NORTH
DUMFRIES

REG RD 97

CEDAR ST

GRAND RIDGE DR

SULLIVAN CRT

**TOWNSHIP
OF NORTH
DUMFRIES**

REG RD 97

R5

OS1

CEDAR-ST

OS1

SULLIVAN-GR-T

R5

OS4

TWIN CEDARS
PARK

R5

R5

GRAND-RIDGE-DR

N1F
SOUTH
SECOND
SCHO

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:

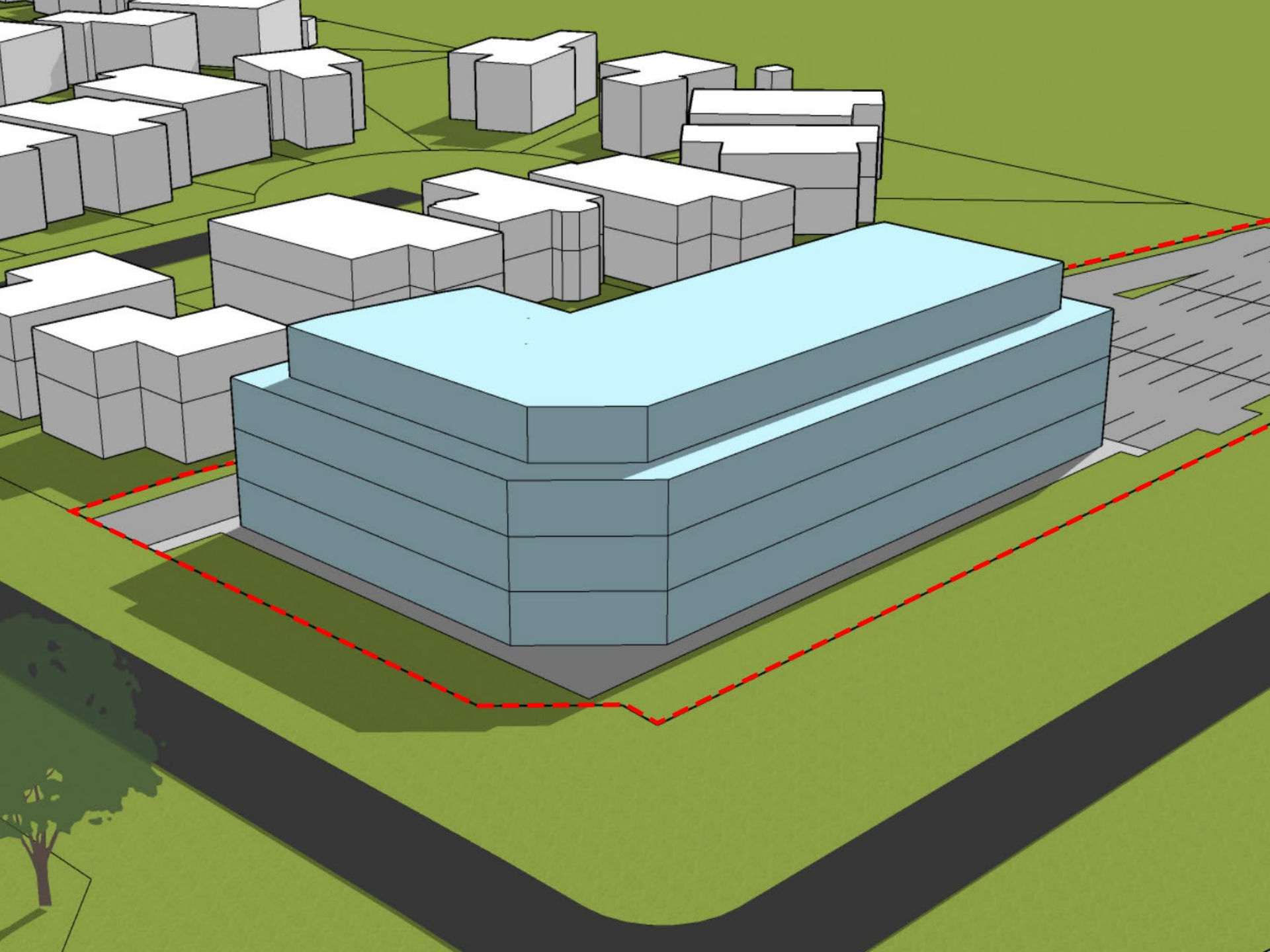
Max of 116
UPH and 50
Units

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	High Density Residential
Building Types	All Types (Singles to Apartments)	All Types (Singles to Apartments)	Apartments
Density	40 uph	None	Max 116 uph + 50 Units
Floor Space Index	None	0.5 to 2.0	TBD
Height	None	None	Max 4 storeys
Other	-	-	Other Site Specifics?

Zoning By-law Amendment

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



Use the QR code to fill out the online
version of the feedback form!



Follow this QR code to the Engage
Cambridge page.

Contact Information

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