

Virtual Public Information Meeting 1031-1045 Ridgewood Drive

March 30 – April 18, 2022

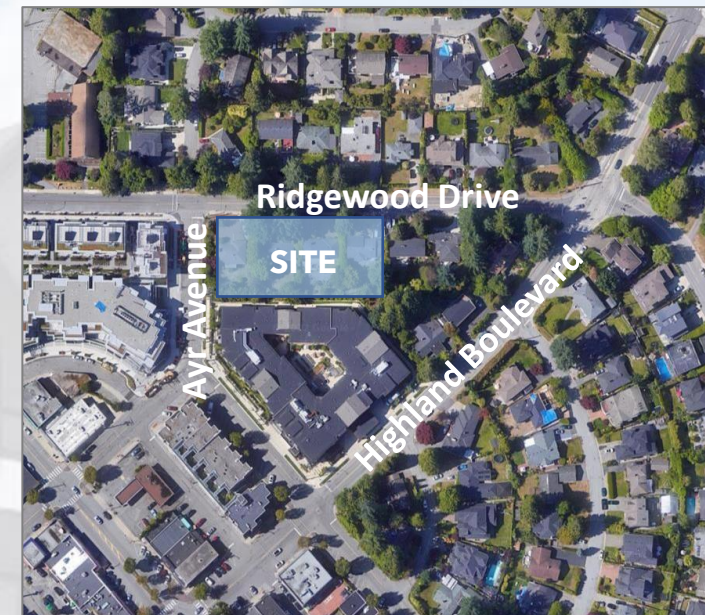


For more information, visit ridgewooddrive.ca



Site Context

- The subject site is located at the corner of Ridgewood Drive and Ayr Avenue.
- Currently, the site consists of four aging single-family homes.
- Across Ayr is a mixed-use 4-storey building featuring condos, townhomes and retail at grade fronting Ridgewood Drive and Edgemont Boulevard.
- To the south is a 3-storey seniors' living facility; to the north are existing single family homes.
- The site has an 18-foot grade change across the site.



About Wesgroup

- Family-owned real estate company **specializing in the development** of sustainable, master planned communities, and mixed-use spaces.
- One of Western Canada's **largest** private real estate organizations
- Over 50 years of experience providing complete, **end-to-end real estate services**, acquiring, developing and managing industrial, residential, office and retail properties for the long-term
- Own and manage over **3.2 million** SF of commercial property
- Built more than **7,000 homes** in 100 communities

Below: Brewery District, New Westminster



Above: Paradigm at River District, Vancouver



Above: Brewery District, New Westminster



Policy Context

- The site is located within the Residential Periphery area as part of the 2014 Edgemont Village Centre Plan.
- Our project complies with the Edgemont Village Centre Plan, by adhering to the following conditions:
 - Density up to 1.2 FSR for townhomes ;
 - Up to 3-storeys in height ;
 - Considers Adaptable Design provisions for potential low-density ground-oriented housing ;
 - Massing is oriented to the major frontage street ;
 - Upper floors set back to optimize views and sunlight penetration, accommodate residential balconies, and reduce massing impacts.



Above: Map illustrating allowed Edgemont Village building heights in storeys. (EVCP, 2014)



Proposal Overview

- Wesgroup’s proposal envisions the development of 32 market strata townhomes housed in five 3-storey buildings, a **generous inner courtyard** space, over one level of **EV-ready** underground parking.
- This proposal is in line with the *Edgemont Village Centre Plan*.
- The proposed development aims to achieve the Passive House sustainability standard, and supports the District of North Vancouver’s **Accessible Design Policy for Multi Family Housing** by providing ground-oriented units.

Project Statistics	
Density	1.19 FSR
Height	3-storeys
TOTAL Homes	32 market strata homes
2-bedroom + den	8 homes
2 bedroom accessible suites	4 homes
3-bedroom + den	20 homes
Family-Oriented Homes	100% of homes
TOTAL Vehicle Parking	64 vehicle spaces + 1 residential loading
Residential parking	56 spaces
Visitor parking	8 spaces
Bicycle Parking	83 spaces

Below: Southeast view of the corner of Ridgewood Drive and Ayr Avenue.



Above: View looking west of townhomes along Ridgewood Drive.



Site Plan



Previous Proposal

- In 2018, Council considered an application for the site that would have seen 25 three-bedroom homes built on the site.
- Wesgroup purchased the site from Boffo, and has enhanced the original vision for the site.
- Our revised approach:
 - ✓ Smaller home sizes for increased affordability;
 - ✓ Diversity in home sizes;
 - ✓ We are proposing two-bedroom as well as three-bedroom homes.
 - ✓ Striving for Passive House design.



Above: Rendering of the 2018 proposal for this site by Boffo Developments.



Renderings



Above: Southeast view of the corner of Ridgewood Drive and Ayr Avenue.



Renderings



Above: South-facing view of townhomes along Ridgewood Drive.



Benefits to Edgemont

- **Neighbourhood revitalization**
 - Will replace four aging single-family homes onsite.
- **Family-oriented homes**
 - The proposal consists of 2 and 3-bedroom homes.
- **Accessible design**
 - In an effort to go above and beyond DNV requirements, four ground-oriented 2-bedroom units are designed to meet the Enhanced Accessibility Design Features set by the DNV.
- **Crime Prevention Through Environmental Design (CPTED)**
 - This proposal has taken CPTED into consideration by ensuring the following:
 - Natural Surveillance, Natural Territorial Reinforcement, and Natural Access Control.
- **Added housing stock**
 - Adding 32 new homes to the District's housing stock.
- **Transit-oriented development**
 - Located less than 2-minute walk from 232 and 246 bus routes.
- **Sustainable design**
 - Striving for the Passive House sustainability standard.



Added housing stock



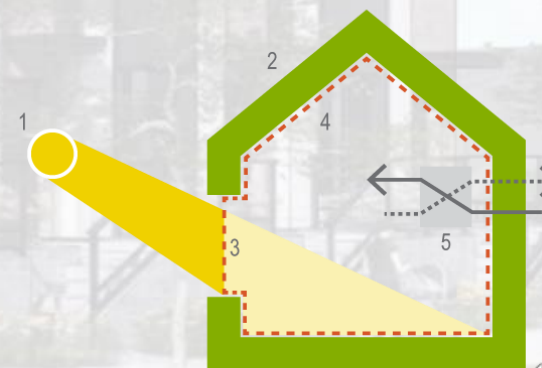
Family-oriented homes



Transit-oriented



Accessible design



Passive House



Sustainability & Passive House

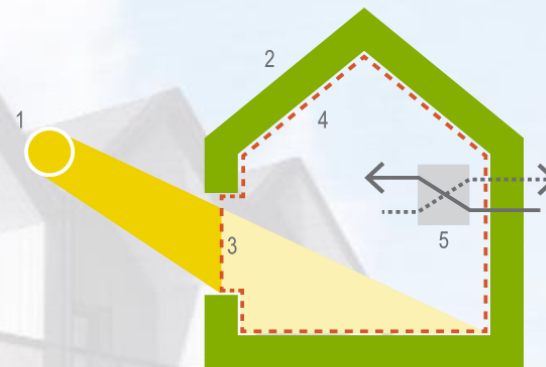
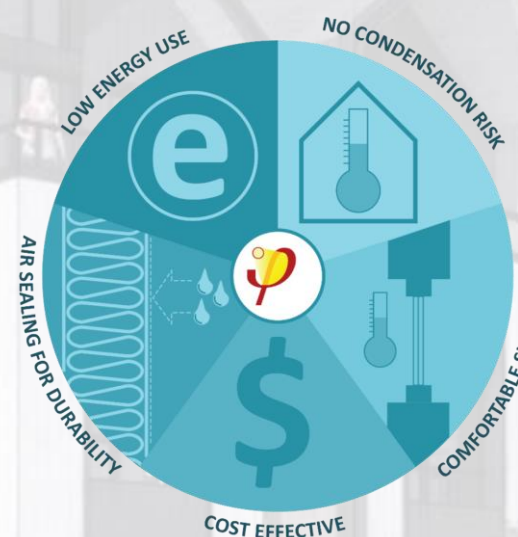
- Wesgroup's proposal will be built to 100% **Passive House** standard, exceeding the District of North Vancouver's sustainability requirements, and drastically lowering energy bills for residents.

What is Passive House?

Passive house is a voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint.

There are 5 key principles to meeting the Passive House Standard.

1. Thermal Insulation
 2. Passive House Windows
 3. Ventilation with Heat Recovery
 4. Airtightness
 5. Thermal bridge free design
- The proposal aims to cut energy usage and related carbon emissions significantly, compared to BC Step Code 1-3 projects.



Other Sustainability Measures Proposed:

- 100% EV parking.
- Landscaping will be a mixture of indigenous and drought tolerant planting where practical.



Construction Timeline



Demolition and
Clearing
2 weeks

Excavation and
Shoring
2 months

Concrete
Structure
3 months

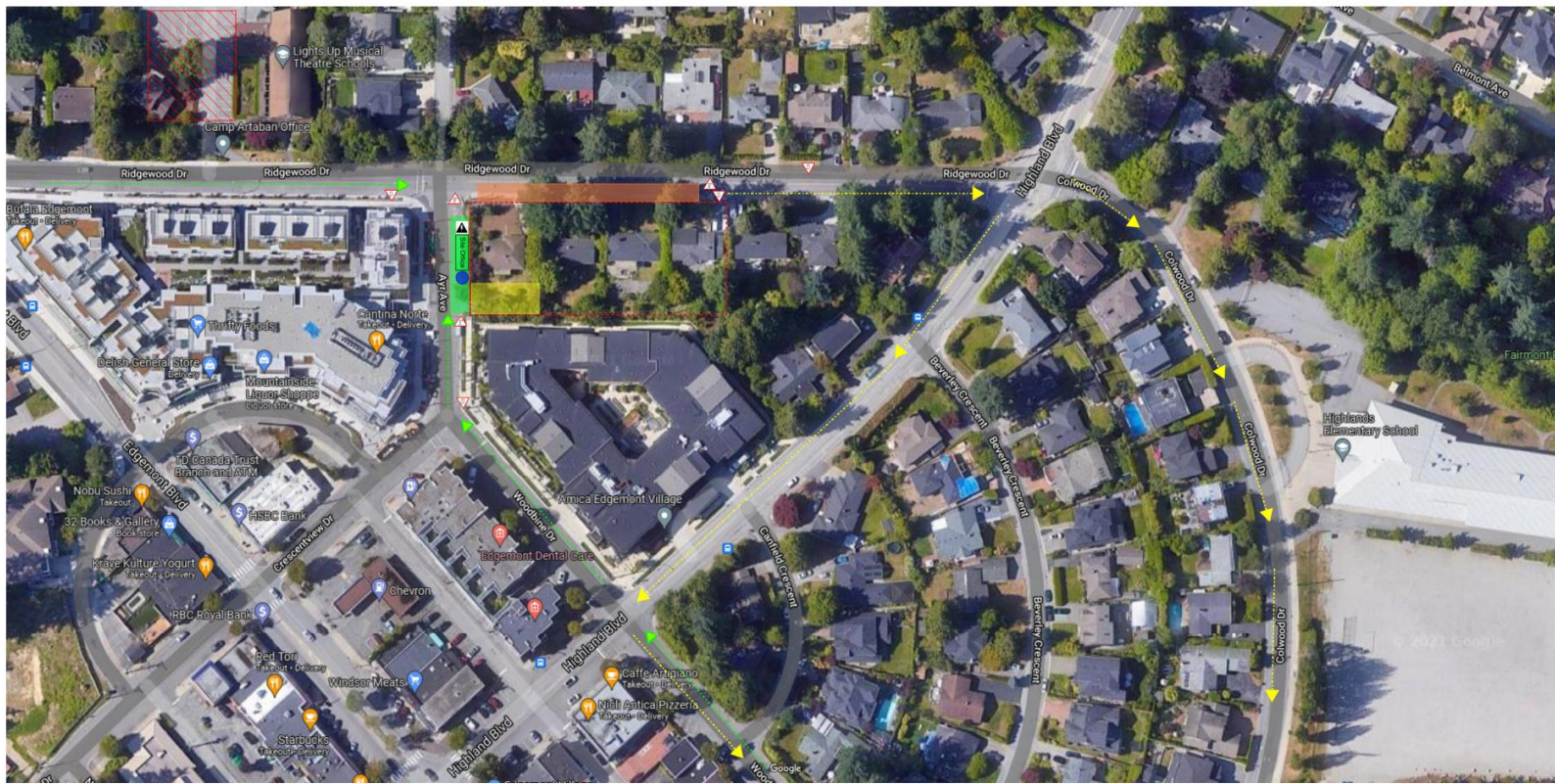
Wood Structure
and Framing
6 months

Exteriors
6 months
*(overlaps with Wood
Structure Framing)*

**Timeline includes estimates.*



Construction Management Plan



LEGEND

- Truck Traffic - Arriving
- Truck Traffic - Leaving
- Staging/Site Trailers - Offsite
- Staging/Site Trailers -Covered Hoarding
- Staging/Site Trailers - Onsite
- ▽ Traffic/Construction Signage
- ▲ Flagger
- Construction Hoarding/Fencing
- Construction Trade Parking
- De-watering System
- ▲ Electrical Connection / Power Shack

TRADE MANAGEMENT

- Average number of trades on site per day: 5-25
- Trade parking to be located off-site (currently in discussion with St. Catherine's Church)
- Work hours and noise levels to comply with DNV Bylaw
- usual working hours to be 8am – 5pm, Monday - Friday
- Trade clean-up to be enforced daily

SITE MANAGEMENT

- Advance notifications of truck routes to be posted on site
- Main delivery point to be off Ayr Ave. at south-west corner
- Site flaggers on site during deliveries, hauls, pours and as required
- Hoarding along Ridgewood to allow safe pedestrian/cyclists travel
- All ESC requirements as designated by the DNV will be strictly followed
- Truck/Delivery scheduling to allow for "on-time" deliveries to avoid staging requirements

Demolition & Clearing – 2 Weeks

- Site to be accessed off of Ridgewood Dr. with the machine being off-loaded into the front yard of 1045 Ridgewood
- Disposal/Recycling bins to be dropped off into the rear driveway/yard of 1045 Ridgewood; accessed off of Ayr Ave. (yellow Staging area)
- Trucks for demo phase will be loaded in the rear driveway/yard of 1045 Ridgewood; accessed off of Ayr Ave. (yellow staging area)
- Tree removal will commence once a clear fall area is established
- Trucks for tree debris/logs to be loaded on Ayr Ave. (green staging area)

Excavation & Shoring – 2 Months

- De-watering system to be setup on Ayr Ave. (green staging area)
- All machinery to be off-loaded into the property of 1045 Ridgewood
- Trucks to be loaded on Ayr Ave. (green staging area)
- Trucks will stage along either West Queens Rd. or Ridgewood Dr.; where feasible load out days will be limited to scheduled days

Concrete Structure – 3 Months

- Site Trailer will be setup on Ayr Ave. (green staging area)
- All miscellaneous deliveries to happen off of Ayr Ave. (yellow staging area)
- Concrete trucks and pumper truck to be setup along Ridgewood Dr. (red staging area)
- Concrete trucks will stage along either West Queens Rd. or Ridgewood Dr.
- We are not anticipating using a crane for this project at this point

Wood Structure Framing – 6 Months

- All miscellaneous deliveries to happen off of Ayr Ave. (yellow staging area)
- Large deliveries such as pre-fab wall panels and pre-fab joist deliveries shall happen off of Ridgewood Dr. (red staging area); these deliveries will be limited
- De-watering system to be removed when feasible

Exteriors – 6 Months (overlaps with Wood Structure Framing)

- All miscellaneous deliveries to happen off of Ayr Ave. (yellow staging area)
- Deliveries such as roofing and cladding to be limited to large deliveries to limit amount of truck traffic

**Timeline includes estimates.*



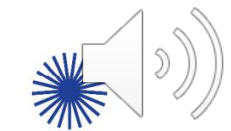
Accountability



Adaptability



Relationships



The Golden Rule

Thank You.

