

# Drewco Development Corporation

2250 Blackwater Rd. and  
660 and 670 Garibaldi Ave.

**PUBLIC MEETING – March 25,  
2014**

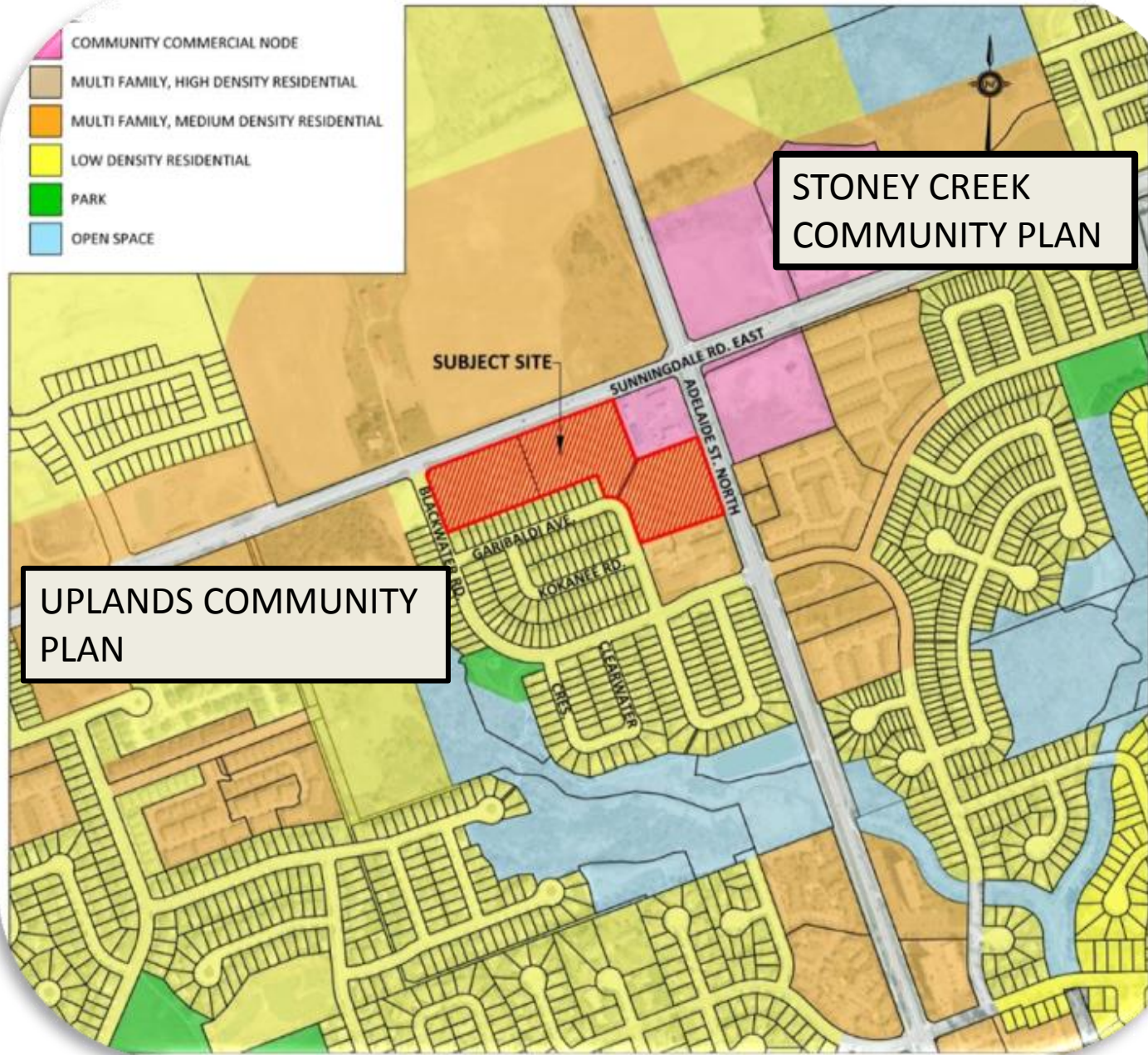
**Planning and Environment  
Committee**



Kirkness  
Consulting  
Urban and  
Rural Planning



# LAND USE PLAN



STONEY CREEK  
COMMUNITY PLAN

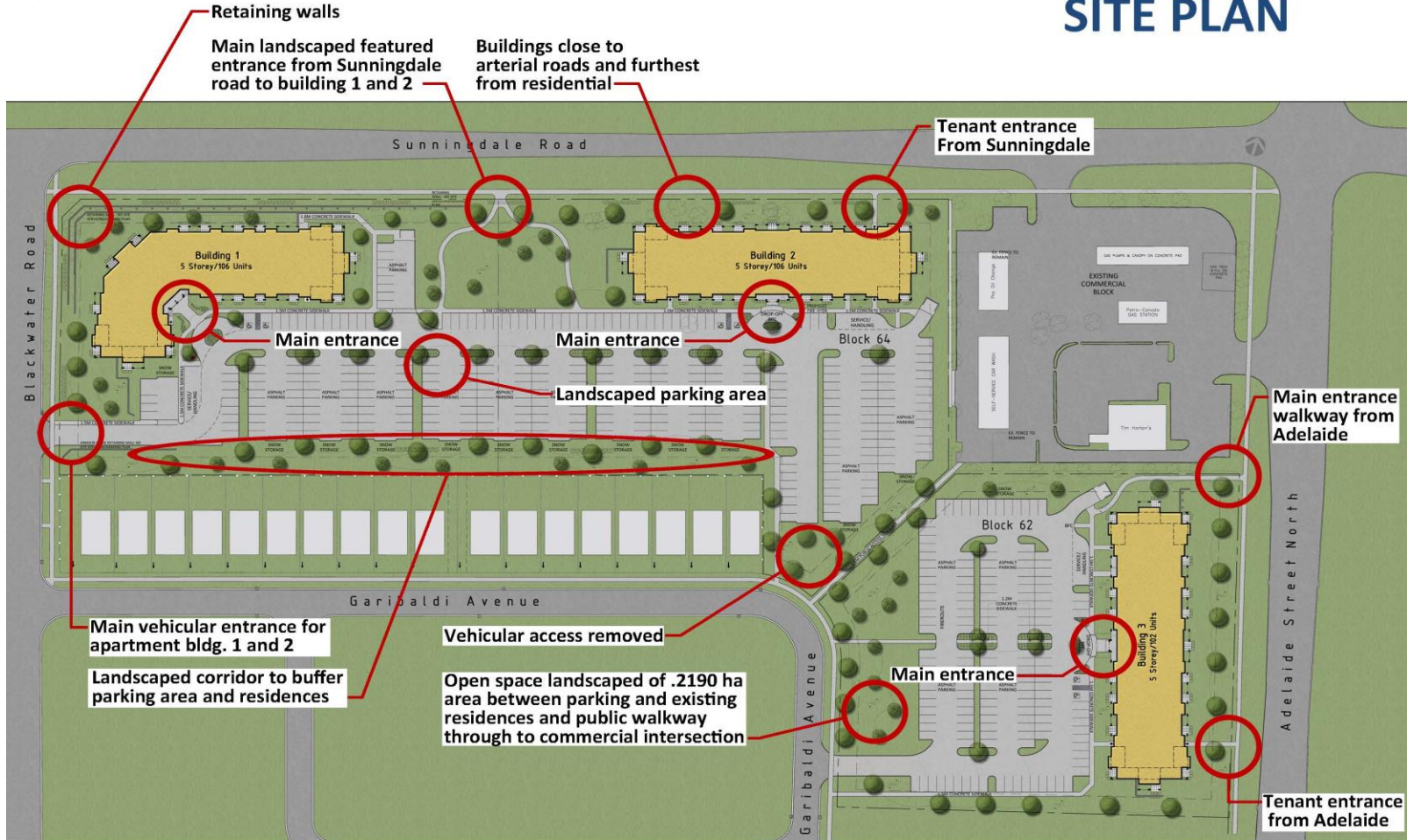
UPLANDS COMMUNITY  
PLAN



DREWCO

**FORMER** -- Proposed Site Plan

**SITE PLAN**



*"The Applicant is commended for their full understanding of challenging contours of the site, careful consideration of the massing and articulation of the three proposed apartment buildings"*  
– Urban Design Peer Review Panel

# SITE PERSPECTIVE - viewing north and westerly

**FORMER** -- Proposed Development



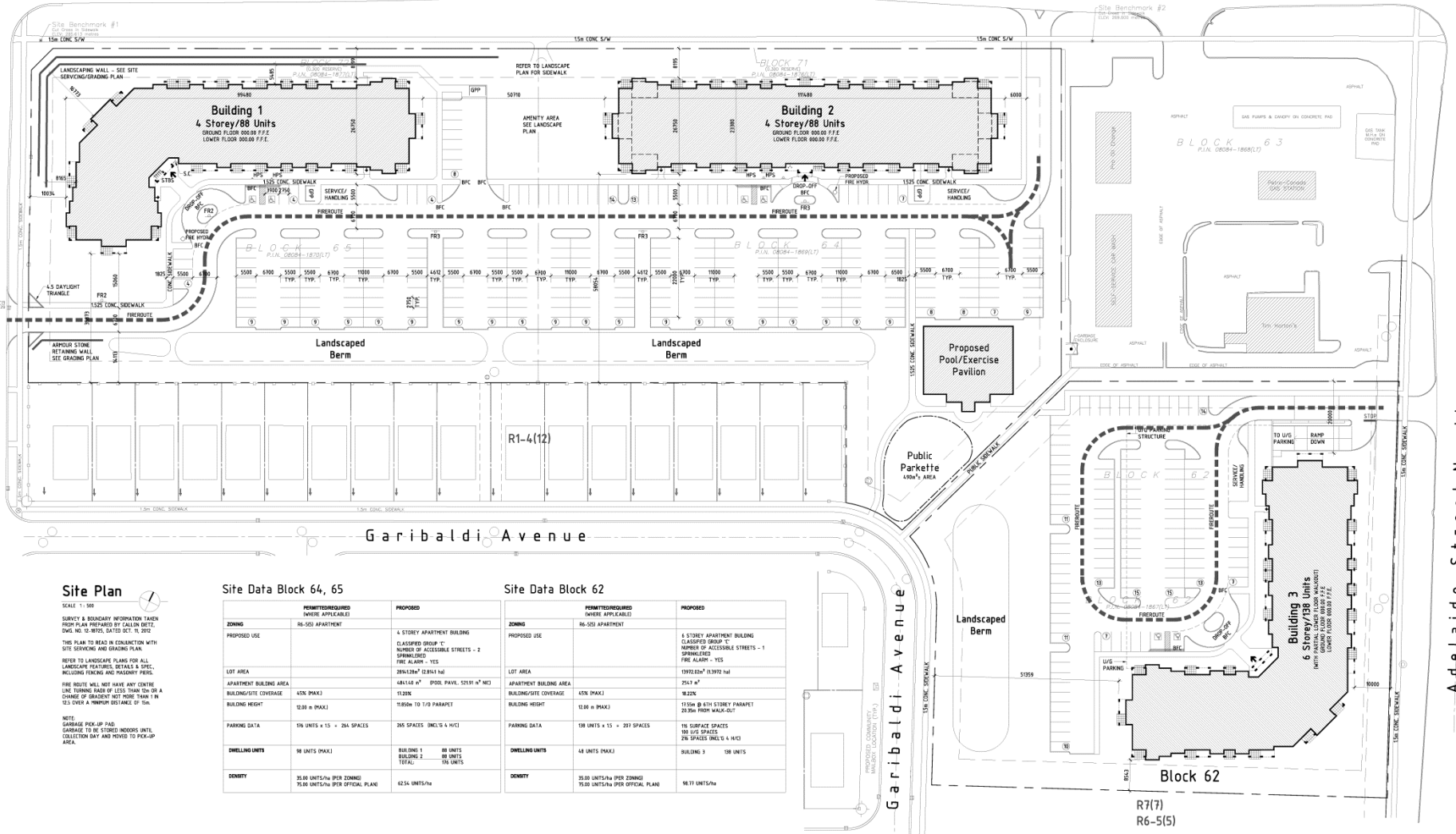
# Residents' Concerns

- Height and Density of buildings
- Traffic Access, Circulation and Safety
- Parking lot proximity and sufficiency
- Separation and Transition of Buildings
- Landscaping and Parking Setback
- Land use compatibility

Sunningdale Road

Blackwater Road

Adelaide Street North



**Site Plan**

SCALE: 1:500

SURVEY & BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CALLIN DIETZ, DML NO. 12, 1978, DATED 02.15.19.

THIS PLAN TO BE READ IN CONJUNCTION WITH SITE SERVICES AND GRADING PLAN.

REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPE FEATURES, DETAILS & SPEC. INCLUDING TREES AND PLANTING SPEC.

THE BOUNDARY WILL HAVE ANY CENTRE LINE TURNING RADIUS OF LESS THAN 10m OR A CHANGE OF BOUNDARY NOT MORE THAN 10 TO 2.5 OVER A MINIMUM DISTANCE OF 10m.

NOTE: GARAGE PICK-UP PAD: GARAGE TO BE STORED INDOORS UNTIL COLLECTION DAY AND MOVED TO PICK-UP AREA.

Site Data Block 64, 65

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		4 STOREY APARTMENT BUILDING
PROPOSED USE		CLASSIFIED GROUP 'C' NUMBER OF ACCESSIBLE STREETS - 2 SPRAWLED
LOT AREA		FIRE ALARM - YES
APARTMENT BUILDING AREA		2963m <sup>2</sup> (1234) m <sup>2</sup>
BUILDING/SITE COVERAGE	45% (MAX)	4814.6 m <sup>2</sup> (POOL PAVE, 5219 m <sup>2</sup> NET)
BUILDING HEIGHT	12.0m (MAX)	11.20m
PARKING DATA	196 UNITS + 15 + 264 SPACES	118.0m TO 1/3 PARAPET
DWELLING UNITS	98 UNITS (MAX)	265 SPACES (INCL 9 + 4) HGT
DENSITY	30.00 UNITS/HA (PER ZONING)	BUILDING 1 88 UNITS
	75.00 UNITS/HA (PER SPECIAL PLAN)	BUILDING 2 88 UNITS
		TOTAL 176 UNITS
		62.54 UNITS/HA

Site Data Block 62

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		6 STOREY APARTMENT BUILDING
PROPOSED USE		CLASSIFIED GROUP 'C' NUMBER OF ACCESSIBLE STREETS - 1 SPRAWLED
LOT AREA		FIRE ALARM - YES
APARTMENT BUILDING AREA		1397.0m <sup>2</sup> (1397) m <sup>2</sup>
BUILDING/SITE COVERAGE	45% (MAX)	2541 m <sup>2</sup>
BUILDING HEIGHT	12.0m (MAX)	10.22m
PARKING DATA	196 UNITS + 15 + 287 SPACES	11.5m @ 6TH STOREY PARAPET
DWELLING UNITS	48 UNITS (MAX)	116 SURFACE SPACES
DENSITY	30.00 UNITS/HA (PER ZONING)	100 SURFACE SPACES
	75.00 UNITS/HA (PER SPECIAL PLAN)	276 SPACES (INCL 9 + 4) HGT
		BUILDING 3 138 UNITS
		98.11 UNITS/HA

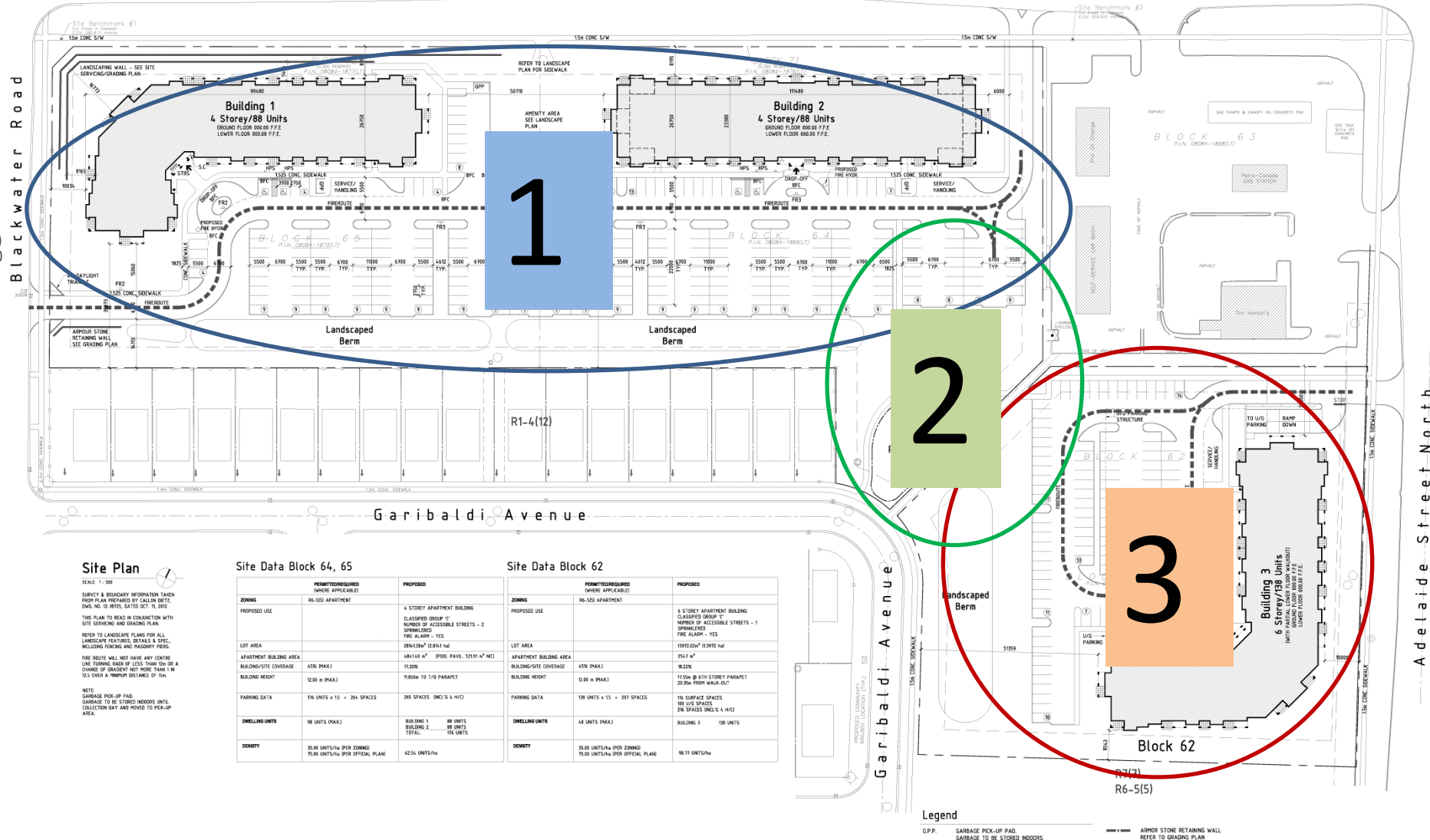
**Legend**

G.P.P. GARAGE PICK-UP PAD  
GARAGE TO BE STORED INDOORS

ARMOR STONE RETAINING WALL  
REFER TO GRADING PLAN

# Site Plan - NOW proposed

Sunningdale Road



**Site Plan**

SCALE: 1:500

SURVEY & BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CALLIN DIETZ, D.M.I. NO. 12, 1978, DATED 02.10.02.

THIS PLAN TO BE READ IN CONJUNCTION WITH SITE SERVING AND GRADING PLAN.

REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPE FEATURES, DETAILS & SPEC. INCLUDING TREES AND PLANTING SPEC.

THE BOUNDARY WILL HAVE ANY CENTRE LINE TURNING RADIUS OF LESS THAN 10m OR A CHANGE OF BOUNDARY MORE THAN 10.23 OVER A MINIMUM DISTANCE OF 10m.

NOTE: GARAGE PICK-UP PAD: GARAGE TO BE STORED INDOORS UNTIL COLLECTION DAY AND MOVED TO PICK-UP AREA.

Site Data Block 64, 65

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		
PROPOSED USE		4 STOREY APARTMENT BUILDING CLASSIFIED GROUP 'C' NUMBER OF ACCESSIBLE STREETS - 2 SPRINKLERED FIRE ALARM - YES
LOT AREA		29612m <sup>2</sup> (12641 m <sup>2</sup> )
APARTMENT BUILDING AREA		48144 m <sup>2</sup> (POOL, PAVL, 5219 m <sup>2</sup> NET)
BUILDING/SITE COVERAGE	45% (MAX)	11.20%
BUILDING HEIGHT	12.00 m (MAX)	18.50m TO 1/3 PARAPET
PARKING DATA	196 UNITS + 15 + 264 SPACES	265 SPACES (INCL 9 x HGT)
DWELLING UNITS	98 UNITS (MAX)	BUILDING 1 88 UNITS BUILDING 2 88 UNITS TOTAL 176 UNITS
DENSITY	30.00 UNITS/HA (PER ZONING) 70.00 UNITS/HA (PER SPECIAL PLAN)	62.54 UNITS/HA

Site Data Block 62

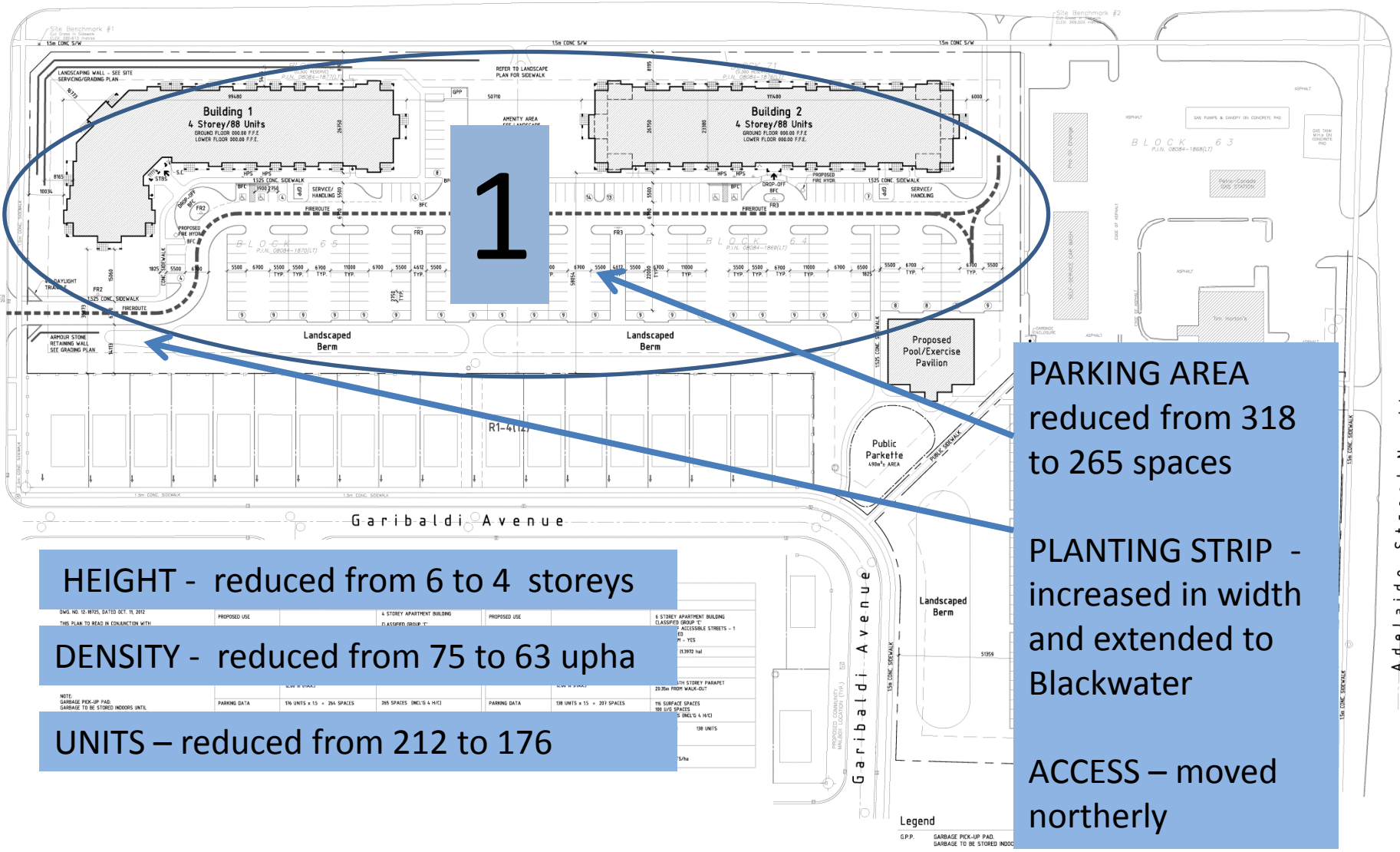
ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		
PROPOSED USE		5 STOREY APARTMENT BUILDING CLASSIFIED GROUP 'C' NUMBER OF ACCESSIBLE STREETS - 1 SPRINKLERED FIRE ALARM - YES
LOT AREA		13972.0m <sup>2</sup> (13972 m <sup>2</sup> )
APARTMENT BUILDING AREA		2541 m <sup>2</sup>
BUILDING/SITE COVERAGE	45% (MAX)	18.22%
BUILDING HEIGHT	12.00 m (MAX)	11.50m @ 6TH STOREY PARAPET 20.50m FROM WALK-OUT
PARKING DATA	196 UNITS + 15 + 267 SPACES	196 SURFACE SPACES 100 SURFACE SPACES 267 SPACES (INCL 9 x HGT)
DWELLING UNITS	48 UNITS (MAX)	BUILDING 3 138 UNITS
DENSITY	30.00 UNITS/HA (PER ZONING) 70.00 UNITS/HA (PER SPECIAL PLAN)	98.11 UNITS/HA

# Site Plan - NOW proposed

Sunningdale Road

Blackwater Road

Adelaide Street North



1

**PARKING AREA**  
reduced from 318 to 265 spaces

**PLANTING STRIP** - increased in width and extended to Blackwater

**ACCESS** - moved northerly

**HEIGHT** - reduced from 6 to 4 storeys

**DENSITY** - reduced from 75 to 63 upha

**UNITS** - reduced from 212 to 176

<p>DATE: NO. 12-1975, DATED OCT. 11, 2012</p> <p>THIS PLAN TO BE READ IN CONJUNCTION WITH</p> <p>NOTE: GARAGE PICK-UP PAD. GARAGE TO BE STORED INDOORS UNTIL.</p>	<p>PROPOSED USE</p> <p>4 STOREY APARTMENT BUILDING CLASSIFIED GROUP 11</p> <p>PARKING DATA</p> <p>196 UNITS + 15 + 264 SPACES</p>	<p>PROPOSED USE</p> <p>4 STOREY APARTMENT BUILDING CLASSIFIED GROUP 11</p> <p>PARKING DATA</p> <p>265 SPACES (INCL 9 + HCP)</p>	<p>PROPOSED USE</p> <p>4 STOREY APARTMENT BUILDING CLASSIFIED GROUP 11</p> <p>PARKING DATA</p> <p>196 UNITS + 15 + 267 SPACES</p>	<p>PROPOSED USE</p> <p>5TH STOREY PARAPET ACCESSIBLE STREETS - 1</p> <p>PARKING DATA</p> <p>196 UNITS</p>
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# Site Plan - NOW proposed



Sunningdale Road

Blackwater Road

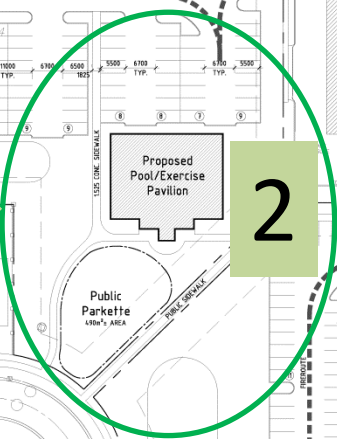
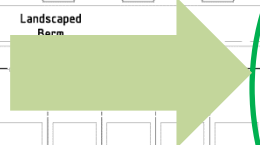
Aelaide Street North

(9)

(8)

**Site Plan**  
 Scale 1:500  
 SURVEY & BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CALLIN DIETZ, DML NO. 12, 1978, DATED OCT. 15, 1978.  
 THIS PLAN TO BE READ IN CONJUNCTION WITH SITE SERVING AND GRADING PLAN.  
 REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPE FEATURES, DETAILS & SPEC. INCLUDING TREES AND PLANTING SPEC.  
 THE BUYER WILL NOT HAVE ANY CENTRE LINE TURNING RADIUS OF LESS THAN 10m OR A CORNER OF RADIUS NOT MORE THAN 1/12.3 OVER A MINIMUM DISTANCE OF 10m.  
 NOTE: GARAGE PICK-UP PAD: GARAGE TO BE STORED INDOORS UNTIL COLLECTION DAY AND MOVED TO PICK-UP AREA.

- RECREATION CENTRE
- URBAN PARKETTE/CIVIC SPACE
- ENHANCED MID BLOCK PUBLIC ACCESS



2

Site Data Block 64, 65

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		4 STOREY APARTMENT BUILDING
PROPOSED USE		CLASSIFIED GROUP 'C' NUMBER OF ACCESSIBLE STREETS - 2
LOT AREA		11,206
APARTMENT BUILDING AREA		4814.6 m <sup>2</sup> (POOL PAVE, 5219 m <sup>2</sup> NET)
BUILDING/SITE COVERAGE	45% (MAX)	11.20%
BUILDING HEIGHT	12.0m (MAX)	11.85m TO 1/10 PARAPET
PARKING DATA	196 UNITS + 15 + 264 SPACES	265 SPACES (INCL 9 x HGT)
DWELLING UNITS	98 UNITS (MAX)	BUILDING 1 88 UNITS BUILDING 2 88 UNITS TOTAL 176 UNITS
DENSITY	35.00 UNITS/HA (PER ZONING) 35.00 UNITS/HA (PER OFFICIAL PLAN)	62.54 UNITS/HA

Site Data Block 62

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		6 STOREY APARTMENT BUILDING
PROPOSED USE		CLASSIFIED GROUP 'C' NUMBER OF ACCESSIBLE STREETS - 1
LOT AREA		13972.0m <sup>2</sup> (13972 m <sup>2</sup> NET)
APARTMENT BUILDING AREA		2541 m <sup>2</sup>
BUILDING/SITE COVERAGE	45% (MAX)	18.22%
BUILDING HEIGHT	12.0m (MAX)	11.55m @ 6TH STOREY PARAPET
PARKING DATA	196 UNITS + 15 + 267 SPACES	196 SURFACE SPACES 100 SURFACE SPACES 267 SPACES (INCL 9 x HGT)
DWELLING UNITS	48 UNITS (MAX)	BUILDING 1 138 UNITS
DENSITY	35.00 UNITS/HA (PER ZONING) 35.00 UNITS/HA (PER OFFICIAL PLAN)	98.11 UNITS/HA

**Legend**  
 G.P.P. GARAGE PICK-UP PAD  
 GARAGE TO BE STORED INDOORS  
 ARMOR STONE RETAINING WALL  
 REFER TO GRADING PLAN

# Site Plan - NOW proposed

Sunningdale Road

Blackwater Road

Adelaide Street North

ACCESS - full turns directly from Adelaide

HEIGHT - west side 6 storeys / 7 storeys

DENSITY - up from 75 to 99 upha

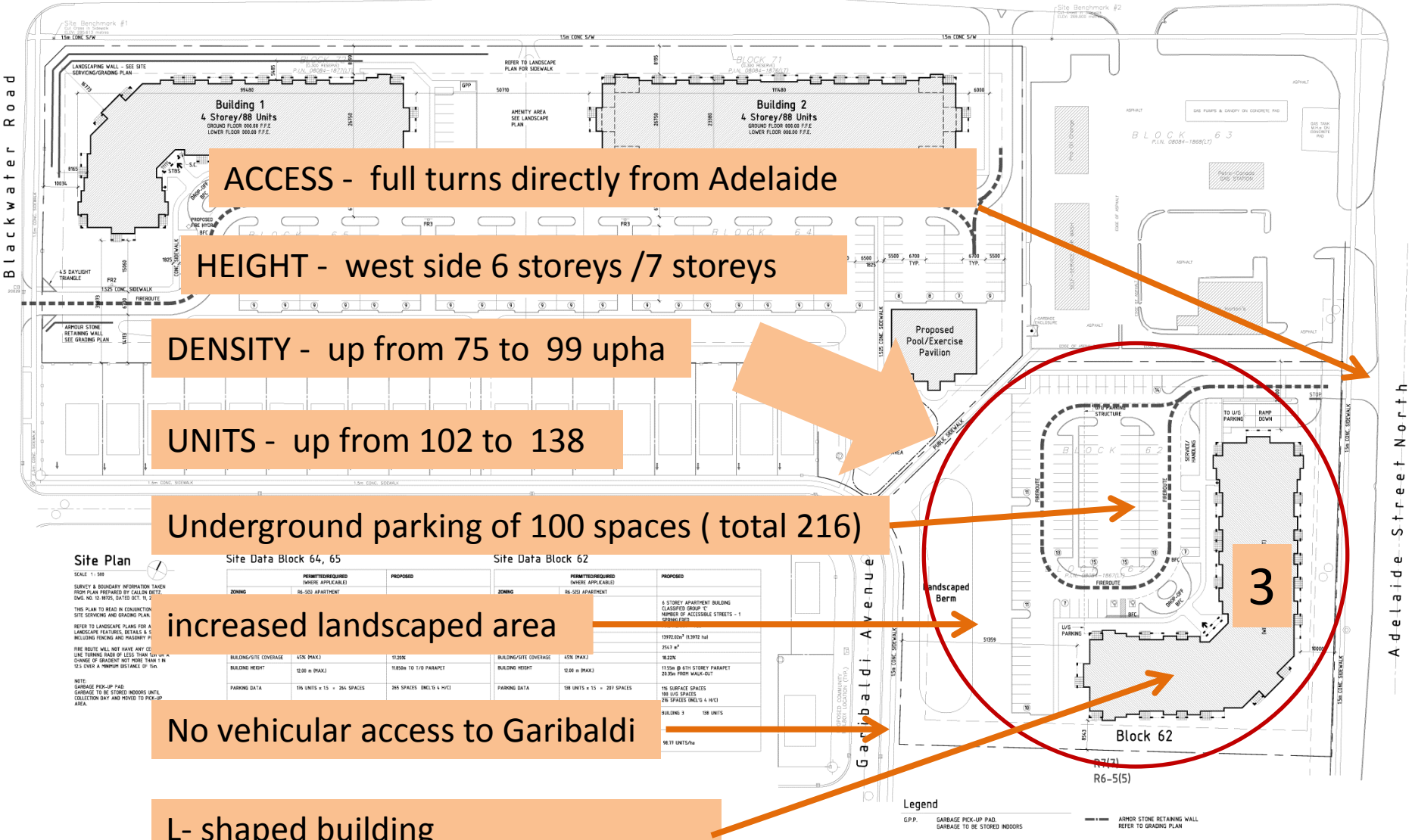
UNITS - up from 102 to 138

Underground parking of 100 spaces ( total 216)

increased landscaped area

No vehicular access to Garibaldi

L- shaped building



Site Plan

SCALE 1:500  
 SURVEY & BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CALLIN DETT (DIAL NO. 12 8935 0470) DATE 02/10/16  
 THIS PLAN TO READ IN CONJUNCTION WITH SERVICES AND GRADING PLAN  
 REFER TO LANDSCAPE PLAN FOR A LANDSCAPE FEATURES, DETAILS & INCLUDING TREES AND FOLIAGE  
 THE ROUTE WILL NOT HAVE ANY OF THE TURNING RADIUS OF LESS THAN 10m OR A CHANGE OF GRADE OF MORE THAN 1 IN 12.3 OVER A MINIMUM DISTANCE OF 10m.  
 NOTE: GARAGE PICK-UP PAD GARAGE TO BE STORED INDOORS UNTIL COLLECTION DAY AND MOVED TO PICK-UP AREA.

Site Data Block 64, 65

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		
BUILDING/SITE COVERAGE	45% (MAX)	11.20%
BUILDING HEIGHT	12.0m (MAX)	11.60m TO 1/10 PARAPET
PARKING DATA	1/6 UNITS + 15 + 2/4 SPACES	2/6 SPACES (INCL 0 + HGT)

Site Data Block 62

ZONING	PERMITS/REQUIREMENTS (WHERE APPLICABLE)	PROPOSED
R6-5(1) APARTMENT		
BUILDING/SITE COVERAGE	45% (MAX)	10.22%
BUILDING HEIGHT	12.0m (MAX)	11.50m @ 6TH STOREY PARAPET 20.50m FROM MAKE-OUT
PARKING DATA	1/6 UNITS + 15 + 2/4 SPACES	1/6 SURFACE SPACES 100 1/4 SPACES 2/6 SPACES (INCL 0 + HGT)
		BUILDING 3 1/6 UNITS
		9/11 UNITS/6

Legend  
 G.P.P. GARAGE PICK-UP PAD GARAGE TO BE STORED INDOORS  
 ARMOR STONE RETAINING WALL REFER TO GRADING PLAN

# Site Plan - NOW proposed

# Conclusion of Revised Proposal

- Conforms to the Official Plan MF Medium Density Residential policies
- Complies with “bonusing policies” of Official Plan
- Achieves proper TRANSITION OF LAND USE and BUILT FORM for the neighbourhood
- Achieves proper VEHICULAR DISTRIBUTION
- Consistent with PPS - 2005

# Moving forward ...

- Drewco agrees with Staff Report and recommendation
- Drewco would like to thank the City staff and neighbourhood residents for their hard work
- Drewco requests that PEC recommend staff report to Council