



**FORMER RIDGEWAY CRYSTAL BEACH HIGH SCHOOL
576 RIDGE ROAD NORTH
RIDGEWAY, FORT ERIE**

**DRAFT PLAN OF SUBDIVISION
DRAFT PLAN OF VACANT LAND CONDOMINIUM
OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT**



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Subject Lands



Site of the former Ridgeway Crystal Beach High School

- School closed in 2017 and the property was subsequently sold

Zoned and Designated as Institutional in accordance with their former use

Frontage on Ridge Road North and Prospect Point Road North

Entire Site is approximately 6.3 hectares

- Approximately 5.2 hectares is subject to the applications

Development Overview



Mix of Dwelling Types

- Single detached and townhouse units
- Variety of lot and unit Sizes
- Condo and Freehold Tenure

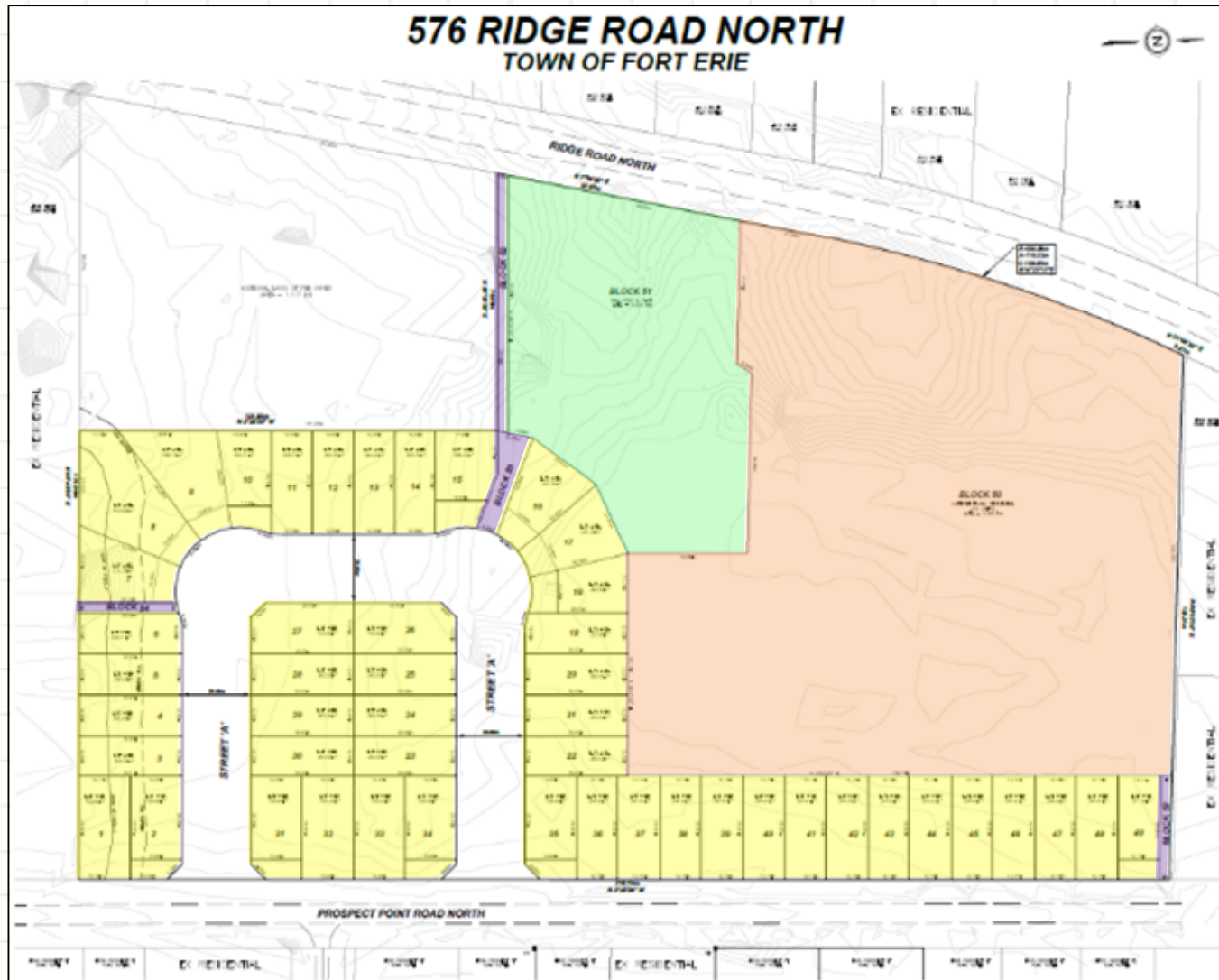
Stormwater Management Pond

- Maintains a large open space area

Pedestrian Walkways

Original High School Building is subject to additional applications

Draft Plan of Subdivision



49 Lots for Single Detached Dwellings

- Environmental Buffer is included on Lots 1-8, pending the results of additional environmental surveys

New Public Roadway – Street 'A'

Vacant Land Condominium Block

Stormwater Management Facility

Pedestrian Walkway Blocks

Draft Plan of Vacant Land Condominium



70 Dwelling Units

25 Townhouse Dwellings

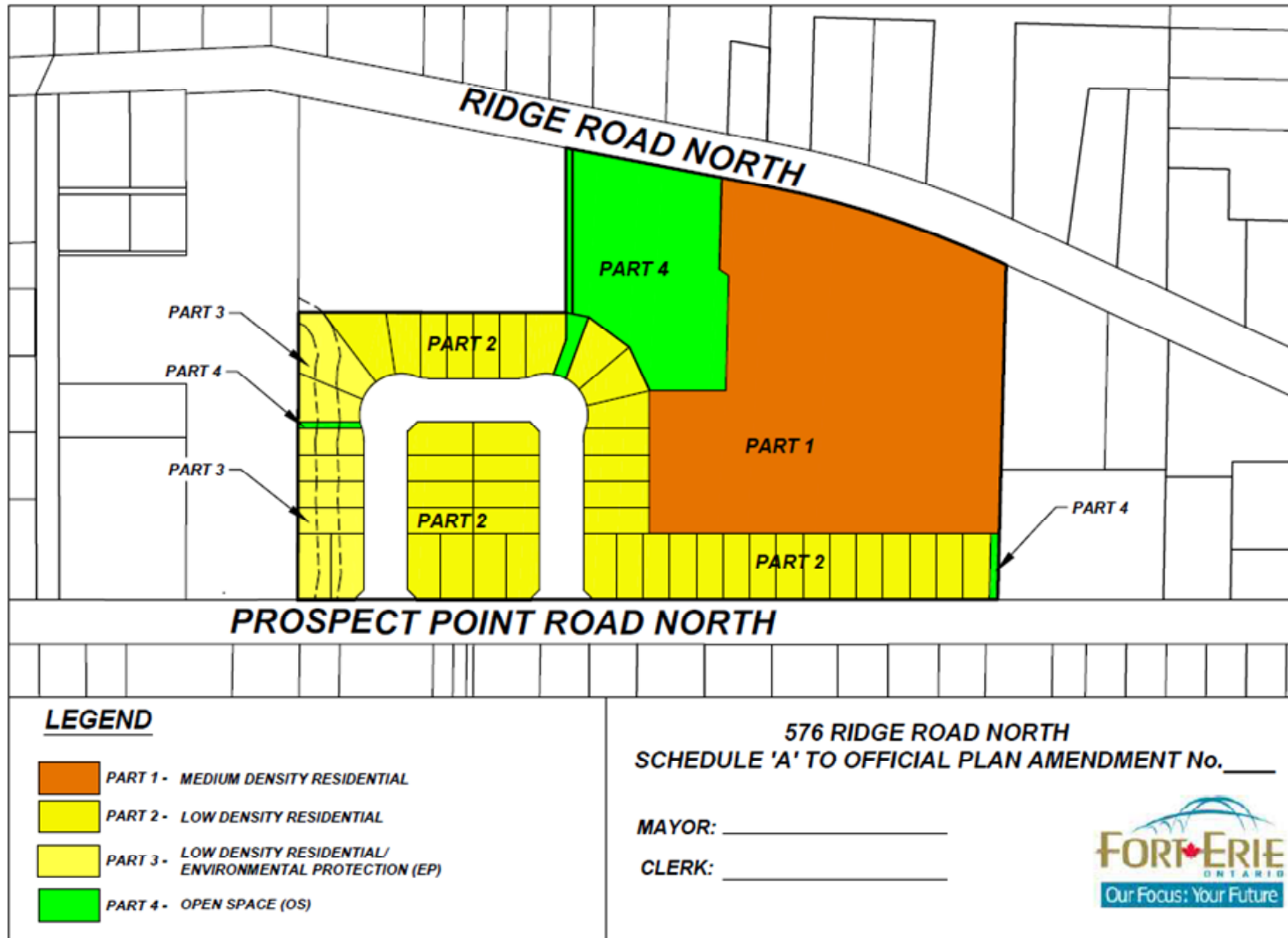
45 Single Detached Dwellings

- 2 different typologies
- Compact size – units to be offered at a lower price point

Internal Roadway

26 Visitor Parking Spaces

Proposed Official Plan Amendment



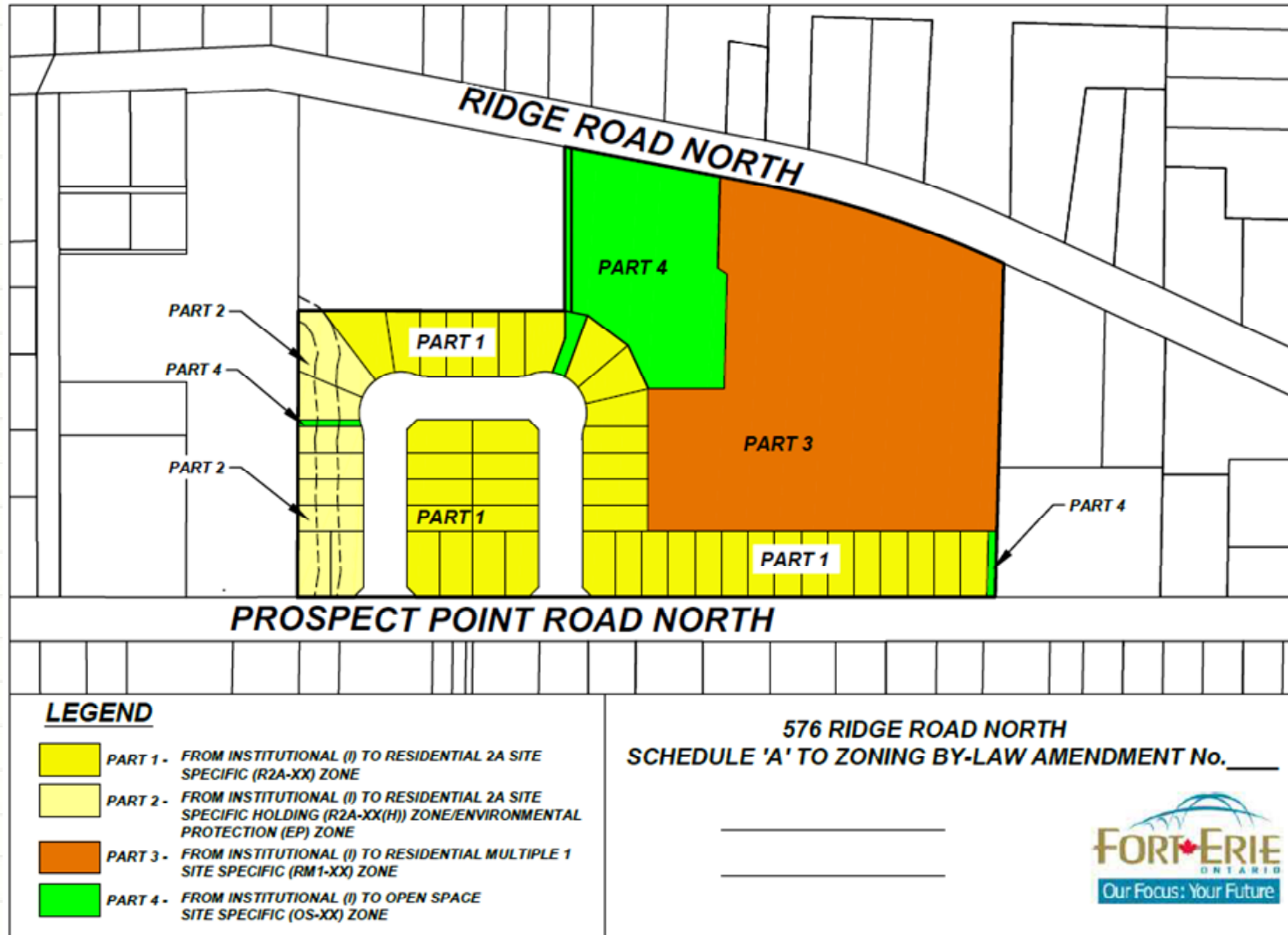
Single Detached Lots – Low Density Residential

- Lots 1-8 also designated as Environmental Protection, pending the results of additional environmental surveys

Condominium Block – Medium Density Residential

Stormwater Facility and Pedestrian Walkways – Open Space

Proposed Zoning By-law Amendment



Single Detached Lots Zoned as site-specific Residential 2A

- Lots 1-8 dual-zoned as Environmental Protection, pending the results of additional environmental surveys

Multiple family residential block (Block 50) zoned as site-specific Multiple Residential 1

Stormwater management facility and pedestrian walkways zoned as Open Space

Supporting Studies and Reports

Type	Author	Key Findings
Heritage Impact Analysis	Parslow Heritage Consultancy	<ul style="list-style-type: none"> The development adheres to the objectives of the Designation By-law as the front façade and all identified heritage attributes are preserved in a way that retains the prominence of the former school building Provides recommendations to enhance retained heritage attributes
Traffic Impact Study	R.V. Anderson	<ul style="list-style-type: none"> The site generated traffic is not expected to result in any new delay or queuing concerns at the study area intersections through the ultimate horizon year of 2028 There are no geometric, signal timing, or traffic control improvements recommended at any of the existing study area intersections as a result of the site generated traffic. The proposed access locations are compliant with TAC standards and are not expected to exhibit any capacity concerns. The site plan provides internal connectivity for active transportation users and creates the opportunity for further cycling network connections. The existing roadway system has significant surplus capacity to accommodate the background corridor growth and site generated traffic through the 2028 horizon year.
Environmental Impact Study	Beacon Environmental	<ul style="list-style-type: none"> The woodland on the adjacent property does not meet the criteria to be considered significant. Additional surveys are required.
Functional Servicing / Stormwater Management Report	Upper Canada Consultants	<ul style="list-style-type: none"> Outlines the overall servicing and stormwater management strategy for the development Confirms that existing municipal services have sufficient capacity for the development

Thank You – Questions?

