

# 526-550 Riverside Drive & 2194 Windridge Drive

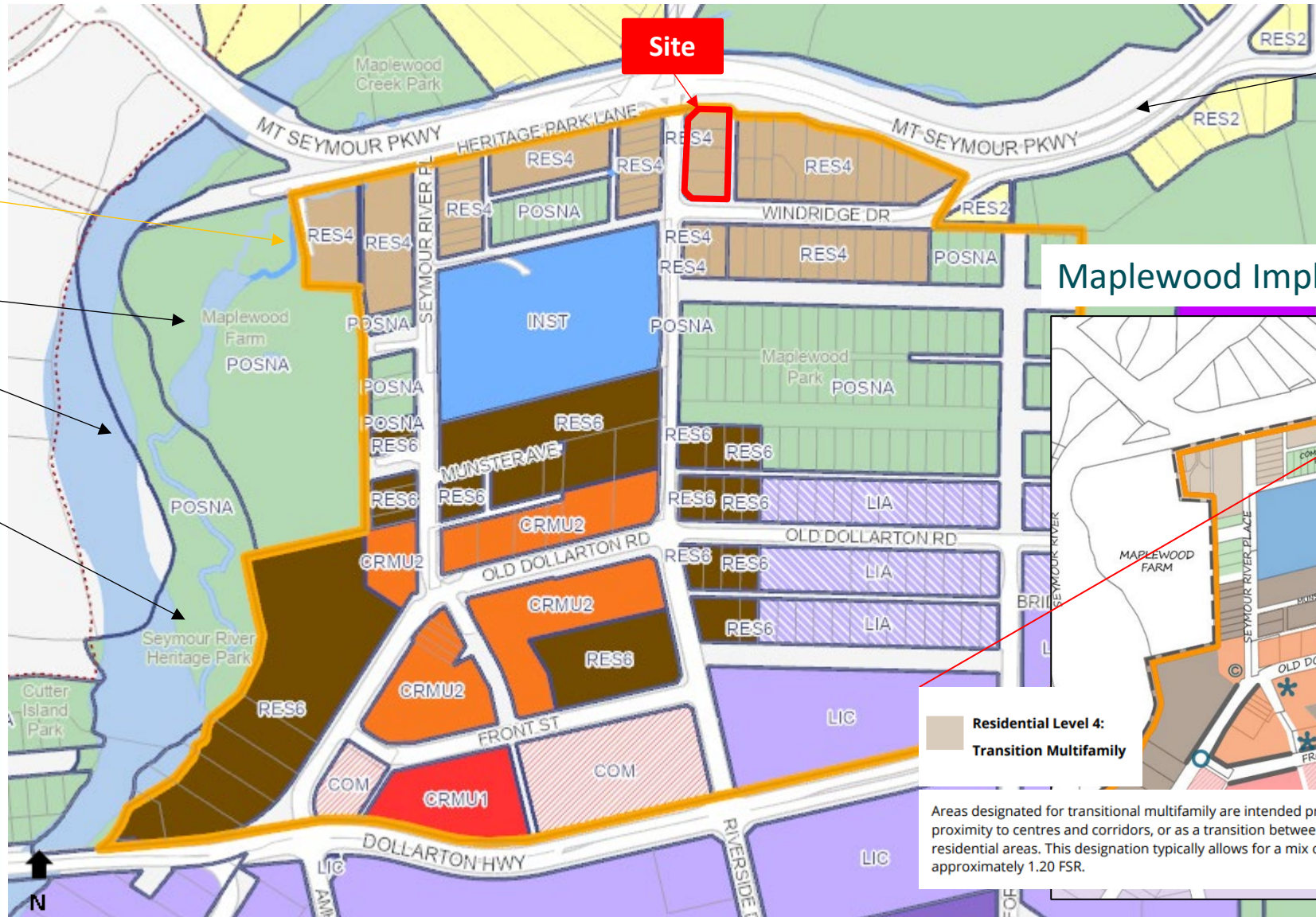
## Rezoning Bylaw 8770



1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Readings – March 16, 2026  
36-Unit Townhouse Development

# Neighbourhood Context

Official Community Plan:



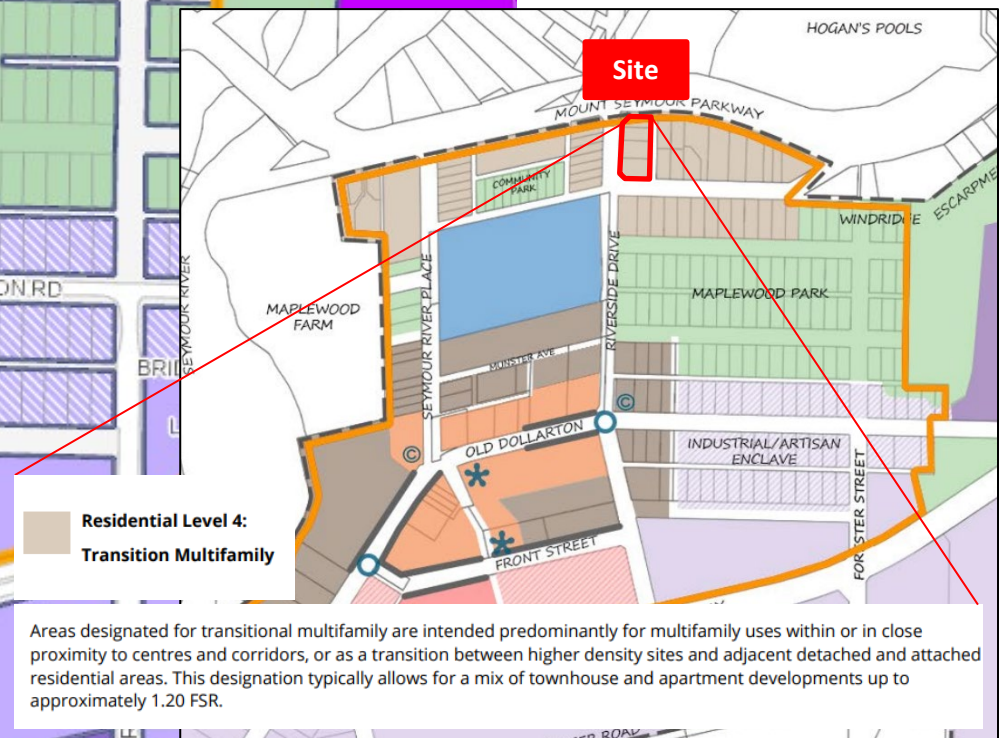
Mapplewood  
Village Centre

Mapplewood  
Farm

Seymour River

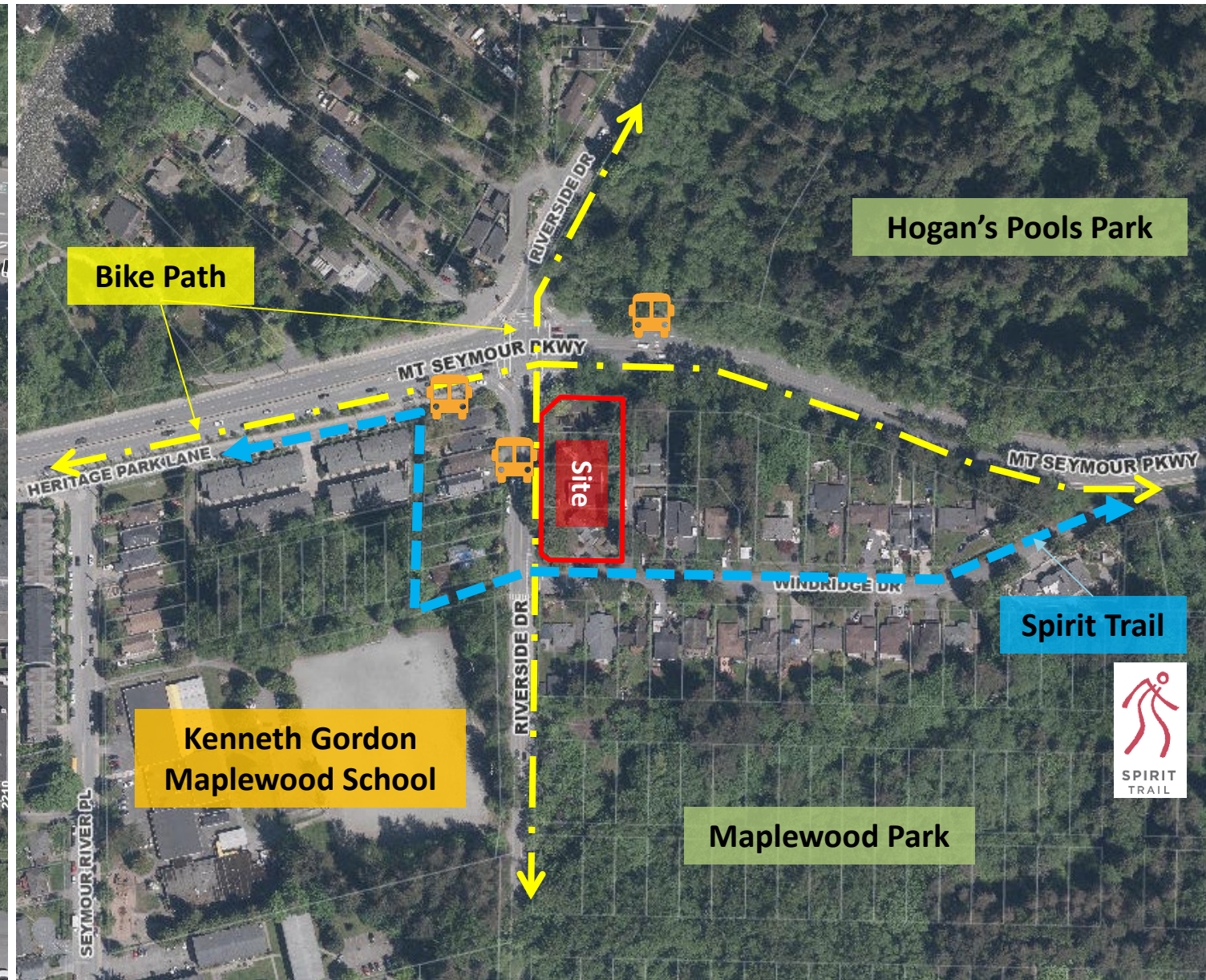
Seymour River  
Heritage Park

Mapplewood Implementation Plan:



# Site Context

Size: 2,735 m<sup>2</sup> (29,445 sq. ft.)



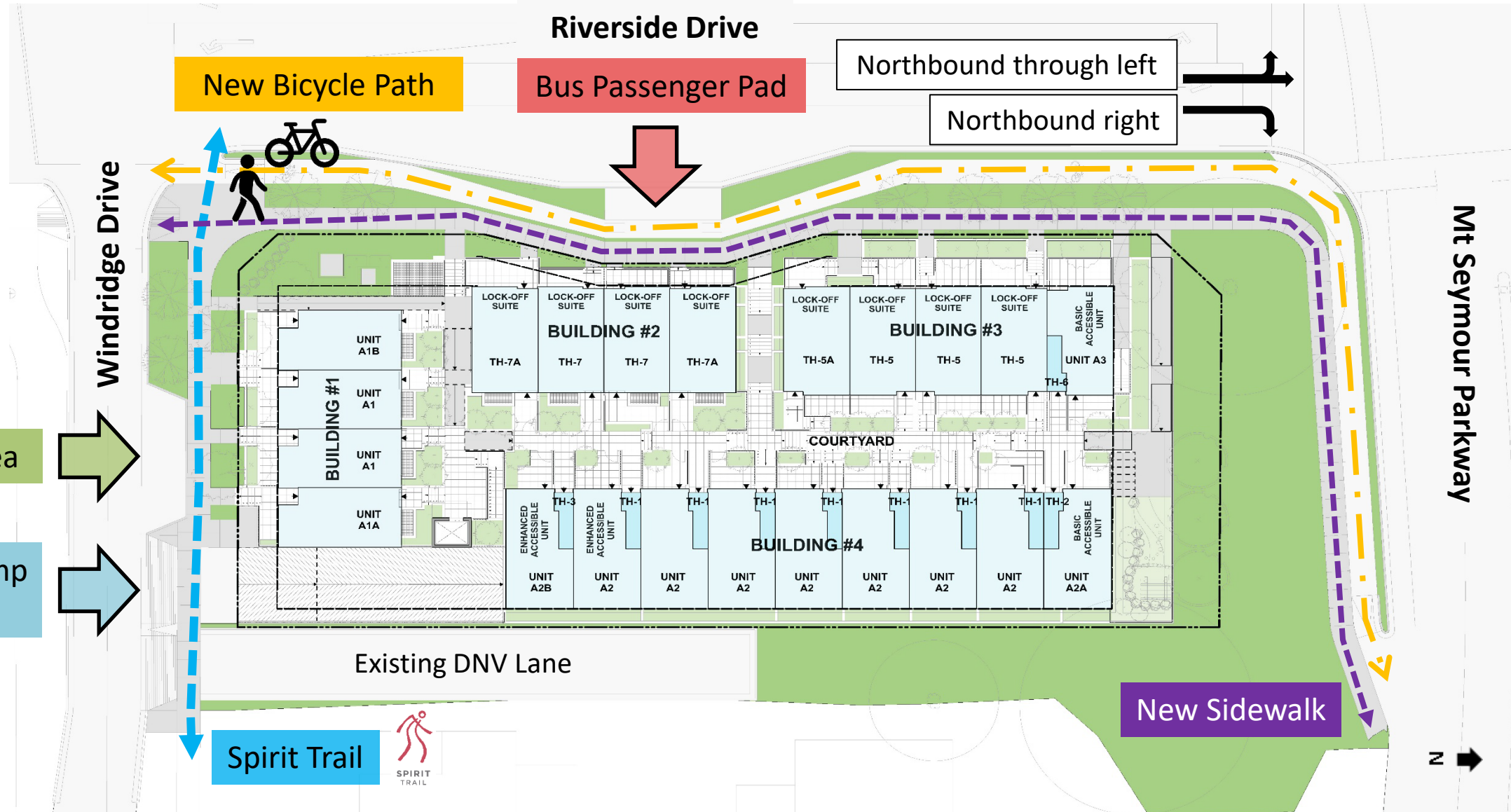
# Proposal

- **Applicant:** Montage Development
- **Proposal:** 36 Units Townhouse
- **Density:** 1.2 FSR
- **Building Height:** 3 and 4 Storeys
- **Unit Mix:**
  - 14 one-bedroom
  - 10 two-bedroom
  - 8 three-bedroom (4 lock-off suites)
  - 4 four-bedroom (4 lock-off suites)

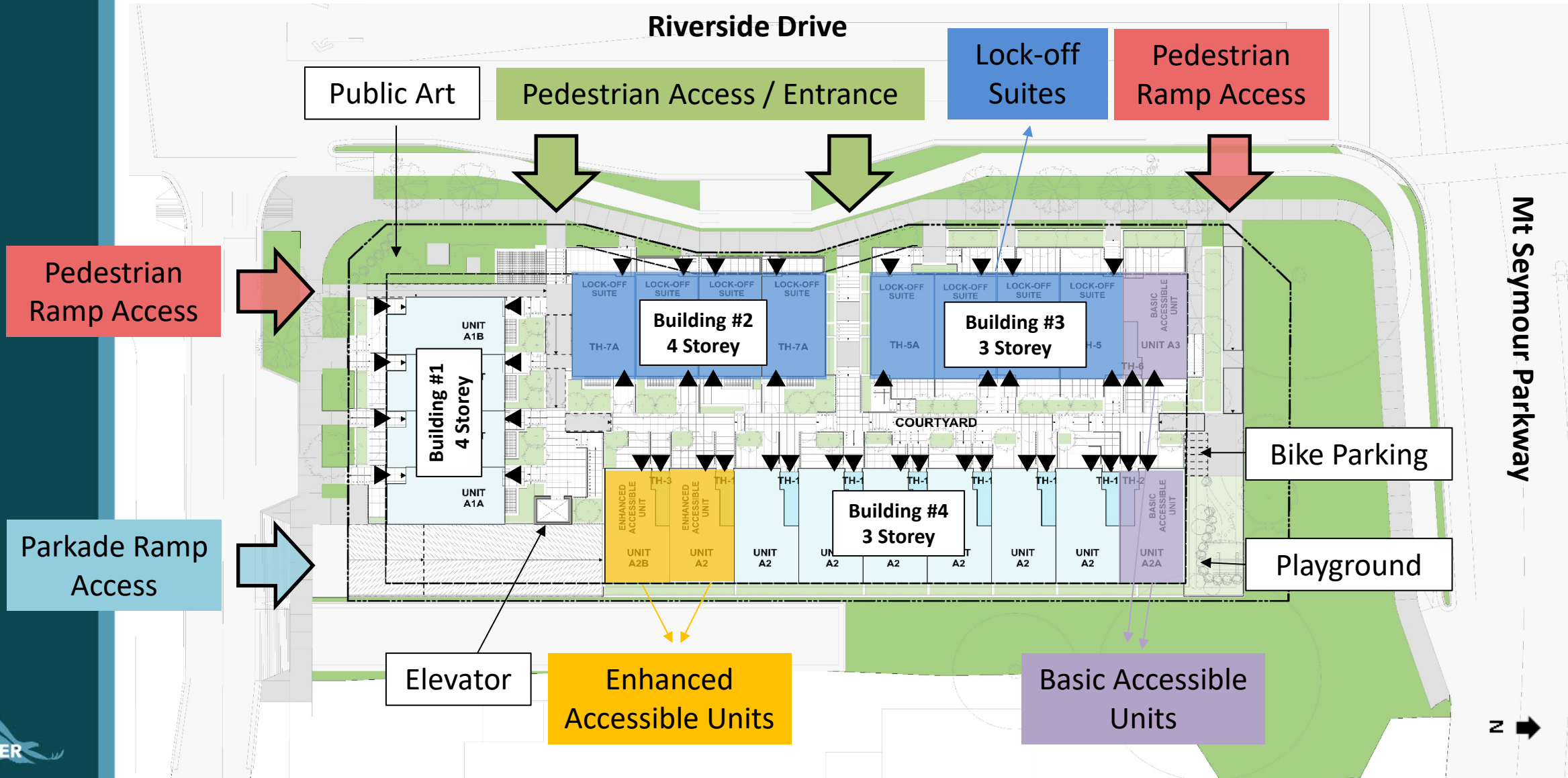


North-west corner perspective (Riverside Drive and Mt Seymour Parkway)

# Site Plan



# Site Plan



# Public Engagement and Input



- **Virtual Public Information Meeting (PIM)**

**Dates:** November 24 – December 5, 2025

**– 49 Total comments/questions received**

❖ **Supportive (31):**

Need for additional housing

Diverse unit types

Public realm and  
infrastructure improvement

❖ **Opposed (4):**

Parking

Traffic

Transportation  
network function

❖ **Neutral / Mixed (14):**

Requested clarifications or  
asked questions.



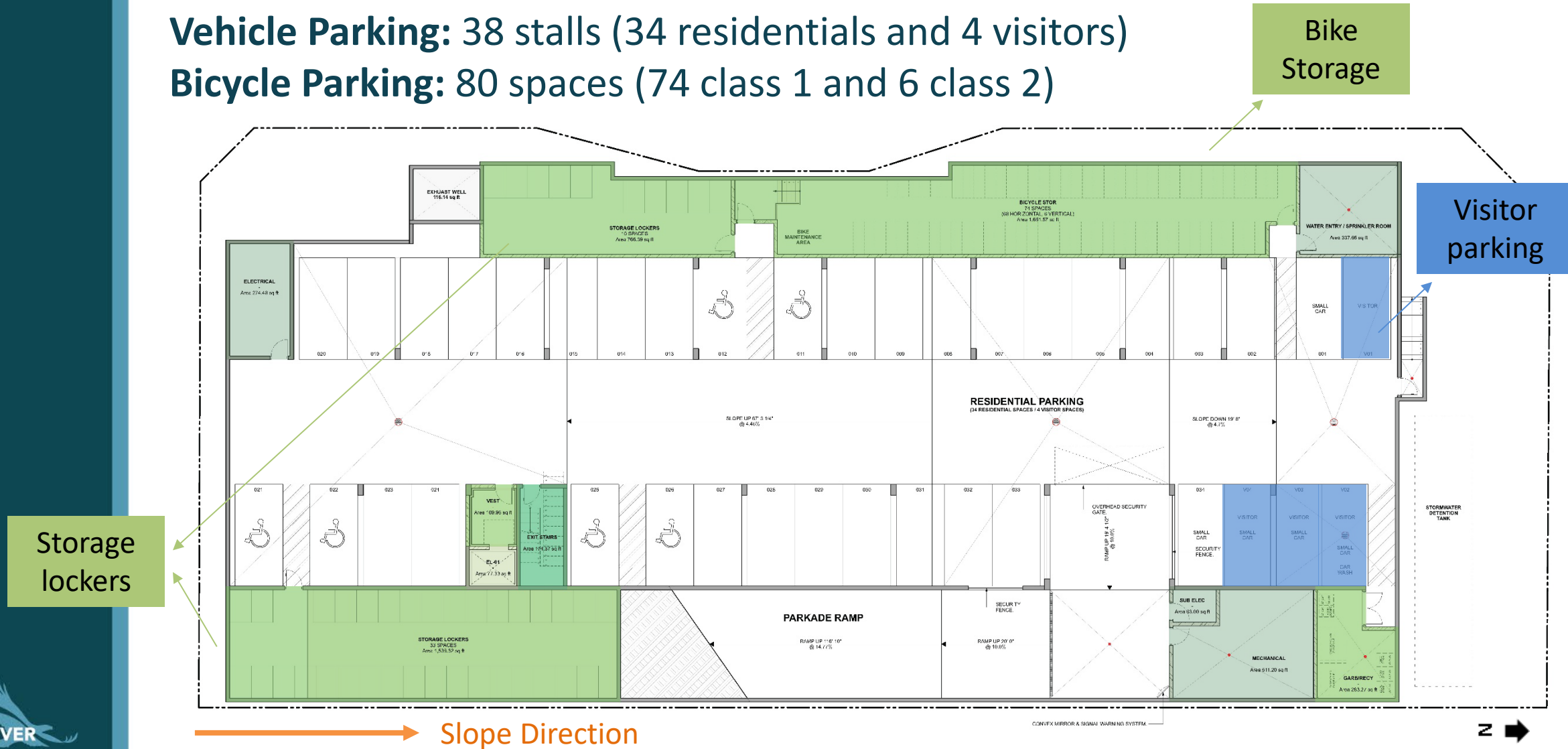
**+10 Support letters**

**+5 Emails and phone calls**

# On-site Parking

**Vehicle Parking:** 38 stalls (34 residentials and 4 visitors)

**Bicycle Parking:** 80 spaces (74 class 1 and 6 class 2)



# Safety improvement (Riverside Drive)



Riverside Drive



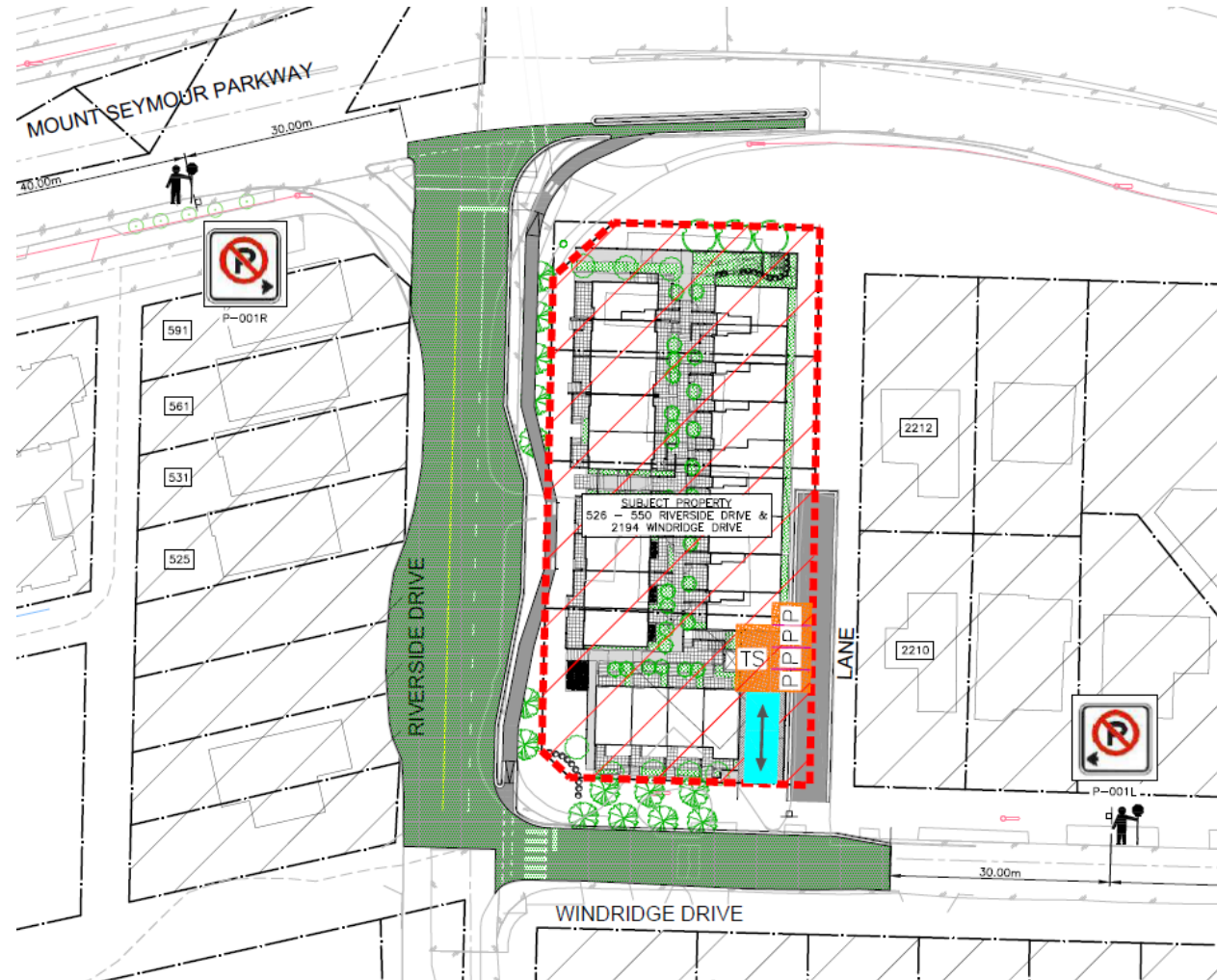
Mt Seymour Parkway and Riverside Drive Intersection

# Community Contributions

- **Frontage works** (off-site improvements and landscaping)  $\approx$  \$1,670,000
- **Land dedications**  $\approx$  333.38 m<sup>2</sup> (3,588.47 sq. ft.) (up to 6.8-meter width along site frontage)
- **Storm main upgrade** along the Mt. Seymour Parkway to  $\approx$  75 m westward
- **CAC** of \$622,858
- **DCC's** of \$821,052 (2026 rate)
- **GVS&DD, (GVWD), and TransLink DCCs** of \$901,856 (2026 rate)

# Construction Traffic Management Plan

(to be finalized at the BP)



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