



PICCO RIDGE

Preliminary Development Concept

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1 Introduction



1.1 Context

Picco Ridge is an area of about 200 acres of largely undeveloped land along Highway 50 (St. Thomas Line) on the western periphery of the town. Picco Ridge is bounded by existing neighbourhoods and proposed subdivisions in varying planning and application

stages, which will border the perimeter of the area. A half dozen property owners share stewardship of the land. Owners' interests range from attachment to its current undeveloped status to ambitious development goals.



1.2 Objectives

Much of the development of Paradise's outlying areas has occurred on a piecemeal basis. The current Municipal Plan Review process presents the Town with an opportunity to encourage cohesive development of Picco Ridge through the preparation of a comprehensive development scheme. The development plan will provide landowners with a degree of certainty over the area's development potential, while ensuring that

individual subdivision plans connect and functionally interact. A comprehensive development plan may also provide opportunities for achieving some of the Town's strategic goals such as diversifying Paradise's housing options by including mid-density housing and mixed-use building forms - all within the context of a feasible development scheme.

1.3 Guiding Principles

The Picco Ridge Development Concept is grounded in the following guiding principles:

1. Design neighbourhoods that promote a sense of community.
2. Promote and locate higher density development adjacent to the main transportation corridors and consider the future provision of public transit.
3. Pursue an interconnected street system and enhance connectivity to and within the key corridors and to

4. Locate core services within a 10-minute walk from residential neighbourhoods.
5. Create a physical and built environment that provides opportunities for safe daily physical activity, opportunities for social interactions and access to healthy food.
6. Provide a full range of housing types to create diverse and neighborhoods, including housing for seniors, students, and people living

7. Encourage employers to locate jobs close to neighbourhoods.
8. Create a linked system of natural areas and parks and ensure these features are restored, enhanced, and are protected.
9. Build sustainable infrastructure and promote the use of renewable energy to improve the ecological footprint of the Town.

2 Site Analysis



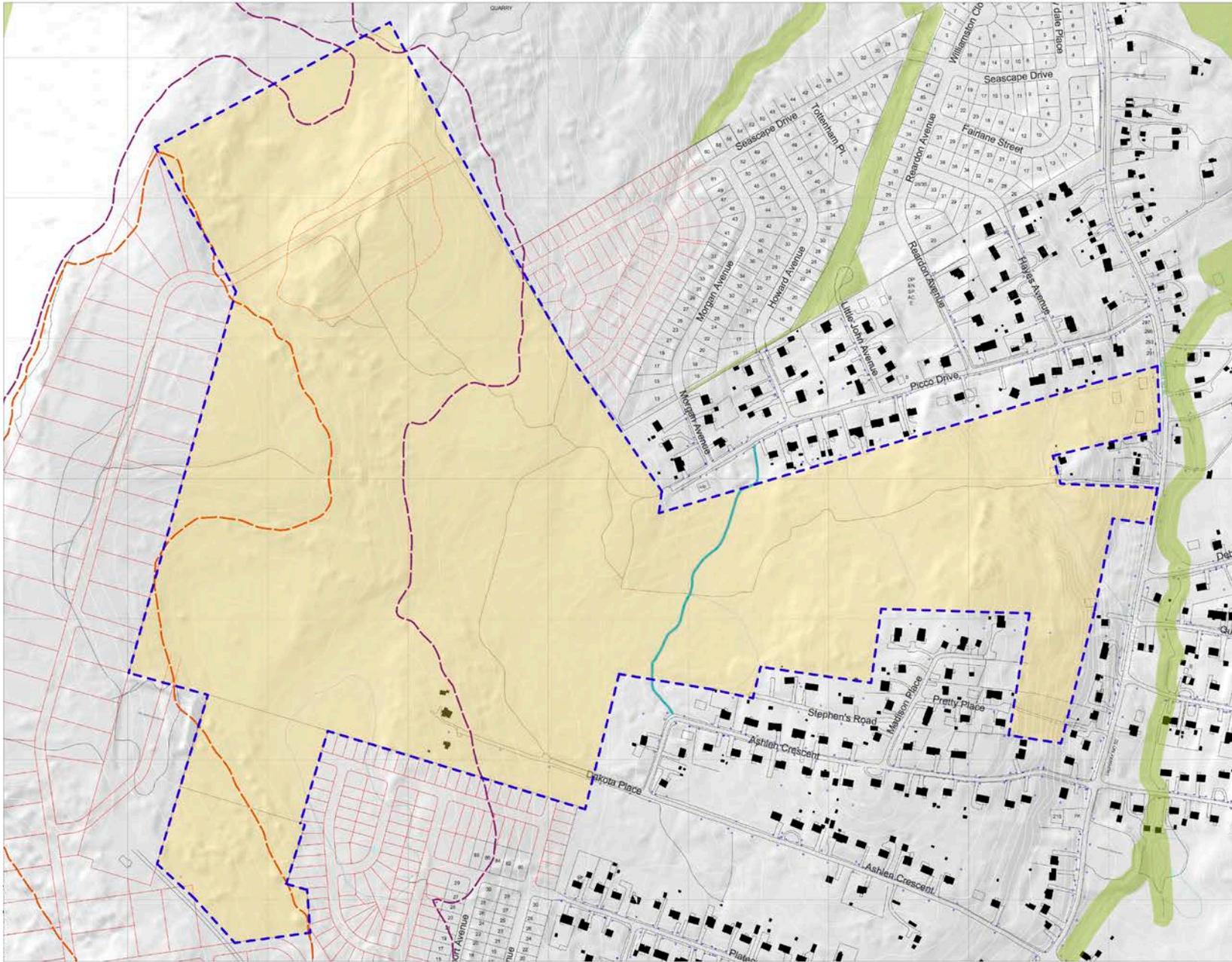
2.1 The Site

Picco Ridge extends from St. Thomas Line in the east to the top of the ridge overlooking Conception Bay in the west. The area's eastern portion is flanked by two older low-density suburbs, while the western portion is surrounded by lands

that have attracted recent interest by developers. The top of the ridge bordering the western portion of Picco Ridge is slated for unserviced low-density development.

The majority of the site is designated and zoned Comprehensive Development Area (CDA) in the 2004 - 2014 Municipal Plan and Development Regulations.





STUDY AREA

PICCO RIDGE DEVELOPMENT CONCEPT

LEGEND

- - - Study Area
- Lots Existing
- Lots Proposed
- Open Space
- - - 190 Contour

MAP DESIGN

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Project No	140102
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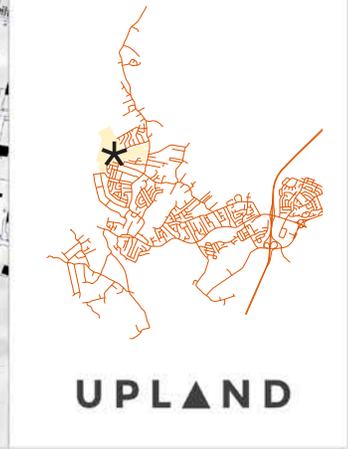
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 Linear Unit: Meter

Data Sources: Town of Paradise



LOCATOR MAP



2.2 Topography

Elevations

The western portion of Picco Ridge is generally sloping down from west to east with the highest elevations above the 190m contour line. A bluff in the north-western portion of the site reaches up to 198 metres above sea level. The eastern portion of the site slopes down from north to south with the highest elevations reaching 180m. The center of the site features a depression dipping down to 168m and contains a wetland.

Slopes

The majority of the site features slopes between 0 and 10%. The most level area can be found at the center of Picco Ridge. Near St. Thomas Line, a steep embankment slopes down towards the collector road. Other steeper slopes are located around the bluff in the north-western section of the site and at an man-made embankment buffering a private residence in the south-western corner of Picco Ridge.



Top of Western Ridge Looking East



ELEVATION

PICCO RIDGE DEVELOPMENT CONCEPT

LEGEND

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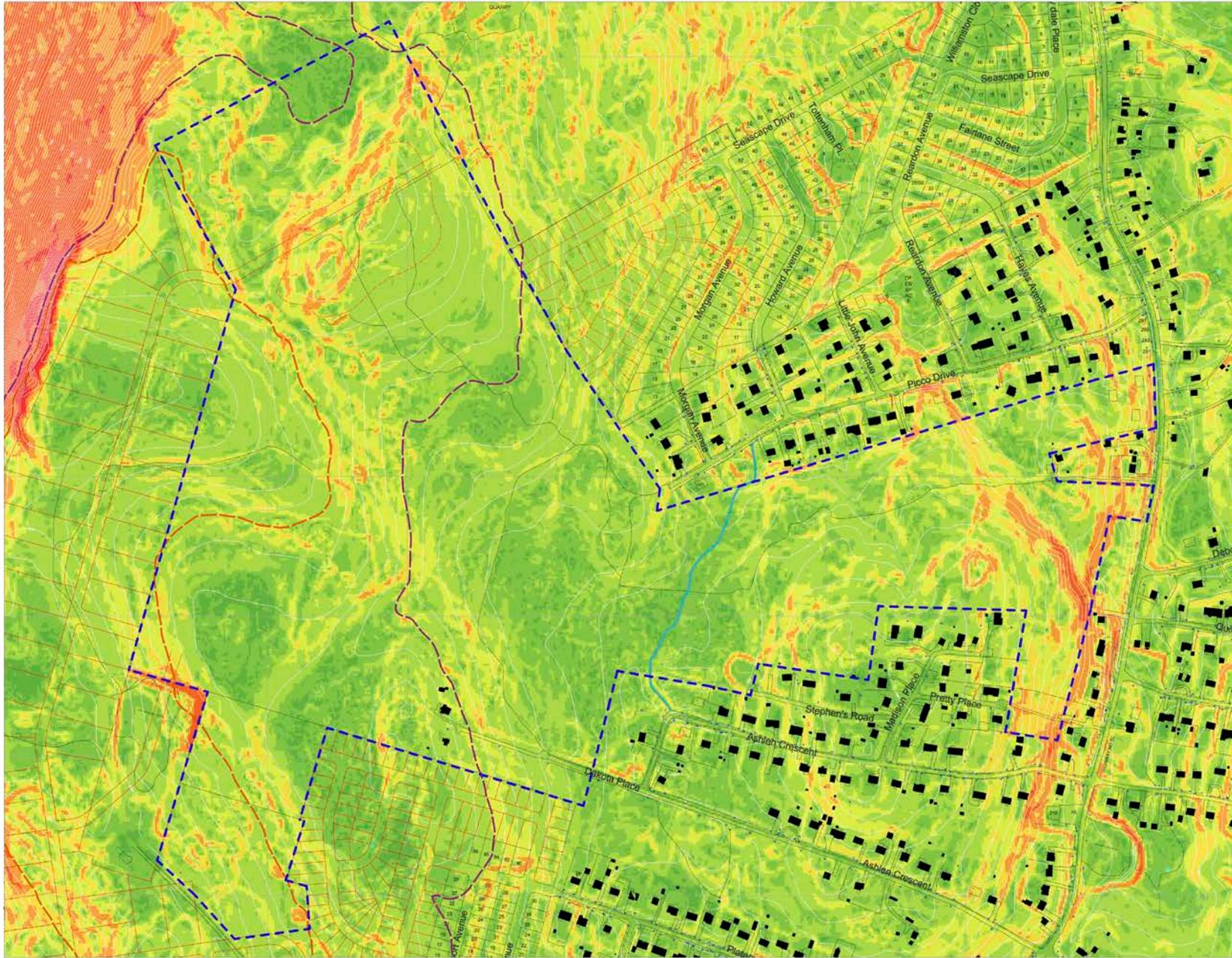
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LOCATOR MAP





SLOPES

PICCO RIDGE DEVELOPMENT CONCEPT

LEGEND

- Study Area
- Lots Existing
- Lots Proposed
- 190 Contour
- > 1%
- 1 - 4%
- 5 - 9%
- 10 - 17%
- 18 - 24%
- 25 - 49%
- 50 - 99%
- > 100%

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 Linear Unit: Meter

Data Sources: Town of Paradise

0 100 200 m

LOCATOR MAP



2.3 Hydrology

The study area generally drains towards the center and to the north of the site. A notable evidence of this drainage pattern is a wetland at the end of Stephen's Road.

In 2015, the Town engaged CBCL Limited to identify and delineate the extents of the wetland (known locally as Featherbed Marsh).

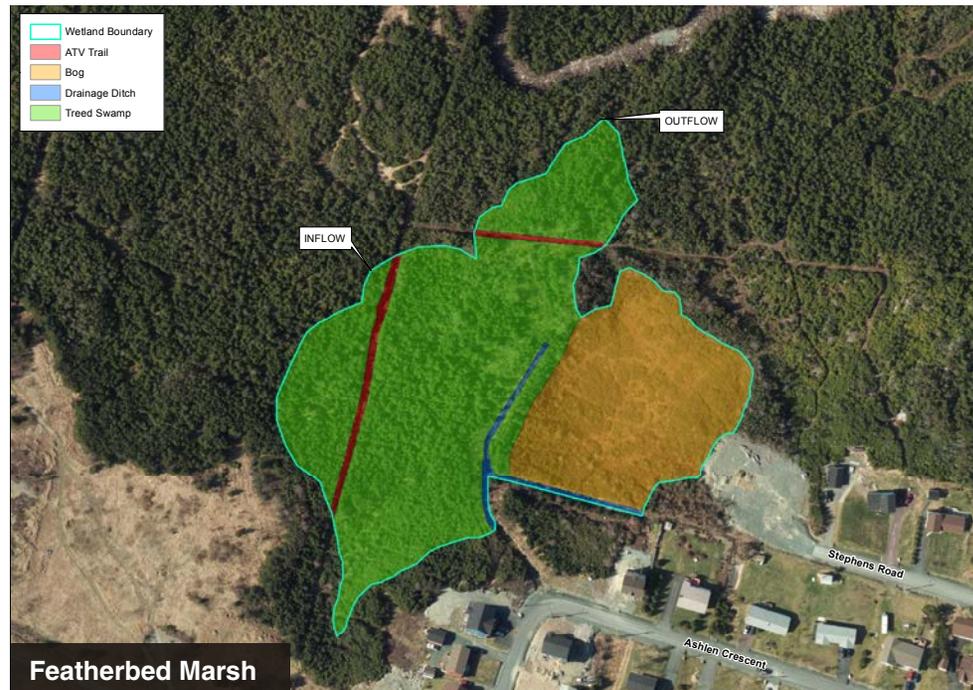
The wetland, as delineated is approximately 2.78 ha in its extent. Approximately 0.87 ha (31%) of the wetland is composed of bog type vegetation, 1.89 ha (68%) is treed swamp, and the balance (~1%) is composed of a series of open ditches and ATV trails.

Being composed mainly of robust woody vegetation (i.e., trees and shrubs) and containing no notable surface water features (except that present in the ditches), the wetland is considered to be less sensitive to disturbance than one that is more dominated by herbaceous vegetation, or that has a greater proportion of open water.

The wetland is likely to be performing significant functions within the local watershed in terms of attenuating and storing stormwater flows, performing carbon sequestration (by virtue of its deep organic layer), and by providing habitat for various species of flora and fauna.

Though there appears to be no regulatory recourse at present to prevent the eventual infill of featherbed marsh, it is recommended that the wetland be preserved as a natural feature in the landscape, in the interests of maintaining the functions mentioned above.

If the partial removal of the wetland was necessary, the treed swamp would likely be the less valued portion, and its position along the fringe of the wetland would probably make it the most practical to remove if that were required. In case of a partial wetland removal, it would be prudent to maintain the wetland portion around the outflowing watercourse as a natural buffer around the watercourse.



In 2013, the Town of Paradise commissioned a storm water study, which resulted in a master plan for storm water management and storm water infrastructure upgrades for the Town of Paradise (BAE-Newplan, 2013).

Picco Ridge is primarily located in Sub-Basin C11 of Drainage Basin C which drains into Conception Bay via Horse Cove Brook. “Basin C not only has the greatest number and percentage of control structures requiring upgrading both under current and future development conditions but it also has the most structures undersized by more than 100%.” (BAE-Newplan, p.97).

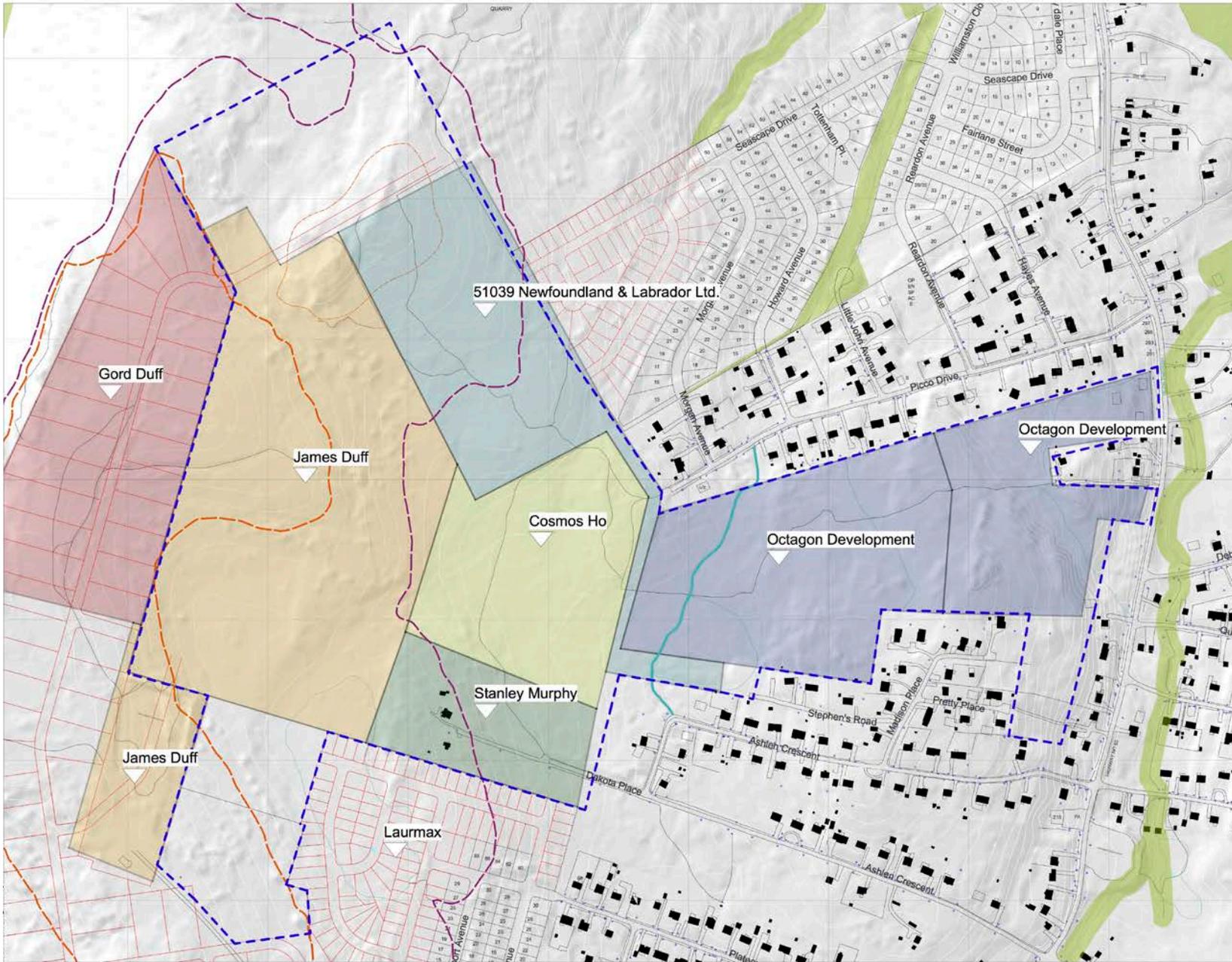
The Storm Water Master Plan recommends to consider storm water detention in areas where the increase in ultimate development flow requires major downstream upgrading. The Town is currently revising the Stormwater Model for a 10 year build out and it is understood that no stormwater can be directed towards Howard Avenue.



2.4 Land Ownership

Information on land ownership was retained from two sources and is not conclusive. Regardless of divergences the site is currently fragmented and owned by various individuals and land development companies, which include:

- James Duff;
- 51039 Newfoundland & Labrador Ltd.
- Cosmos
- Stanley Murphy
- Octagon Development
- Gregory Adams
- Lauramax
- Cosmos Ho



APPROXIMATE OWNERSHIP PATTERN

PICCO RIDGE DEVELOPMENT CONCEPT

LEGEND

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- - - Lots Existing
- - - Lots Proposed
- - - Open Space
- - - 190 Contour

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 Linear Unit: Meter

Data Sources: Town of Paradise



LOCATOR MAP

UPLAND

2.5 Land Use

The majority of Picco Ridge is undeveloped wooded land. Some clearance has occurred above the 190m contour line where the area is now a large grassed field. Two developed lots can currently be found within the study boundary. One single residential

dwelling at the end of Dakota Place and a property containing a residential dwelling and an excavation business in the south-western corner. The business has been surrounded with a large man-made berm that separates it visually from the rest of the site.

2.6 Zoning

2016 Draft Municipal Plan and Development Regulations include the following land use zones to be applied to the Picco Ridge and surrounding area:

Comprehensive Development Area (CDA)

The Picco Ridge Study Area is zoned CDA. The Town of Paradise Development Regulations stipulate that the area “shall be developed in accordance with the Concept Plan prepared for the area and approved by Council. Portions of the area may be developed subject to a rezoning and approval of subdivision plans consistent with the Concept Development Plan.” The regulations further prescribe that “in considering proposals for development within the Picco Ridge CDA, Council may require appropriate studies to be undertaken to determine the adequacy of municipal infrastructure, including streets, to accommodate the development. Council may refuse development where it has been found that adequate servicing is not available, unless such infrastructure as may be necessary is provided by the developer.”

Residential Medium Density (RMD)

The serviced existing and proposed developments surrounding Picco Ridge are all zoned RMD. Currently RMD zoning permits single detached dwelling, semi-detached dwelling, duplex dwellings, home office, family child care, assisted living residential complex, urban agriculture, municipal infrastructure, services and utilities and public open space and conservation. Discretionary uses include apartment buildings (up to 8 units), row dwelling, boarding houses, collective residential, daycare center, convenience store, educational, home based business, office, take-out food service, telecommunications tower, animal and place of worship. The minimum lot area for serviced single dwellings is 450m².

Rural Residential (RR)

The unserviced areas above the 190m contour line are zoned RR. Permitted uses include single dwellings, family childcare, home office, urban agriculture, municipal infrastructure, services and utilities as well as public open space and conservation. Discretionary

uses include animal, bed and breakfast, home based business, general service, office, boarding house and telecommunication towers. The minimum lot area for unserviced single dwellings is 4050m².

Open Space/Recreation (OSR)

The bluff in the north-western portion of the site is zoned OSR. Permitted uses include conservation, parks, playing fields, arenas cultural and civic, municipal infrastructure, services and utilities.

Discretionary uses include catering, child care, general assembly, indoor assembly, outdoor assembly and telecommunications towers.

3 Development Concept



3.1 Opportunities & Constraints

The site's shape, location and topography pose a few challenges that need to be overcome to unlock its full development potential. At the same time, a number of opportunities can be capitalized upon to make Picco Ridge an integrated and complete community.

Constraints

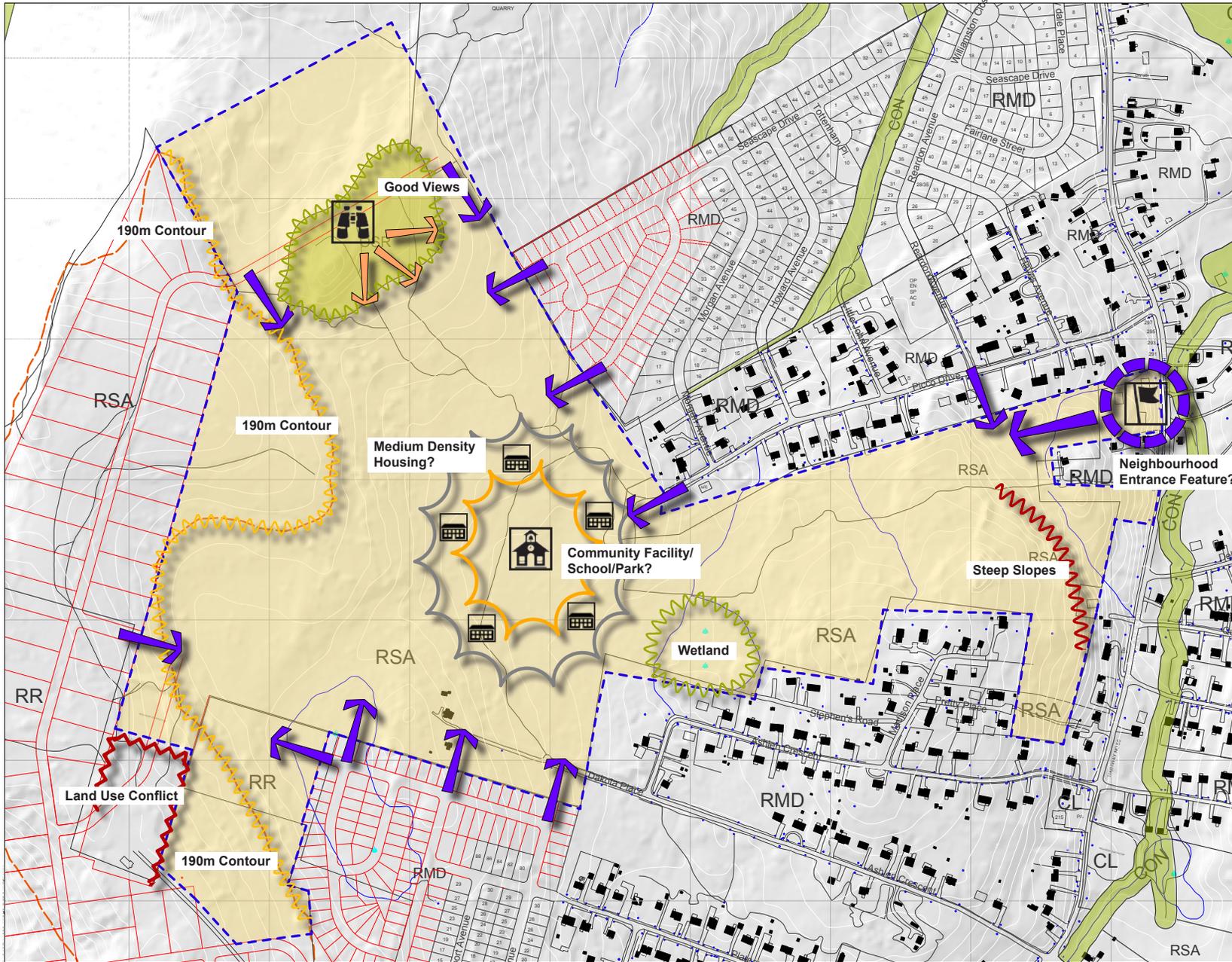
- Only one potential access point exists along Highway 50 (St. Thomas Line).
- The surrounding existing developments along Ashlen Crescent and Picco Drive were built without connecting road right-of-ways or provisions for future road connections into the undeveloped lands.
- Steep slopes make various areas of the site difficult or unsuitable to develop.
- The property of an excavation business in the southwestern corner of the site is surrounded by a tall man-made berm that visually impacts potential new properties in its vicinity.
- A wetland at the end of Stephen's Road limits the development potential at the narrowest point of the property.
- The 190m contour, above which only large-lot unserviced development is permitted veers into the site along its western boundary.

- A potential future water tower installation by the Town will allow for serviced development only up to the 180m contour.
- Serviced development above the 180m contour will require an additional water tower to be installed by developersto to ensure adequate water pressures.

Opportunities

- The subdivision plans for new surrounding neighborhoods all feature reserved road right-of-ways and access points into Picco Ridge to ensure that development is not disconnected from its neighboring communities.
- The relatively flat center of the site provides an opportunity to create a higher-density neighborhood center with space for a neighborhood commons, school or other community facilities and neighborhood retail.
- Due to the central location of this area, many of the new residences would be within a 5-minute walk (400m radius) of the neighborhood center.

- Natural landscape features such as the bluff and wetland can be integrated into the development as amenities.
- The views from the top of the bluff over Paradise are spectacular and could be further enhanced and made accessible to new residents through a look-off and associated trails.



STUDY AREA

OPPORTUNITIES & CONSTRAINTS

LEGEND

- Study Area
- Lots Existing
- Lots Proposed
- Open Space
- 190 Contour

MAP DESIGN

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Project No	140102
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PARAMETERS & MAP DESIGN

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 Linear Unit: Meter

Data Sources: Town of Paradise



LOCATOR MAP



UPLAND

3.2 Concept Plan

Development Vision

Picco Ridge will be developed as a comprehensive development that integrates a diversity of housing options including low-density single housing, mid-density and multi-unit housing as well as mixed-use building forms. The new community will be developed with respect to sensitive environmental features to ensure that the natural heritage system is protected, enhanced or restored, and that ecological systems are not negatively affected through the development. The heart of the new community will be within walking distance from most homes and will provide residents with a place to gather, shop and access neighborhood services.

Land Use

The highest densities of the new Picco Ridge community are concentrated around the commons, a large green space and neighborhood focal point at the center of the development. Land uses surrounding the commons include multi-unit housing, neighborhood retail and services and, if demand exists, a new school.

The remainder of the community is largely made up of medium-density single dwellings, many of which are situated within a five-minute walk from the mixed use center. Above the 190m contour, large-lot unserviced low-density housing is provided.

Transportation

The proposed road network is hierarchical and consist of collector streets that are direct and continuous throughout the neighborhood. The local street network is grid-based and enables multiple travel options through the community. The road network connects and is well integrated with the surrounding streets. Cul-de-sacs are not part of the development concept to ensure maximum connectivity of the street network.

Picco Ridge is a walkable neighborhood with pathways, trails and sidewalks that are accessible year round and that connect destinations such as playgrounds, parks, the look-off and the new commons. Block lengths do not exceed 250 meters.

Open Space

Picco Ridge will feature two key open spaces. One is a nature park at the bluff in the northwestern area of the site, the other one are is neighborhood commons, a flexible urban greenspace at the center of Picco Ridge.

The commons are a square field measuring approximately 130 by 130 meters and fronts on the surrounding streets for maximum exposure. The commons are complemented by small neighborhood pocket parks and playgrounds distributed across the community.

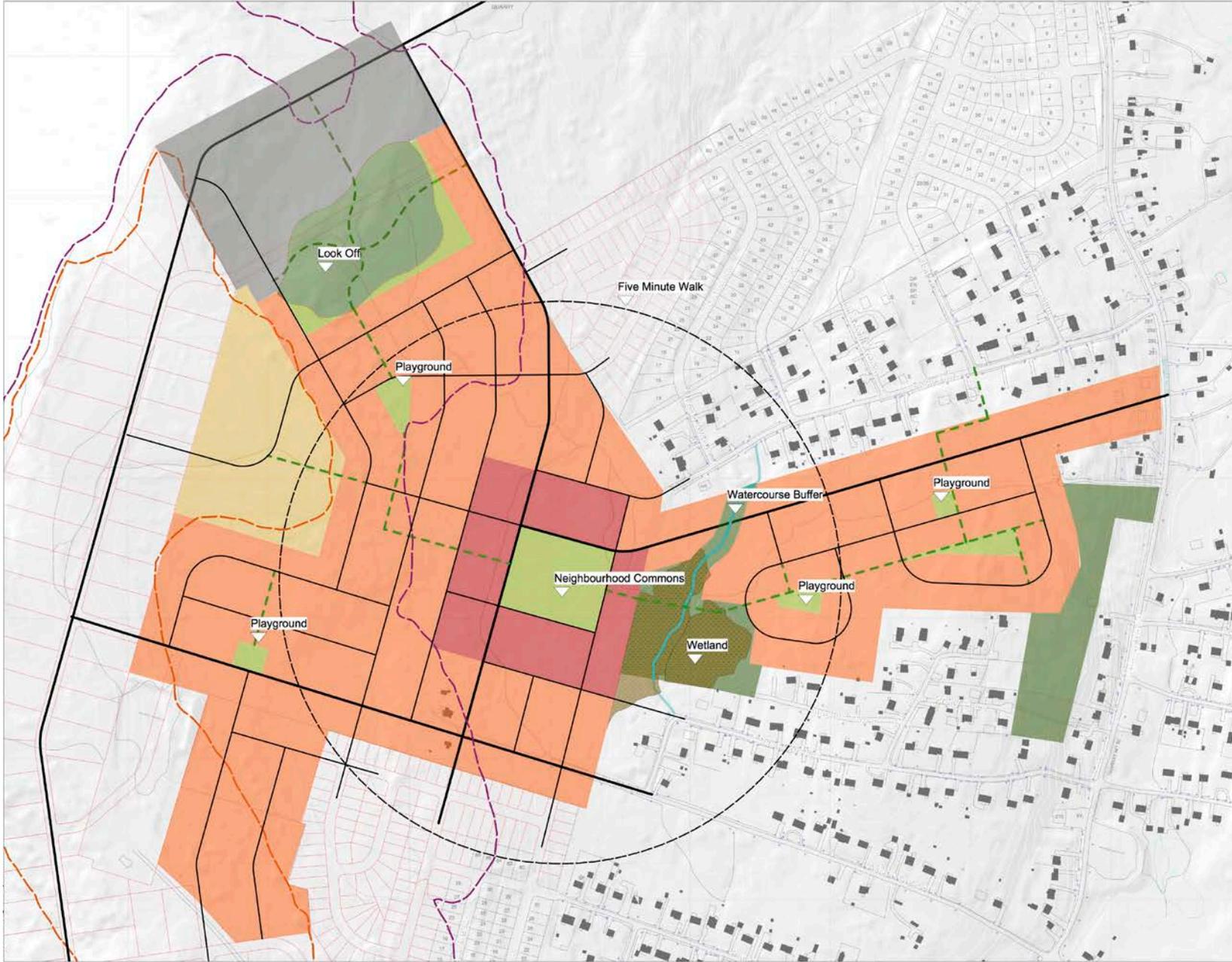
Most of the existing wetland is retained as a natural stormwater retention area which has frontage onto a public road to make a visible contribution to the neighborhood. A potential boardwalk trail through the wetland would make it an accessible recreational asset to the neighbourhood.

Built Form

The Picco Ridge commons are surrounded by four-storey multi-unit buildings, some of which can accommodate ground floor neighborhood retail. Townhouses create a transition in height from the taller buildings to adjacent single family housing.

Key buildings around the commons should be designed as landmark buildings, with enhanced architectural elements.

Surface parking areas of the multi-unit residential buildings are tucked behind the buildings away from public view from the commons.



LAND USE CONCEPT

PICCO RIDGE DEVELOPMENT CONCEPT

LEGEND

- High Density
- Medium Density
- Low Density
- Rural
- Open Space (Recreation)
- Open Space (Conservation)
- Wetland
- Trail
- Collector Road
- Local Road
- 190m Contour
- 180m Contour

MAP DESIGN

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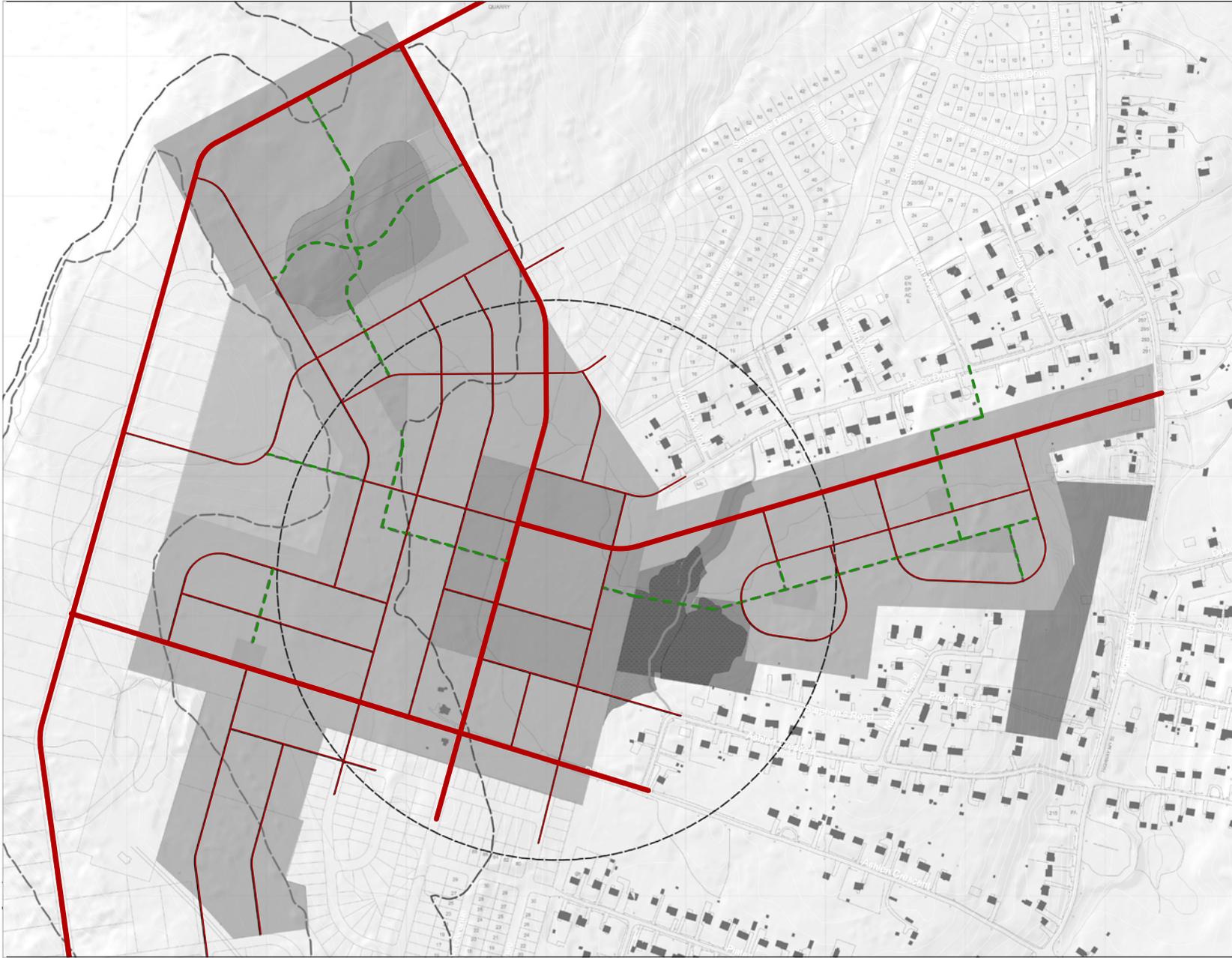
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LOCATOR MAP

UPLAND



TRANSPORTATION

PICCO RIDGE DEVELOPMENT CONCEPT

LEGEND

- Collector Road
- Local Road
- Trail

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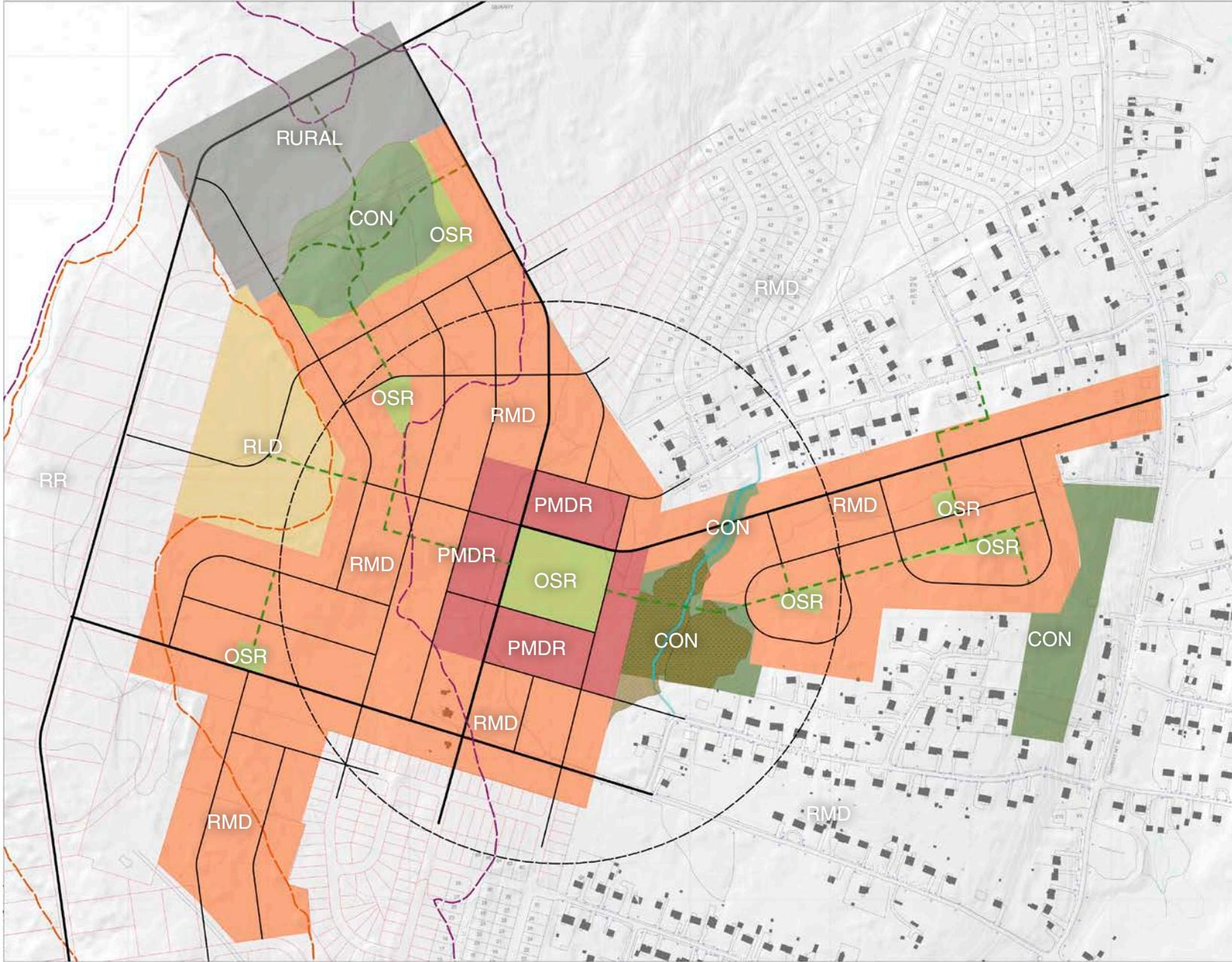
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LOCATOR MAP

UPLAND



LAND USE CONCEPT

PICCO RIDGE DEVELOPMENT CONCEPT

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LOCATOR MAP

UPLAND

3.3 Municipal Plan Policy

The 2016 Draft Municipal Plan includes policies for development of the Picco Ridge area, designating and zoning in the Development Regulations for comprehensive development. The intent of the Plan is that this area be developed as a neighbourhood to include a mix of housing, neighbourhood commercial services and open space uses. Consistent with the policies of the Municipal Plan, the following land use zones are applied to guide development within the Picco Ridge CDA.

Planned Mixed Development (Residential)

The neighborhood center around the commons is zoned Planned Mixed Development (Residential). The purpose of this zone is to provide for mixed use residential neighbourhoods with a variety of building forms, public spaces and commercial services. Within Picco Ridge the intent is that this area will include four-storey apartment buildings and other multi-unit buildings, as well as neighborhood retail and services. The zone provides flexibility for design and development, in accordance with an approved development plan and subject to terms and conditions set out in a Development Agreement.

This zone provides flexibility for designers to incorporate a variety of neighbourhood commercial space in mixed-use buildings.

Residential Medium Density (RMD)

In keeping with the character of the surrounding neighborhoods, the majority of the site is zoned RMD. In new areas, this zone accommodates single detached dwellings, as well as semi-detached and duplex dwellings, small apartment buildings and row housing. Assisted Living Residential facilities may also be included in this zone. The minimum lot area for serviced single dwellings in this zone is 450m².

Within this zone, a limited number of non-residential uses are envisioned, such as home occupations, childcare centres, schools, churches and small personal and professional service offices.

Residential Low Density (RLD)

Areas that are above the 190m contour line are zoned for lower density residential use. Here, the area will be characterized by single dwellings, on larger, serviced lots with a minimum lot area of 580m².

While the zone allows for a number of non-residential uses, within the Picco Ridge CDA, those uses will not include Assisted living residential facilities or daycares as these uses should be more appropriately located near the central common area closer to neighbourhood services and open space.

Open Space Areas

Open space areas within the CDA include zones for recreation and conservation.

Recreation (OSR)

The bluff in the north-western portion of the site and the central neighborhood commons as well as four smaller areas are zoned OSR. Here, the area is intended to be characterized by a variety of parks, playing fields, cultural and civic buildings.

The design of parks and open spaces with these sites should be consistent with the policies of the Municipal Plan that encourage universal design, active living and social interaction. Lands immediately surrounding the highest elevation of the bluff at the northwestern end of the area are also zoned for recreation that could be associated with walking trails to lookouts at the top of the bluff.

Conservation (CON)

The Municipal Plan calls for a high level of protection for environmentally sensitive areas. As such, the wetland and drainage channels into and out of Featherbed Marsh are zoned Conservation. This is particularly important given the need for stormwater management within the drainage subbasin.

Areas not suitable for development because of steep slopes on the eastern end of Picco Ridge and the are zoned CON. This includes the bluff area which is also designated for Open Space in the Municipal Plan and zoned Conservation in the Development Regulations.

While areas zoned CON cannot be used for urban development, they can contribute to the visual amenity of the neighbourhood, and provide opportunities for connecting people with natural areas and scenic vistas by way of pedestrian pathways.

Rural

The area to the northwest of the height of land zoned for conservation is designated and zoned Rural in the Draft Municipal Plan and Development Regulations. This area will be retained in its natural state until such time as it may be redesignated and rezoned for residential development when other residential areas are built out and there is sufficient demand and infrastructure to support its development.

3.4 Development Yields

The Picco Ridge development concept in full build-out accommodates about 3000 residents living in 343 multi-unit apartments and 769 single dwellings.

	Gross Area (acre)	Net Area (acre) ¹	Percent	Minimum Lot Size (m2) per dwelling unit ²	Available Lots / Number of Households	Number of People ³	Population Density (people per residential acre)
Planned Mixed Development (Residential) PMD (RES)	18	13	8	158	343	926	69
Residential Medium Density (RMD)	116	87	55	450	782	2,112	24
Residential Low Density (RLD)	13	10	6	580	68	184	19
Open Space/Recreation (OSR)	8	8	5	-	-	-	-
Open Space/Conservation (CON)	23	23	14	-	-	-	-
Rural	18	18	11	-	-	-	-
TOTAL	196	159	100		1,193	3,222	20

1.) Assuming that up to 25% in a conventional residential subdivision are taken up by road right-of-ways.

2.) Schedule C, Town of Paradise Development Regulations; for apartment buildings and equal mix of 1-, 2, 3- and 4+ bedrooms is assumed

3.) Assuming average household size of 2.7 (Statscan 2006 Community Profile)

3.6 Implementation

A small phase of redevelopment fronting St. Thomas Line has already been approved for Residential Medium Density housing. The remainder of Picco Ridge should be developed in accordance with this Concept Plan when approved by Council. Council may require further studies to determine

the adequacy of municipal infrastructure. Consultation with Industry Canada should be undertaken to determine the siting of communication towers. Furthermore, the school board should be consulted to determine if any land is needed for a school.

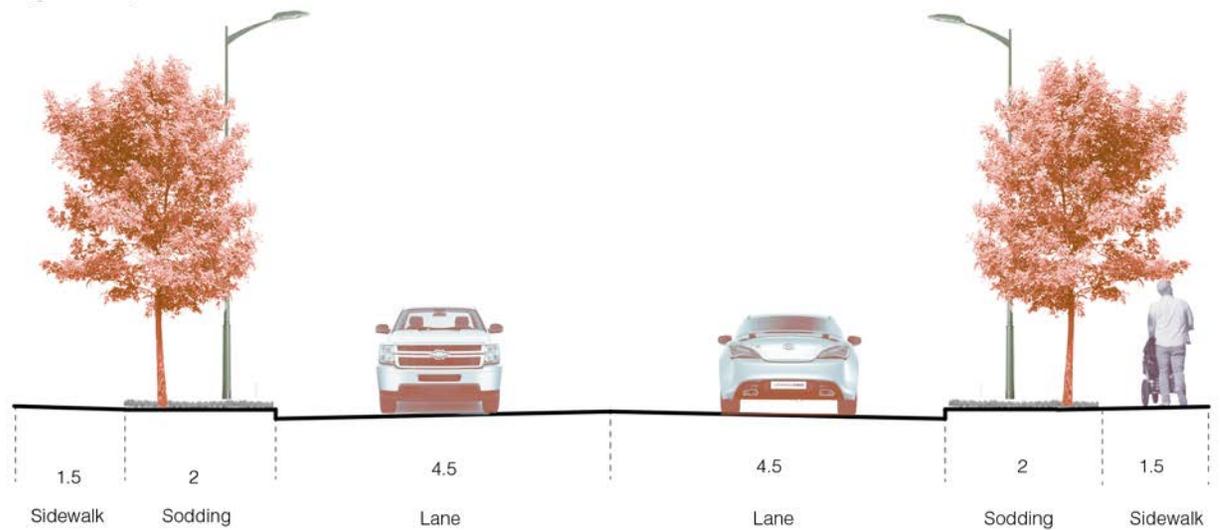
3.5 Street Design Standards

The Picco Ridge concept plan features a clear road hierarchy consisting of collector and local roads. Road right-of-ways are consistent with the Town's engineering design guidelines, however, modifications are proposed to allow for street planting in the public road

right-of-way of all streets and for active transportation facilities along collector roads.

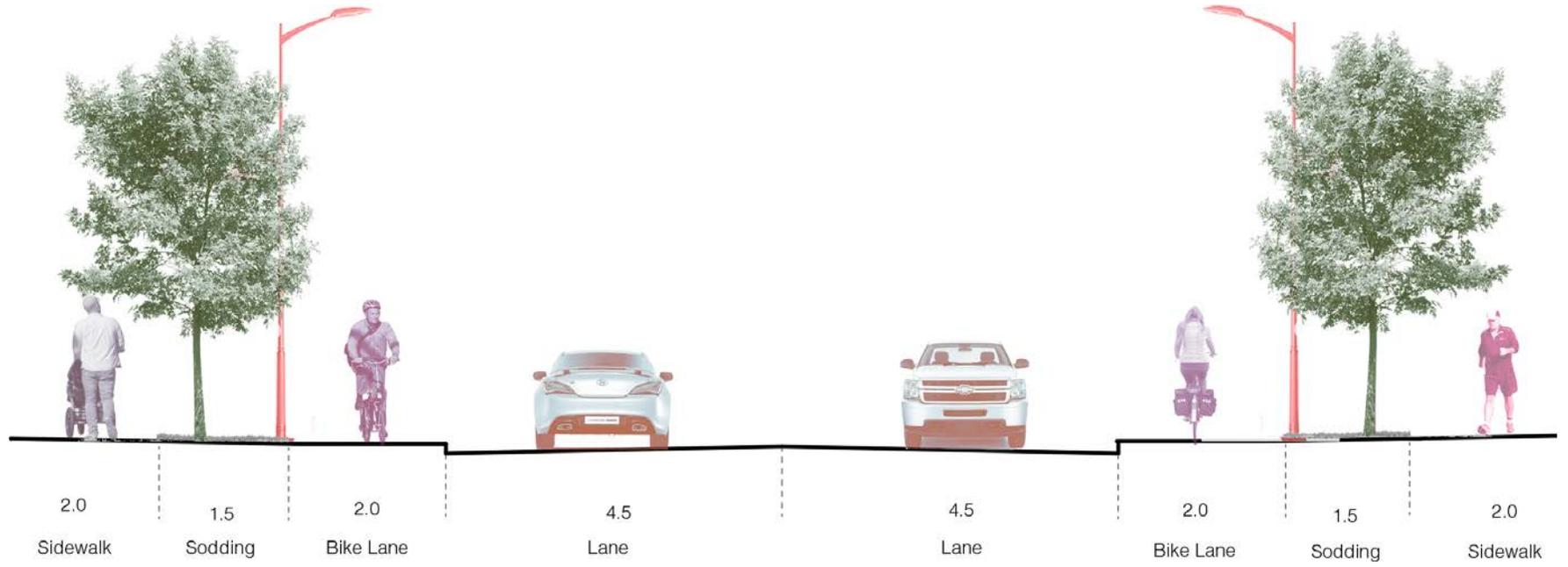
Local Road - 16m Right-of-Way

With On-Street Parking

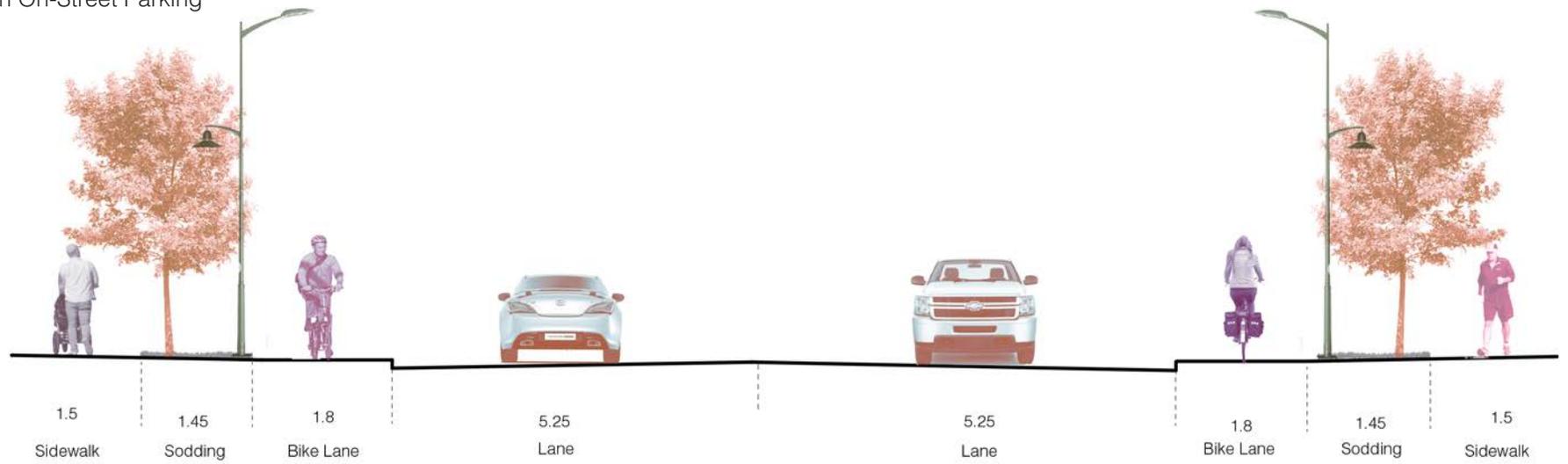


Collector Road - 20m Right-of-Way

OPTION 1 - Without On-Street Parking

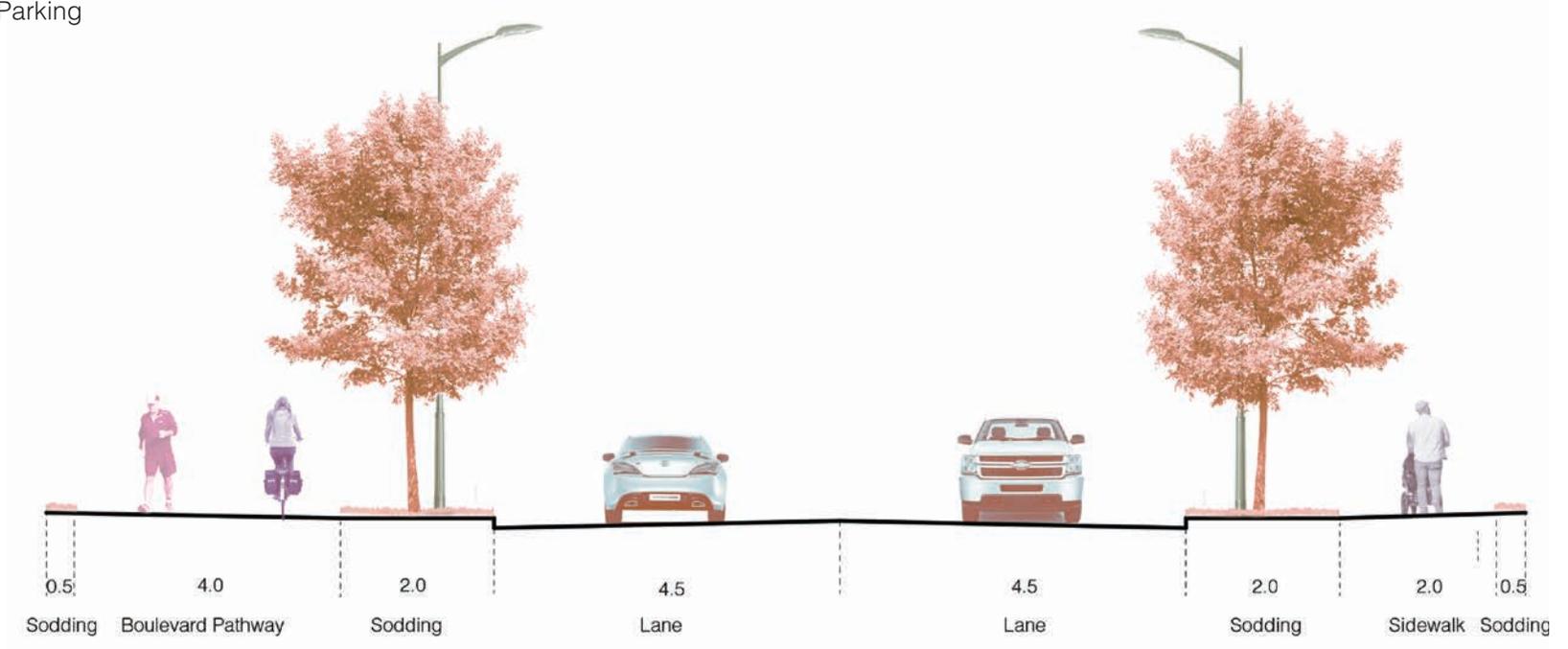


OPTION 2 - With On-Street Parking



Collector Road - 20m Right-of-Way

OPTION 3 - Without On-Street Parking



UPLAND