



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, October 14, 2020 at 6:00 p.m.
(Meeting took place by Video Conferencing)

Virtual Attendance: David Campbell, Chair
Tina Beers, 1st Vice Chair
Shawn Dempsey, 2nd Vice Chair
Art Ball, Committee Member
Keith Whalen, Committee Member
Kelvin Martin, Committee Member
Bob Riley, Committee Member
Rob Bateman, Committee Member
Lori Bickford, Planning Manager, SE Regional Service Commission
Kirk Brewer, Planner, SE Regional Service Commission
Sheryl McNeil, Executive Administrative Assistant, Town of Riverview

1. CALL MEETING TO ORDER

David Campbell, Chair, called the meeting to order at 6:04 p.m.

The Chair noted the Town of Riverview and the Southeast Regional Service Commission continues to provide, to the greatest extent possible during interruptions due to COVID-19, planning and development services. The Town and Commission are following the recommendations of the public health authorities, while recognizing construction as an essential service.

Due to the need to proceed with certain meetings of the Planning Advisory Committee, until further notice, the Committee will proceed with virtual zoom meetings. Having it virtually streamed will allow the public to hear the members speaking. The right to submit comments under the *Community Planning Act* will be respected during virtual meetings. Decisions and recommendations made in virtual meetings will have the same force and effect as if they had been made in a face-to-face meeting.

2. DECLARATION OF CONFLICT OF INTEREST NIL

3. ADOPTION OF MEETING AGENDA

Moved by Keith Whalen and seconded by Kelvin Martin that the agenda for the Town of Riverview Planning Advisory Committee meeting of October 14, 2020 be APPROVED.
MOTION CARRIED

4. ADOPTION OF MINUTES

a) Planning Advisory Committee Meeting – October 14, 2020

Moved by Tina Beers and seconded by Kelvin Martin that the minutes of the Town of Riverview Planning Advisory Committee meeting of September 9, 2020 be ADOPTED.
MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES NIL

6. VARIANCE, TEMPORARY APPROVALS, CONDITIONAL USES, RULINGS OF COMPATIBILITY AND NON-CONFORMING USES

Kirk Brewer, Planner, at the Southeast Regional Service Commission (SERSC) started the meeting

- A) Kerry Downey, Quinn Court Apartments Inc., Quinn Court (PID 05101993), Variance application to reduce the required lot frontage of Lot 20-1 from 25m to 18.27m and to reduce the required lot frontage of Lot 20-2 from 25m to 22.309m (File 20-1954)

Kirk Brewer presented the Committee with the proposed variance plans and noted a previous application on this property was brought forward back in December 2018. That application was for 2 multiple unit buildings on the same lot. Phase 1 is currently under construction. The developer now needs to subdivide the property due to financing issues.

Multiple unit dwellings in the R3 zone are required to have 25m of frontage. There is a provision in the zoning by-law to determine frontage width for lots on a curve. Based on this provision, the proposal is that Phase 1 would have 18.21m and phase 2 would have 22.3m frontage with a shared driveway for both buildings. This shared access could be an issue if one of the buildings was ever sold alone because a separate owner would control access to the Phase 2 building. A secondary access for phase 2 would be difficult to achieve with the approved site plan Staff requested that a deeded right of way be shown on the subdivision plan to ensure future access to the second building. Given that no other change is being proposed to the lot layout, staff considers this request reasonable and consistent with what was previously approved by PAC.

Notices were sent to neighbouring property owners within 60m of the subject property, very well communicated with the neighbors. There were no concerns with the neighbouring residents as well as no concerns from the Development Review Committee.

The Chair called upon the applicant to speak if they wished to address the Committee.

Kerry Downey addressed the committee. Phase 1 is coming along per the plans submitted 2 years ago. No questions were asked by the committee or the public.

The following motion was made by the committee:

Moved by Art Ball and seconded by Tina Beers

That the Planning Advisory Committee APPROVE the request to reduce the required lot frontage of Lot 20-1 from 25m to 18.27m and to reduce the required lot frontage of Lot 20-2 from 25m to 22.309m as shown on the subdivision plan titled "Findlay Park Subdivision" dated September 8, 2020 because the request is reasonable and within the intent of the zoning by-law due to all other zoning requirements being met, and all other aspects of the development project remaining consistent with the PAC approval from December 2018.

MOTION CARRIED UNANIMOUSLY

- B) Jason Carnahan CPM Projects, 67 Suffolk St (PID 00994764), Conditional use application to permit a four-storey, 40-unit multi-unit building with more than 1,500 square metres of gross floor area in the SC zone with variances to:

Kirk Brewer addressed the committee and noted that Suffolk Street does not have a conventional streetscape, and is a mix of large format commercial uses, multiple unit dwellings, and institutional uses with large setbacks. This section of Suffolk currently does not have curbing or sidewalk but is scheduled to be improved in 2026. The commercial plaza to the rear of this property on Coverdale Road is currently using a portion of the lot as parking, so the owner of this property and the adjacent property owner will have to come to some kind of agreement as to the encroaching parking lot.

The site plan proposes two driveways, which is permitted for lots with more than 75m of frontage. This lot has less than 75m, but the driveways respect the provision that the two entrances meet the minimum 20m separation distance. The second driveway would be to an underground parking garage, which is supported by the Municipal Plan policies in areas near public transit and pedestrian corridors. Engineering expressed no concerns with the second entrance.

The zoning by-law requires a public building entrance facing the street, which is difficult to achieve due to the odd shaped lot, so applicant is requesting a variance to this provision. Given the lot shape, the surrounding context, the proposed building configuration and location of the garage entrance, staff feels this is a reasonable request.

An additional variance is being requested to reduce landscape requirements to the East and South; a drainage swale is shown to along the eastern property line, which leaves the potential for landscaping but not all that is required. To the south, a retaining wall is proposed along the property line, which makes it impossible to achieve landscaping requirements. It was noted that retaining walls will be needed for site stability, but no internal concerns were found. Given the lot configuration and that the property is surrounded by the rear of commercial buildings, staff feels it is reasonable to reduce the landscaping requirements in this case.

There is an underground NB Power infrastructure on the property, but there is no easement. The power line could be moved or reconfigured at the developer's expense as Kent Building Supplies has their own power supply and this one is not needed for them. NB Power is confident there is a solution but at a cost.

The neighbours were notified and no concerns were noted.

The Chair called upon the members of the public to put their name forward if they wished to comment on this application. No comments from the public were received on the online platform.

The following motions were made by the Committee:

Moved by Shawn Dempsey and seconded by Kelvin Martin

That the Planning Advisory Committee APPROVE the conditional use application to permit a four-storey, 40-unit multi-unit building with more than 1,500 square metres of gross floor area in the SC zone on PID 00994764 subject to the following conditions:

- 1) That a key lock box be installed per municipal By-law 500-11.
- 2) That as-built drawings for engineering submissions shall be required within 30 days after construction; and
- 3) That the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided.

MOTION CARRIED

Moved by Bob Riley and seconded by Keith Whalen

That the Planning Advisory Committee APPROVE the variance to reduce landscaping standards to the south and east of the property bearing PID 00994764 as per the site plan dated September 21, 2020 because the full requirements can not be met due to site constraints including drainage swales and retaining walls.

MOTION CARRIED

Moved by Kelvin Martin and seconded by Tina Beers

That the Planning Advisory Committee APPROVE the variance to permit a multi-unit building without a public entrance facing the street on the property bearing PID 00994764 due to site constraints, and the proposed design being consistent with the existing neighbourhood context.

MOTION CARRIED

Moved by Art Ball and seconded by Keith Whalen

That the Planning Advisory Committee APPROVE the variance to permit more than one driveway on a lot having less than 75m of frontage because the accesses respect the 20m separation distance and the inclusion of underground parking in a high-density building achieves the intent of Municipal Plan policy.

MOTION CARRIED

7. TENTATIVE SUBDIVISIONS

NIL

8. BY-LAW AMENDMENTS, ZONING AND MUNICIPAL PLAN MATTERS
NIL

9. OTHER BUSINESS
NIL

10. NEXT SCHEDULED MEETING

Nov 26, 2020.

11. ADJOURNMENT

Moved by Bob Riley. Meeting adjourned at 6:52 p.m.