



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, April 14, 2021 at 6:00 p.m.
Council Chambers, Riverview Town Hall

Attendance: Tina Beers, 1st Vice Chair
Shawn Dempsey, 2nd Vice Chair
Kelvin Martin, Committee Member
Bob Riley, Committee Member
Daniel Primeau, Committee Member
Myriam Mekni, Committee Member
John Trainor, Committee Member
Lori Bickford, Planning Manager, SE Regional Service Commission
Kirk Brewer, Planner, SE Regional Service Commission
Rita Gauvin, Records Clerk-RTIPPA Coordinator, Town of Riverview

Regrets: Rob Bateman, Committee Member
Daniel Clarke, Committee Member

1. CALL MEETING TO ORDER

Tina Beers, 1st Chair, called the meeting to order at 6:00 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.

While meeting in Council chambers, the Town of Riverview Covid protocols surrounding the conduct of our meetings will be followed.

T. Beers welcomed the newest members on the Committee, Daniel Primeau, Myriam Mekni, and John Trainor.

2. DECLARATION OF CONFLICT OF INTEREST

The Chair invited members to declare any conflict of interest regarding matters to the agenda.

- a) Bob Riley declared a conflict of interest with respect to Item 6 a).
- b) Shawn Dempsey declared a conflict of interest with respect to Item 6 b).

3. ADOPTION OF MEETING AGENDA

Moved by Kelvin Martin and seconded by Shawn Dempsey

That the agenda for the Town of Riverview Planning Advisory Committee meeting of April 14, 2021 be APPROVED.

MOTION CARRIED

4. ADOPTION OF MINUTES

- a) Planning Advisory Committee Meeting – March 10, 2021

Moved by Daniel Primeau and seconded by Myriam Mekni

That the minutes of the Town of Riverview Planning Advisory Committee meeting of March 10, 2021 be ADOPTED.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

NIL

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

- a) Kaitlyn Lacelle, Thrive Properties, Gunningsville Blvd (PID 05097753), Conditional use application to permit a 67-unit multi-unit building subject to terms and conditions, and to vary landscaping requirements on a portion of the lot (File 21 417).

Bob Riley left Council chambers at 6:05 p.m.

Kirk Brewer presented a conditional use application for a multi-unit building in a Suburban Commercial (SC) use zone with a variance to the landscaping requirements. The subject property is located at the corner of Gunningsville Blvd. and Quinn Court that extends through to the future Findlay Blvd. The municipal plan speaks to multi-unit dwellings and requires they respect their context through height restrictions, landscape buffers, and setbacks, but supports increased density along arterial roads and areas near commercial nodes.

This project is planned as a three-phase development plan. The proposed building, which is in the middle of the property, is part of the first phase of the development. The building would front onto Gunningsville Blvd. with the proposed vehicle access on Quinn Court. The site plan indicates two other L-shaped buildings book ending this building. All requirements relating to heights, setbacks, parking, etc. are being respected.

However, due to the location of the stormwater retention pond, it may not be possible to ensure tree planting along the entire length of the south property line. The developer plans to landscape the stormwater pond with tall grasses and shrubs. As well, the developer would likely maintain the mature trees along the south property line as there is 20 feet plus between the driveway access and the existing tree line as the goal is to maintain as many trees as possible. The future phases would not be cleared at this time, only the portion of the lot being developed at this point would be affected.

The property to the south is currently used as the Town's Winter Wonderland park (sledding hill and skating oval). The portion of the lot that cannot be landscaped is fully treed on the Town's side of the property line and no concerns were raised pertaining to the landscaping variance as part of the development review committee consultation.

Written notices were sent to neighbouring properties within a 60m radius on March 31, 2021. Staff received correspondence and phone calls from residents at the condo building at 128 Quinn Court. Most comments/questions received related to whether the entire site would be clear cut, the timeline of re-planting any trees that were down, and the appearance of the stormwater pond.

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

The applicant, Thrive Properties, was present but had no comments.

The Chair called upon the members of the public to come forward if they wished to submit comments on this development.

Mr. Art Tucker, resident of Quinn Court, expressed two concerns. First, if the landscape buffer, along the southside of the development, would be built within the first phase of the construction so that the trees would have the maximum amount of time to mature and grow to provide the desired screening. Second, he questioned whether the treed buffer on the Town's side of the park, if the Town would be able to guarantee those trees would not be cut down for any other reason in the future.

Mr. Tucker also inquired about a plot of land near the Winter Wonderland Park that had been vested to the Town as a future street but is still currently zoned Suburban Commercial (SC).

K. Brewer remarked, regarding the trees, in terms of the assurance that the Town would never cut down the trees, it would be a safe assumption, but there are no guarantees. In the short term, the concern is not sufficient to deny the variance request in its current form.

Regarding the small plot of land zoned SC near Winter Wonderland Park, no real commercial development on that portion of the property is expected. It is ultimately under the jurisdiction of the Town, and it would not be in the Town's best interests to not stray from the strategy of maintaining it as a park.

Eric de Jong from Thrive Properties commented, their intent is to maintain as many of the trees as possible. The issue with the stormwater management pond, or dry well, is when it is dug, more than just the hole would be excavated, and those trees would not be able to be kept alive. The landscape architect has shrubs and bushes in mind that would flourish in the setting, and planting trees along the south property line would be problematic in the long run.

The Chair confirmed there were no further questions or comments.

The following motions were made by the Committee:

Moved by Kelvin Martin and seconded by John Trainor

That the Planning Advisory Committee APPROVE the conditional use application to permit a 67-unit multi-unit building on PID 05097753 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 Shawn Dempsey and seconded by Daniel Primeau

That the Planning Advisory Committee APPROVE the variance request to reduce landscaping requirements on a portion of the lot known as PID 05097753 as per the site plan submitted April 1, 2021 because the Town-owned land to the south is fully treed and no concerns were raised by the Town as part of the development review.

MOTION CARRIED

Bob Riley returned to Council chambers at 6:28 p.m.

- b) Yero and Billo Diallo, Diallo Development Ltd., Trites Rd (PID 00994335), Conditional use application to permit a three-storey, six-unit multi-unit dwelling in an R3 zone with a variance to reduce the side yard setback from 4.6m to 3.89m (File 21-419).

Shawn Dempsey left Council chambers at 6:28 p.m.

Kirk Brewer presented an application to permit a three-storey, six-unit multi-unit dwelling as a conditional use in an R3 zone with a variance to reduce the side yard setback from 4.6m to 3.89m. This property is located on Trites Road, and the proposed project reflects the surrounding area in terms of height, density, and building style.

A density cap of 30 units per acre is permitted in a R3 zone, and this project has a density of approximately 14 units per acre, which meets the municipal plan policy. The proposed building is 30' 3 ¾" tall, which is approximately 9.2m, requiring a 4.6m setback. To accommodate landscaping standards to the south, as well as the 6.7m minimum driveway width, the applicant is proposing a 3.89m setback, which would require a 0.71m variance to the side yard setback to the north.

The adjacent lot is developed as a similar sized three-storey multi-unit building. Given that the landscaping requirements would still be met, and the relatively small scale of this project would not conflict with the adjacent building, Planning staff is satisfied that the variance is minor, reasonable, and within the intent of the zoning by-law.

Written notices were sent to neighbours within a 60m radius on March 31, 2021. Staff received an email from a property owner to the rear on Wilson Road, particularly regarding the landscape buffer to remain and another phone call was received from the property owner to the north, particularly regarding the variance request. K. Brewer contacted both property owners and no concerns were raised as part of these communications.

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

The applicant, Diallo Developments, was present but had no comments.

The following motions were made by the Committee:

Moved by Bob Riley and seconded by Daniel Primeau

Staff recommends that the Planning Advisory Committee APPROVE the conditional use application to permit a three-storey, six-unit multi-unit building in an R3 zone on PID 00994335 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 Myriam Mekni and seconded by John Trainor

That the Planning Advisory Committee APPROVE the variance to reduce the side yard setback on PID 00994335 from 4.6m to 3.89m because landscaping requirements can still be met, and the scale of the project does not conflict with the adjacent building.

MOTION CARRIED

Shawn Dempsey returned to Council chambers at 6:41 p.m.

7. TENTATIVE SUBDIVISIONS

NIL

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

NIL

9. OTHER BUSINESS

Election of Officers

Lori Bickford, Planning Manager, at the SE Regional Service Commission noted under the Policies and Procedures guidelines, the Committee is required yearly to hold elections of its officers. Three positions required for nomination are for Chair, 1st Vice Chair and 2nd Vice Chair.

Nomination Results:

Chair:	Tina Beers
1 st Vice Chair:	Shawn Dempsey
2 nd Vice Chair:	Daniel Primeau

10. NEXT SCHEDULED MEETING

The date for the next scheduled meeting is May 12, 2021 at 6:00 p.m.

11. ADJOURNMENT

Moved by Myriam Mekni. Meeting adjourned at 6:47 p.m.