



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, August 11, 2021, at 6:00 p.m.
Council Chambers, Riverview Town Hall

Attendance: Tina Beers, Chair
Rob Bateman, Committee Member
Kelvin Martin, Committee Member
Bob Riley, 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: Shawn Dempsey, 1st Vice Chair
Daniel Primeau, 2nd Vice Chair
Daniel Clarke, Committee Member
Myriam Mekni, Committee Member

1. CALL MEETING TO ORDER

Tina Beers, Chair, called the meeting to order at 6:08 p.m.

2. DECLARATION OF CONFLICT OF INTEREST

NIL

3. ADOPTION OF MEETING AGENDA

Moved by Kelvin Martin and seconded by John Trainor

That the agenda for the Town of Riverview Planning Advisory Committee meeting of August 11, 2021, be APPROVED.

MOTION CARRIED

4. ADOPTION OF MINUTES

a) Planning Advisory Committee Meeting – July 14, 2021

Moved by Bob Riley and seconded by Kelvin Martin

That the minutes of the Town of Riverview Planning Advisory Committee meeting of July 14, 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) Mario Leblanc, Lebson Realty, Pine Glen Road (PID 050573336), Conditional use application to:
(File 21-1334)

- 1) permit four 14-unit multiple unit buildings in the Suburban Commercial zone; and
- 2) permit more than one main building on a lot.

Kirk Brewer presented a proposal to permit four 14-unit multiple two-storey unit buildings in the Suburban Commercial zone as well as to permit more than one main building on a lot. These are two separate applications dealing with the same development proposal. The property is located near the intersection of Pine Glen Road and Gunningsville Blvd. where two parcels will be subdivided from a larger property, and there will be two buildings on each property. There are no variances required for this development as it meets all multi-unit zoning requirements. However, the applicant has been made aware that future subdivision of the property may not be possible given the buildings' configuration and lot requirements.

The buildings will all face the interior of the parking lot, and the units will all be accessed from the interior of the courtyard with the exception of two ground floor units in each building that will face Pine Glen Road. Therefore, there is no technical public entrance facing a street that is required by the by-law and staff is comfortable that these entrances meet the public door requirement. The development will also include exterior walkways along the façade of the building facing Pine Glen Road.

No concerns were raised by the Development Review Committee as part of this review. Notices were sent to neighbouring property owners within a 60m on July 27, 2021. One e-mail was received from a resident on St. Martin's Road with concerns regarding the driveway's location in proximity to the intersection of St. Martin's Road and Pine Glen Road, and the Engineering department confirmed that they had no concerns given the scale of the project and traffic capacity on Pine Glen Road.

K. Brewer confirmed with Kelvin Martin that if there are any setback restrictions or requirements for cell towers, the Town would not be responsible for enforcing them because the developer would need to be cognizant of federal or provincial regulations.

Rob Bateman inquired if the Findlay Park area had a master plan, as he is concerned that developments in the area, not only on Pine Glen Road but also on other nearby streets, do not engage the streetscape, and that this building type could technically be replicated throughout Findlay Park. He believes that precedents have already been created in Findlay Park for buildings that do not interface with the street and surroundings.

K. Brewer confirmed that there was a master plan for Findlay Park in the 1990s, and that the street scape was laid out by a single developer. The layout has undergone various revisions throughout the years, such as Gunningsville Blvd. was never included in the initial design. There are no specific building typologies in this area in terms of architectural form, heights, or anything else. The buildings meet all zoning requirements, yet they may or may not meet the goals of pedestrian-friendly buildings.

K. Brewer confirmed with Bob Riley that because there are two points of entry on the property, the Fire Department has raised no concerns about gaining through access.

The following motions were made by the Committee:

MOTION 1

Moved by John Trainor and seconded by Kelvin Martin

That the Planning Advisory Committee APPROVE the conditional use application to permit more than one building on a lot.

MOTION CARRIED

MOTION 2

Moved by Kelvin Martin and seconded by John Trainor

That the Planning Advisory Committee APPROVE the conditional use application to permit four 14-unit multi-unit buildings in the Suburban Commercial zone on PID 05057336 subject to the following conditions:

- 1) That as-built drawings for engineering submissions shall be required within 30 days after construction, and

- 2) That the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided.

Nay Vote: Rob Bateman

MOTION CARRIED

7. TENTATIVE SUBDIVISIONS

NIL

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

- a) Rino Savoie, 720469 NB Inc., 180 Hillsborough Road (PIDs 00649137 and 05046131), request to rezone the subject properties from R1 to R3 for the purpose of a 12-unit multi-unit building (File 21-333)

Kirk Brewer noted this proposal is an application to rezone the property located at 180 Hillsborough Road from R1 Single Unit Dwelling to R3 –Multiple Unit Dwelling to permit the construction of a two-storey, 12-unit apartment building, which necessitates rezoning to the R3 zone due to the project's density (approximately 24 units/acre). It was previously occupied by a single unit dwelling that had fallen into disrepair and was recently demolished, and the property is approximately ½ an acre.

This section of Hillsborough Road contains a mix of uses, from low-density residential, to several smaller scale apartment buildings, to suburban commercial uses. To the south is a stable low-density neighbourhood. Height and landscaping are identified as key issues that must be addressed when multi-unit buildings are permitted next to low density zones.

The Municipal Plan recognizes that Hillsborough Road is not suitable for new single unit dwellings due to traffic volumes and anticipates an intensification of development via the rezoning process on a case-by-case basis.

A 6m landscaping buffer is required where a multi-unit building is proposed close to R1 designated properties or uses. The landscape buffer is proposed at 2.5m along the majority of the property to the west, due to the required driveway width of 6.7m. The existing trees on the bank between the next house and the proposed development will, nevertheless, serve as screening.

K. Brewer noted staff met with the developer on site to assess the current vegetation, and the developer worked with an engineer on a drainage plan to identify which trees would need to be removed in order for the development to proceed. The site has now been cleared to the extent necessary to allow this development to proceed; development activities should not damage the remaining trees.

Based on site visits at various times of the year, staff is satisfied that despite the required variances, the current tree buffer is sufficient to meet the intent of the zoning by-law's screening provisions.

A public hearing is scheduled for September 13, 2021. Public notification will be posted on the website and social media, and neighbours within 100m of the subject area will receive written notice of the public hearing

K. Brewer confirmed with Kelvin Martin that Engineering was aware of the grade of the parking lot and reviewed the elevation drawing and drainage plans but raised no concerns regarding the steepness.

The following motion was made by the Committee:

Moved by John Trainor and seconded by Kelvin Martin

That the Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-5 in order to rezone PIDs 00649137 and 05046131 from R1 - Single unit dwelling to

R3 – Multiple-unit dwelling for the purpose of a 12-unit apartment building subject to the following conditions:

- a) That prior to the issuance of building and development permits, PIDs 00649137 and 05046131 be consolidated into a single lot,
- b) That notwithstanding the screening provisions under subsection 91(2) of the Zoning By-law, that the required landscape buffer along the western property line shall be reduced to 2.5m per site plan drawing SP1-RF, and that the existing vegetation shall be considered sufficient screening from adjacent properties,
- c) That notwithstanding subsection 91(3) of the Zoning By-law, a portion of the parking area shall be permitted to encroach into the required buffer per site plan drawing SP1-RF, and
- d) That nothing shall prohibit the property owner from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement.

MOTION CARRIED

- b) Town of Riverview, Henderson Avenue (PID 01042902), request to re-designate a portion of the property from CU to RES, and to rezone a portion of the property from PRI to R1 (File 21-1218)

Kirk Brewer remarked this request is to re-designate a portion of the property from CU to RES, and to rezone a portion of the property from PRI to R1. In December 2020, owners of seven properties on Henderson Ave requested that Riverview Town Council consider selling portion of PID 01042902 (Brian Crease Memorial Field). This would extend each of their properties by 60ft (18.28m), enabling them to ensure the treed buffer remains on their property and/or to remove trees in order to build accessory buildings and structures that would not fit on the existing lots.

The Planning Advisory Committee (PAC) consented to the sale of the lands for public purpose at its meeting on June 8. As part of the sale, Council is now considering rezoning the lands to R1 order to allow the residents to develop this portion of property for the purpose of accessory buildings and structures. A future land use map amendment is also required to permit the rezoning.

The application has been considered by Council. No concerns were raised by the Development Review Committee as part of this review, and the Parks and Recreation department is satisfied the proposal will not interfere with long range recreational planning at this location.

A public presentation to Council occurred at the August 9, 2021, Regular Council Meeting, and a Public Hearing is scheduled for September 13, 2021, as per the *Community Planning Act*, and notices will be posted on the Town's website. Neighbours within 100m of the subject property will be notified of the public hearing by mail.

The following motion was made by the Committee:

Moved Bob Riley and seconded by Rob Bateman

That the Planning Advisory Committee RECOMMEND that Riverview Town Council adopt Municipal Plan Amendment By-law 300-33-3 and Zoning Amendment By-law 300-7-6 to redesignate a portion of PID 01042902 from CU to RES, and to rezone that same portion from PRI to R1 as part of the sale of lands for public purpose to adjacent property owners on Henderson Avenue.

MOTION CARRIED

9. OTHER BUSINESS

- a) PAC Member Attendance

Lori Bickford noted that a portion of the Planning Advisory Committee's (PAC) Policies and Procedures refers to Committee member attendance and states that if a member misses three consecutive meetings, the Committee will propose to Council that the member be replaced. In October 2020, Daniel Clarke was appointed to PAC, and to date he has missed at least 4 regular meetings. Numerous attempts have been made to contact him with no success.

As a result, Lori Bickford is recommending that the Planning Advisory Committee move forward with a motion to Council requesting a replacement for Committee Member Daniel Clarke, and that a new member be appointed by Council.

The following motion was made by the Committee:

Moved by Kelvin Martin and seconded by John Trainor

That the Riverview Planning Advisory Committee recommends that Council seek a replacement for Committee Member Daniel Clark as per the Town of Riverview Planning Advisory Committee Policies and Procedures which directs the committee to seek replacements when a member fails to attend 3 consecutive regular meetings of the committee.

MOTION CARRIED

10. NEXT SCHEDULED MEETING

The date for the next scheduled meeting is September 8, 2021, at 6:00 p.m.

11. ADJOURNMENT

Moved by Kelvin Martin. Meeting adjourned at 7:02 p.m.