

Riverview Planning Advisory Committee

November 13, 2024

Staff Report

Subject: Rezoning from R1 to RM

File Number: 24-1241

From:

Sam Bennett

Sam Gerrand
Planner

Reviewed by:

Lori Fisher

Lori Bickford
Planning Manager/Planner

General Information

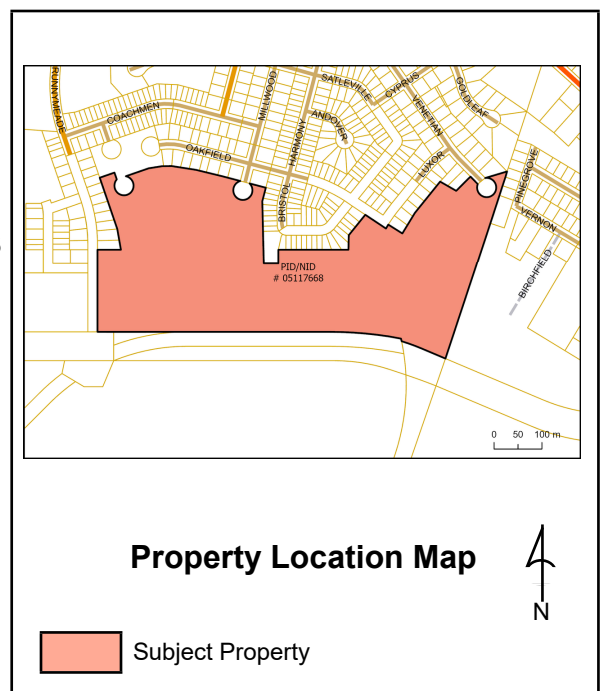
Applicant: Moemar Homes Inc

Landowner:

Moemar Homes Inc

Proposal:

The applicant proposes to rezone a portion of PID 05117668 from single unit residential (R1) to Residential Mix (RM) to allow the construction of 72 semi-detached dwellings (36 buildings).



Site Information

PID: 05117668

Lot Size: 21.2 ha

Location:

Carriage Hill, Town of Riverview / Ville de Riverview

Current Use:

Vacant

Zoning:

R1

Future Land Use:

Residential

Surrounding Use & Zoning:

Residential Mix -RM

Municipal Servicing:

Water, Sewer, and Storm

Access-Egress:

Bridgedale Blvd, Millwood Dr., Coachmen St.

Policies / Politiques

5.0 Residential Development Policies

Policy 5.1.1 It shall be the intention of Council to ensure that Residential areas designated on the Generalized Future Land Use map are predominantly used for residential purposes. Furthermore, it shall be the intention of Council to permit the following compatible uses within the Residential designation, subject to the relevant provisions of this Plan and Zoning By-Law:

- a) parks, open space and recreation areas, including integrated golf course communities;
- b) public and private schools;
- c) religious facilities;
- d) small scale commercial and convenience retail store;
- e) home occupations;
- f) utilities;
- g) special care homes;
- h) accessory apartments; and
- i) day cares.

Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(b) Medium Density within the RM – Residential Mix Zone: may consist of townhouses, row houses, apartments and other housing combinations and forms where density generally does not exceed 15 units per acre.

5.3 Principles for Residential Development

Principle 1: *A variety of housing types will be provided*

A variety of housing types is required in order to accommodate all residents of Riverview, at all stages of life and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.

Principle 2: *Development should respect its context*

Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include:

(a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;

5.6 RM – Residential Mix Zone

Policy 5.6.1 It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town.

Policy 5.6.2 It shall be the intention of Council to provide, within the Residential Mix zone (RM) a variety of housing styles, including single and two unit dwellings and semi-detached dwellings as well as permitting within single unit dwellings secondary uses such as an accessory dwelling unit, a garden suite, a home occupation, a bed and breakfast or, as per Policy 5.4.5, a home daycare.

Policy 5.6.3 To ensure that large undeveloped Residential Mix (RM) zoned lands are developed in a coordinated manner that is consistent with this Plan, developers, in cooperation with the Town of Riverview and the Committee, will need to provide secondary plans to guide the overall development of these lands.

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

As per Table 11.1(a) a single dwelling unit is a permitted use of both the R1 and RM zone. A two unit dwelling and semi-detached dwelling is a permitted use of the RM zone.

Internal Consultation & External Consultation / Consultations internes et externes

The proposed application was reviewed by the following departments of the Town:

Corporate Services
Economic Development

Engineering and Public Works
Parks and Recreation
Planning and Development
Fire

No concerns were raised

Discussion

In 2013, the subject property formed part of the Carriage Hill Subdivision secondary plan, a master plan for 48.76 ha of land north of Bridgedale Boulevard and between Wendall Street and Harmony Drive. A road network and land use plan was approved by council and was intended to be built out to a total 862 units. The land use plan for the area included single and semidetached dwellings, townhouses, multiple unit dwellings, and a suburban commercial area. Zoning was mapped to reflect the land uses proposed in the 2013 secondary plan, with sections of the lands zoned for Multiple Unit Dwellings (R3), Residential Mix (RM), Suburban Commercial (SC) and Single Unit Residential (R1). Development in the Carriage Hill Subdivision has continued since 2013, with much of the area being built out in the last 10 years.

Today, the applicant proposes to rezone a portion of the lands along Stonehouse and Danbury Street from R1 to RM to allow the development of semi-detached dwellings. Under the current R1 zoning, the applicant is able to construct 46 single unit dwellings. With the proposed rezoning to the RM zone, the applicant aims to construct 72 semi-detached dwellings (36 buildings) and 11 single unit dwellings, resulting in an overall increase of 37 units. No changes to the road network are proposed as a part of the rezoning application.

The proposed rezoning site (Stonehouse and Danbury St.) is an island of R1 zoning surrounded by areas zoned RM throughout the rest of the Carriage Hill Subdivision. The RM zone permits the development of single unit dwellings, two-unit dwellings (duplexes), and semi-detached dwellings as well as townhouses/rowhouses and multiple unit dwellings below a density of 15 units/acre as a conditional use subject to approval from the Riverview Planning Advisory Committee (PAC). The intent of the RM zone is to enable flexibility in the form of low-to medium density housing options and allow development patterns to adapt to changing needs of the market.

The Development Review Committee—which includes representatives from Town of Riverview Engineering and Public Works, Economic Development, Fire and Rescue, and Parks and Recreation departments—was consulted about the proposed rezoning. Clarification was sought about the use of an empty lot marked on the plans the applicant submitted as a part of the application. It has since been confirmed that the lot is intended to be used for the development of a single unit dwelling. No concerns were raised by the committee. Planning Staff are supportive of the rezoning request as the change from R1 to RM zoning allows the developer to deliver a more diverse range of housing options and increase the total number of units on the site. Additionally, staff believe that there will be minimal impacts on the surrounding properties due to this change in zoning.

Legal Authority / Autorité légale

The Planning Advisory Committee receives its authority via the *Community Planning Act*:

110(1) Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee or regional service commission on

(a) a proposed by-law in respect of which the views have not been given previously.

Recommendation / Recommandation

Staff recommend that the Riverview Planning Advisory Committee RECOMMEND that the Riverview Town Council Adopt By-law 300-7-18 in order to rezone PID 05117668 from Single Unit Dwelling - R1 to Residential Mix - RM.

Carriage Hill (PID/NID 05117668)

Riverview

Date: 25/07/2024





BY-LAW No. 300-7-18

**A BY-LAW TO AMEND THE
TOWN OF RIVERVIEW ZONING BY-LAW**

BE IT ENACTED by the Town Council of the Town of Riverview as follows:

The Town of Riverview Zoning By-Law, being By-Law No. 300-7, ordained and passed on October 22, 2018, and filed in the Albert County Registry Office on January 16, 2019, as number 38741691, is hereby amended as follows:

1. Schedule A, being the Town of Riverview Zoning Map, is amended as shown on the map dated July 25, 2024, attached hereto as Schedule A-18.

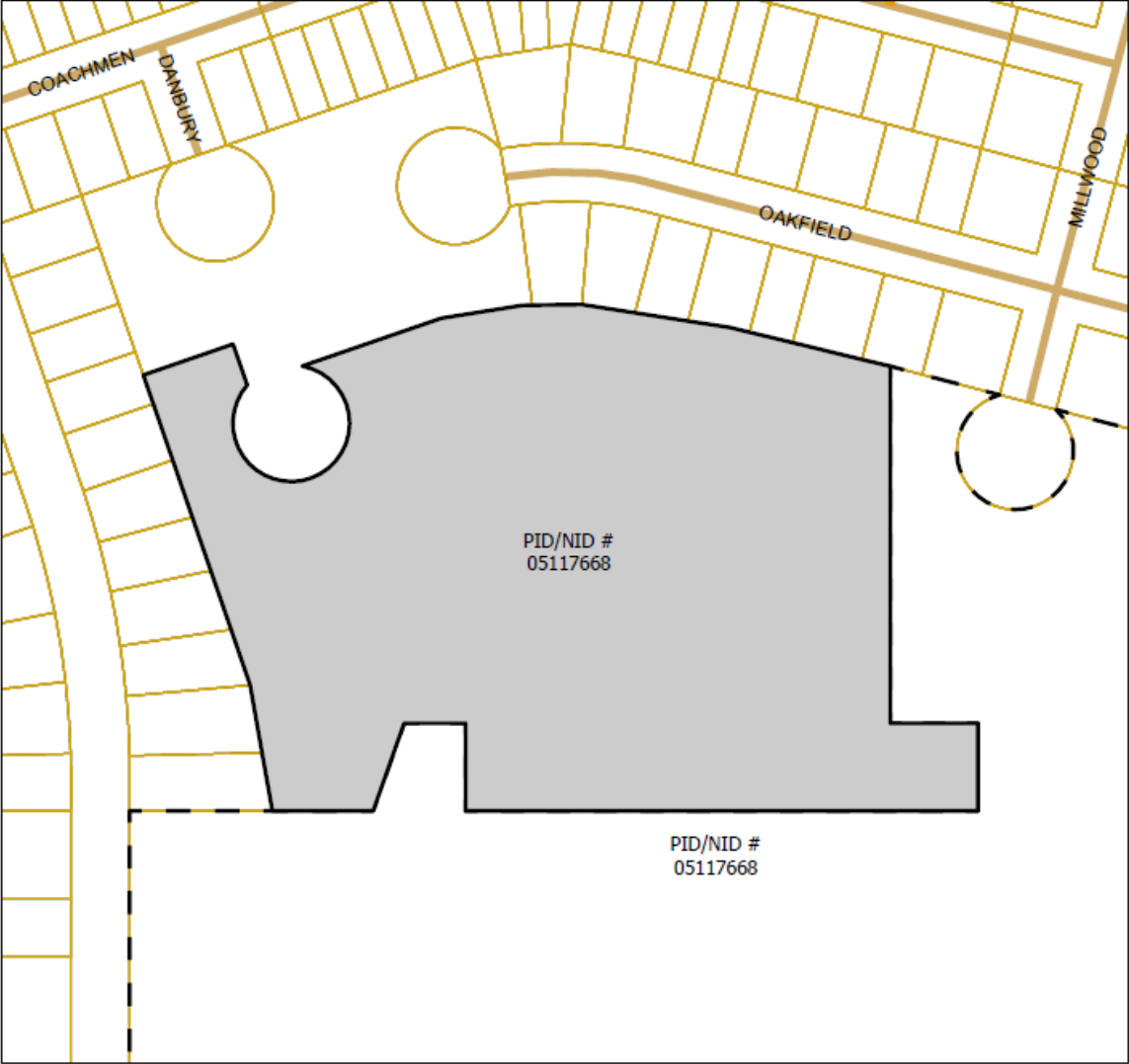
ENACTED this _____ day of _____, A.D. 2024.

MAYOR
Andrew Leblanc

TOWN CLERK
Karyann Ostroski

First Reading
Second Reading
Third Reading

Schedule/Annexe A - 18
Riverview
ZONING MAP / CARTE DE ZONAGE
Date: 25/07/2024



Legend

Schedule A - 18 Rezone from R1- Single Unit Dwelling to RM-Residential Mix

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