

MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, March 12, 2025
Council Chambers

Attendance: Shawn Dempsey, Chair
Daniel Primeau, pt Vice Chair
Rob Bateman, Committee Member
Kevin Steen, Committee Member
Rebecca Laffoley, Committee Member
Debby Warren, Committee Member
Chris Whalen, Committee Member
Shauna McGraw, Executive Assistant, Town of Riverview
Sam Gerrand, Planner, SE Regional Service Commission

Regrets: Susan Steeves, Committee Member
Kyle Lewis, Committee Member

1. CALL MEETING TO ORDER

Shawn Dempsey, Chair, called the meeting to order at 6:00 pm.

2. DECLARATION OF CONFLICT OF INTEREST

Nil

3. ADOPTION OF MEETING AGENDA

Moved by D. Warren and seconded by C. Whalen

That the agenda for the Town of Riverview Planning Advisory Committee meeting of March 12, 2025 be APPROVED.

MOTION CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

Planning Advisory Committee Meeting- February 12, 2025

S. McGraw indicated that she added to the minutes under item 7b near the end; the added content reads:

L. Bickford further confirmed to D. Primeau that regardless of the number of parcels it would still need to abide by the controlled access by-law and the Municipal Plan policy of a secondary plan requirement. D. Primeau stated his understanding is that as the Controlled access by-law and secondary plan is still required before development could occur, splitting this property into 2 or 3 lots or leaving it as one does not change any opportunity or cause prejudice implementation of the controlled access by-law or secondary plan. These by-laws still need to be respected.

Moved by K. Steen and seconded by D. Primeau

That the minutes of the Town of Riverview Planning Advisory Committee meeting of February 12, 2025, be ADOPTED as amended and noted above.

MOTION CARRIED UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

NIL

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

7. a) David Englehutt, Portucana Construction (PID 05057336). Conditional Use application to permit a four-story multiple unit building; variance to reduce the required internal parking lot landscaped area from 5% to 0%. (File 25-0103 and 25-0104).

Presented by 5. Gerrand of Plan 360. He explained that the property is at the corner of Gunningsville Blvd and Cleveland Ave and will be a four-story building with a total of 60 units. 5. Gerrand indicated that the surrounding area is vacant, suburban commercial {SC} land with existing multiple unit residential and big box commercial development nearby as well as a small bit of Industrial zoned property. He added that the access to the development will be off Cleveland Avenue.

The overall site development will be four buildings. The other three buildings are outside of the scope of this application -future phases will be considered by PAC separately. 5. Gerrand also highlighted a stormwater retention pond that will be built and used by the whole development once completed.

5. Gerrand indicated that the proposal meets all zoning requirements including building height, setbacks, site coverage, design requirements, etc.

However, a parking variance is requested to reduce a zoning requirement for internal parking lot landscaping. That requirement indicates that at least 5% of the internal area of the parking lot must be landscaped. The overall development of the property will see the four buildings share one large parking lot and once completed the development will meet the 5% overall landscaping requirement.

The proposal was reviewed by the Town's Development Review team and no issues were raised except that the retention pond would have to be built at the time of construction of the first building. As well notice was sent to landowners within 60m with no responses received.

5. Gerrand confirmed to D. Primeau that the motion 1 is with respect to the conditional use of the development - all multiple unit buildings are subject to conditional use approval as part of the process.

Motion 1

Staff recommend that the Riverview Planning Advisory Committee APPROVE the conditional use to permit a multiple unit building on PIO 05057336 subject to the following conditions:

- (1) That the development proceed in substantial conformity with the submitted site plan as well as building and elevation drawings.
- (2) That the construction of the stormwater detention pond proceed with the development of the first phase of the project, and be subject to approval from Town of Riverview Engineering and Public Works Department as a requirement of the building permit.

Moved by D. Warren and seconded by C. Whalen

That the motion be approved as written.

MOTION CARRIED UNANIMOUSLY

Motion 2

Staff recommend that the Riverview Planning Advisory Committee APPROVE the variance at PIO 05057336 to reduce the required internal landscaping requirements from 5% of the internal parking area to 0% of the internal parking area as the intent of the by-law to break up large, continuous parking areas with landscaping can still be met.

Moved by D. Primeau and seconded by K. Steen

That the motion be approved as written.

MOTION CARRIED UNANIMOUSLY

8. NEXT SCHEDULED MEETING

Planning Advisory Committee Minutes - March 12, 2025

The date for the next scheduled meeting is Wednesday, April 9, 2025 at 6:00 p.m.

9. ADJOURNMENT

Moved by D. Warren that the meeting be adjourned at 6:16 pm.

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Shawn Dempsey, Chair