

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Conditional Use

Subject : Conditional use: multi-unit buildings in an R3 zone

File number: 22-0096

Meeting Date: Wednesday, March 9, 2022

From :

Reviewed by :



Kirk Brewer
Planner / Urbaniste



Lori Bickford
Planner / Urbaniste

GENERAL INFORMATION

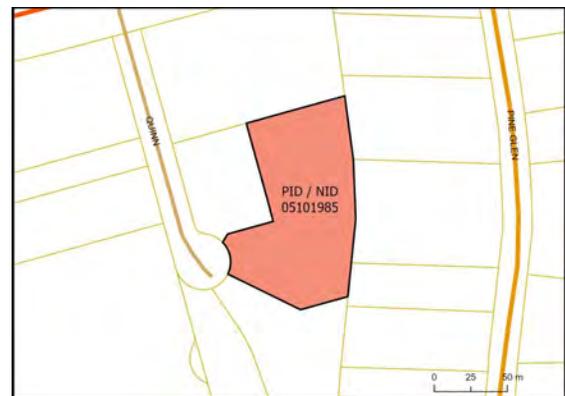
Applicant/: Jason Carnahan CPM

Landowner : Blistco Holdings Inc

Proposal:

Conditional use applications to

- 1) permit two main buildings on a lot, and
- 2) to permit multi-unit dwellings in an R3 zone



Property Location Map

 Subject Property



SITE INFORMATION

Location: Quinn Court, Riverview

PID: 05101985

Lot Size: 9091m²

Current Use: Vacant

Zoning: R3

Future Land

Use: Residential

Surrounding

Use & Zoning: R3/Multi-unit residential, Industrial, Suburban Commercial/vacant lands

Municipal

Servicing: Public water, sanitary and storm sewer is available

Access/Egress: Quinn Court

Municipal Plan Policies

5.1 Developing Beautiful Complete Neighbourhoods

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:

(c) High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 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;
- (b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview;
- (c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.);
- (d) height of development;
- (e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
- (f) size and articulation of facades;
- (g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
- (h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
- (i) the use of traditional materials;
- (j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
- (k) for buildings on corners, windows and/or doors that address both street frontages and that are designed to the same quality; and
- (l) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours

Zoning Bylaw and or Subdivision By-law Regulation

Number of buildings on the same lot

30(1) Except in the MD Zone, no more than one main building shall be placed or erected and no building or structure may be altered to become a second main building on a lot.

30(2) Despite subsection (1), except for the R1, R1-C and R2 Zone, the Planning Advisory Committee may permit, subject to any terms and conditions, more than one main building on a lot.

Subject to Table 11.1, a multiple unit dwelling is permitted as a conditional use in the Multiple Unit Dwelling (R3) zone.

91(2) Screening shall be provided and maintained on a lot containing a multiple unit dwelling, consisting of the existing vegetation or structures if sufficient to screen the lot from adjacent properties, but when the existing vegetation or structures are insufficient, the screening shall consist of:

(a) if the multiple unit dwelling lot abuts a R1 Zone, R1-C Zone or R2 Zone, a six metre wide landscaping buffer, consisting of:

(i) a minimum of one low lying shrub for every 15 square metres of landscaping area;

(ii) trees with a minimum diameter of 50 millimetre and a minimum branching height of two metres at the time of planting and placed every five metres across the width of the landscaping area; and

(iii) a two metre high decorative solid fence secured with 15.24 centimetre x 15.24 centimetre posts , no

more than 2.4 metres apart, along or parallel to the common property line; or

(b) if the lot does not abut a R1 Zone, R1-C Zone or R2 Zone, the standards in paragraph (a) shall apply except that the landscaping buffer may be reduced to three metres and a fence will not be required.

91(4) A multiple unit dwelling may be permitted if:

(a) its massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs) reflects the conditions of neighbouring buildings while avoiding excessive repetition of building design and color;

(b) no more than 35% of the lot area is devoted to parking spaces and parking aisles

(c) the façade is designed with jogs and recesses of not less than 0.6 metres to segment the façade at least every nine metres along the length of the building;

(d) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;

(e) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;

(f) only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;

(g) Despite 91(f), a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;

(h) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;

(i) there is at least one public entrance facing a street;

(j) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and

(k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

Internal Consultation & External Consultation

The application was discussed by the Development Review Committee (Planning, CAO, Clerk, Engineering, Parks, and Fire Department). No issues were raised as part of this review.

Discussion

The subject site is a 2+ acre property located on Quinn Court. The original plan for the site (pre-2014) was to have three condo buildings located on a single property with a shared driveway access. In 2014, the first condo building was subdivided onto its own lot and the remnant was sold independently of the condominium.

The proposal is to seek approval for two multi-unit buildings on this remnant PID (one 40-unit and one 32-unit). Site, servicing and drainage plans, as well as building elevations and renderings have been submitted. The proposal meets all relevant zoning provisions with respect to setbacks, landscaping, parking, and design requirements. No variances are required, but conditional PAC approval is required for all multi-unit buildings, and anytime more than one main building is proposed on a single property. Planning staff has discussed the limited potential for future subdivision of the property with the applicant, and he has indicated this should not be a concern.

Staff is not recommending any conditions above the standard requirements imposed on all conditional approvals.

Public Notice

Public notice was sent to neighbouring properties within a 60m radius on February 23, 2022

Legal Authority

Zoning By-law:

7(1) The permitted main, accessory and secondary uses for the zones listed in Table 7, and their lot requirements are prescribed in Parts 11 to 15, and the following conditions apply to those uses:
(b) any particular purpose for which land, buildings or structures may be used, and which the Committee may approve subject to terms and conditions, is identified by the letter “C”;

Community Planning Act (2017):

Conditional uses

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: ...

(c) prescribe particular purposes ...

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

The Act also provides parameters for the PAC when imposing conditions:

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect:

- (a) properties within the zone or in abutting zones, or
- (b) the health, safety and welfare of the general public.

Recommendation

Motion 1

Staff recommends that the Planning Advisory Committee APPROVE the conditional use application to permit multi-unit buildings in an R3 zone on PID 05101985 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 2

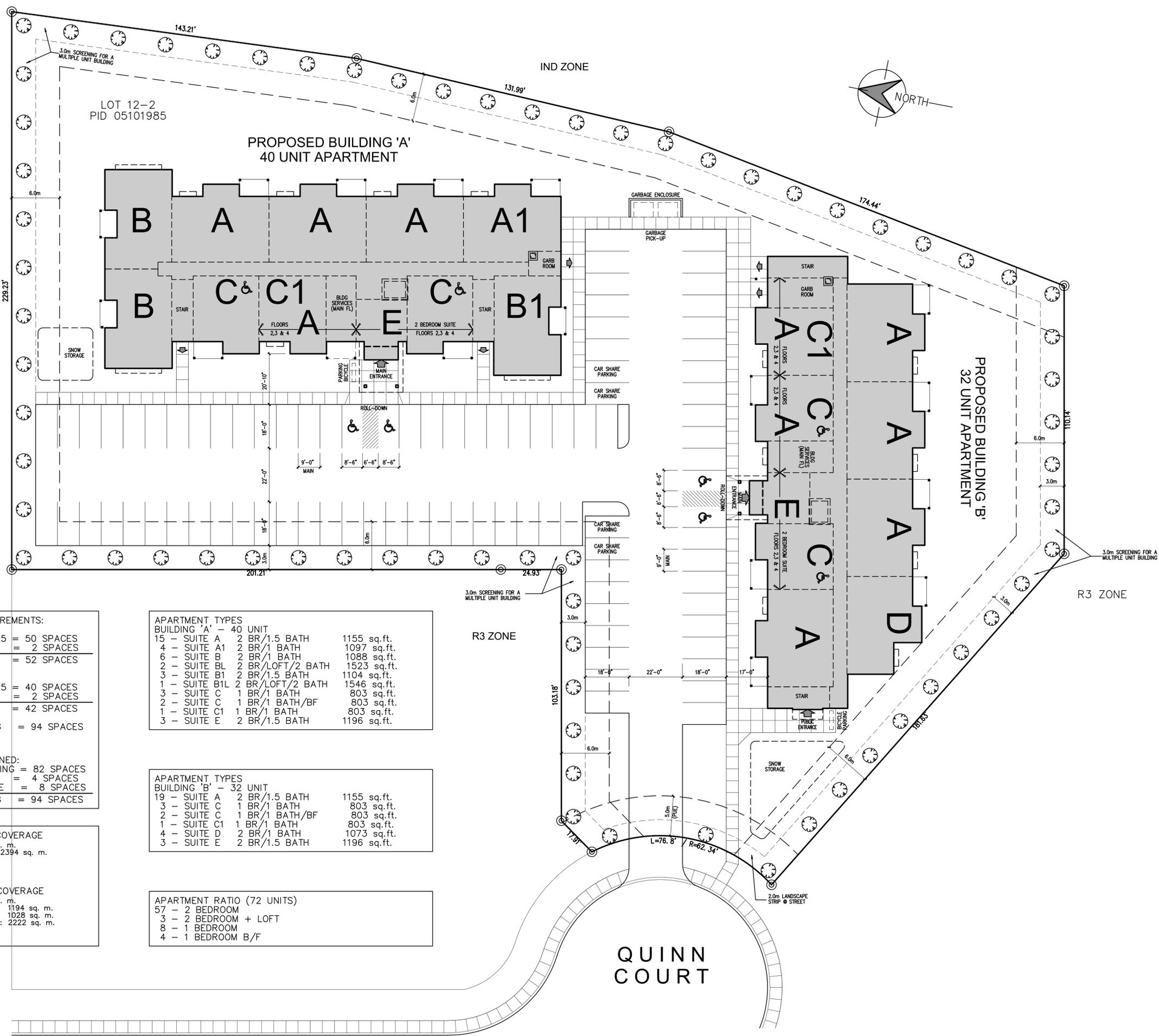
Staff recommends that the Planning Advisory Committee APPROVE the conditional use application to permit more than one main building on PID 05101985.

Quinn Court (PID/NID 05101985)

Riverview

Date: 2/22/2022





PARKING REQUIREMENTS:	
BUILDING 'A'	40 UNITS x 1.25 = 50 SPACES
B/F (1:20)	= 2 SPACES
'A' PARKING	= 52 SPACES
BUILDING 'B'	
32 UNITS x 1.25	= 40 SPACES
B/F (1:20)	= 2 SPACES
'B' PARKING	= 42 SPACES
TOTAL PARKING	= 94 SPACES
PARKING DESIGNED:	
SURFACE PARKING	= 82 SPACES
B/F (1:20)	= 4 SPACES
4 x CAR SHARE	= 8 SPACES
TOTAL PARKING	= 94 SPACES

PARKING LOT COVERAGE	
Lot Area:	9060 sq. m.
Parking Lot Area:	2394 sq. m.
PERMITTED:	35%
DESIGNED:	27%

BUILDING LOT COVERAGE	
Lot Area:	9060 sq. m.
Building 'A' Area:	1194 sq. m.
Building 'B' Area:	1028 sq. m.
Total Building Area:	2222 sq. m.
PERMITTED:	50%
DESIGNED:	25%

APARTMENT TYPES		
BUILDING 'A' - 40 UNIT		
15 - SUITE A	2 BR/1.5 BATH	1155 sq.ft.
4 - SUITE A1	2 BR/1 BATH	1097 sq.ft.
6 - SUITE B	2 BR/1 BATH	1088 sq.ft.
2 - SUITE BL	2 BR/LOFT/2 BATH	1523 sq.ft.
3 - SUITE B1	2 BR/1.5 BATH	1104 sq.ft.
1 - SUITE B1L	2 BR/LOFT/2 BATH	1546 sq.ft.
3 - SUITE C	1 BR/1 BATH	803 sq.ft.
2 - SUITE C	1 BR/1 BATH/BF	803 sq.ft.
1 - SUITE C1	1 BR/1 BATH	803 sq.ft.
3 - SUITE E	2 BR/1.5 BATH	1196 sq.ft.

APARTMENT TYPES		
BUILDING 'B' - 32 UNIT		
19 - SUITE A	2 BR/1.5 BATH	1155 sq.ft.
3 - SUITE C	1 BR/1 BATH	803 sq.ft.
2 - SUITE C	1 BR/1 BATH/BF	803 sq.ft.
1 - SUITE C1	1 BR/1 BATH	803 sq.ft.
4 - SUITE D	2 BR/1 BATH	1073 sq.ft.
3 - SUITE E	2 BR/1.5 BATH	1196 sq.ft.

APARTMENT RATIO (72 UNITS)	
57 - 2 BEDROOM	
3 - 2 BEDROOM + LOFT	
8 - 1 BEDROOM	
4 - 1 BEDROOM B/F	

NO.	REVISION	DATE
1	OWNER REVIEW	03 MAY 2021
2	A.H.J. REVIEW	10 MAY 2021
3	ISSUED FOR PAC REVIEW	20 DEC 2021
4	ISSUED FOR PAC REVIEW	06 JUN 2022

PROPOSED
APARTMENT DEVELOPMENT
 QUINN COURT
 RIVERVIEW, NEW BRUNSWICK

SITE PLAN

SCALE: AS NOTED	P1
DATE: MAY 2021	
21054	



LEGEND: BUILDING 'A'

- 1 DECORATIVE STONE MASONRY
"CULTURED STONE"
COLOUR: TYPE 1
- 2 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: LIGHT GREY
TRIM COLOUR: LIGHT GREY
- 3 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: WOODGRAIN TYPE 1
TRIM COLOUR: WOODGRAIN
- 4 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: DARK GREY
TRIM COLOUR: DARK GREY
- 5 FLAT PANEL/SHEET SIDING
PREFINISHED WOOD
COLOUR: DARK GREY
TRIM COLOUR: DARK GREY
- 6 ALUMINIUM RAILING SYSTEM
C/W GLASS PANELS
ALUM COLOUR: BLACK
- 7 ASPHALT SHINGLE ROOFING
COLOUR: BLACK
TRIM COLOUR: BLACK
- 8 WINDOWS
COLOUR: BLACK
TRIM COLOUR: BLACK

BY-LAW REFERENCE 91(4)(c)
REGARDING FACADE DESIGN WITH
JOGS AND RECESSES
REQUIRED: MIN. 0.6m @ 9.0m
DESIGNED: >= 0.6m @ <9.0m

BY-LAW REFERENCE 91(4)(d)
REGARDING MINIMUM PERCENTAGE
OF MASONRY AT GROUND FLOOR
REQUIRED: 10%
DESIGNED: 29%

1
P2 BUILDING 'A' – FRONT ELEVATION

SCALE: 1/8"=1'-0"



2
P2 BUILDING 'A' – LEFT SIDE ELEVATION



3
P2 BUILDING 'A' – RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

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1	OWNER REVIEW	03 MAY 2021
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PROPOSED
**APARTMENT
DEVELOPMENT**
QUINN COURT
RIVERVIEW, NEW BRUNSWICK

BUILDING 'A'
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

SCALE:
AS NOTED
DATE:
MAY 2021

P2

21054



LEGEND: BUILDING 'A'

-  1 DECORATIVE STONE MASONRY
"CULTURED STONE"
COLOUR: TYPE 1
-  2 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: LIGHT GREY
TRIM COLOUR: LIGHT GREY
-  3 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: WOODGRAIN TYPE 1
TRIM COLOUR: WOODGRAIN
-  4 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: DARK GREY
TRIM COLOUR: DARK GREY
-  5 FLAT PANEL/SHEET SIDING
PREFINISHED WOOD
COLOUR: DARK GREY
-  6 ALUMINIUM RAILING SYSTEM
C/W GLASS PANELS
ALUM COLOUR: BLACK
-  7 ASPHALT SHINGLE ROOFING
COLOUR: BLACK
TRIM COLOUR: BLACK
-  8 WINDOWS
COLOUR: BLACK
TRIM COLOUR: BLACK

1
P3 BUILDING 'A' - REAR ELEVATION

SCALE: 1/8"=1'-0"

NO.	REVISION	DATE
1	OWNER REVIEW	03 MAY 2021
2	A.H.J. REVIEW	10 MAY 2021
3	ISSUED FOR PAC REVIEW	20 DEC 2021

PROPOSED
**APARTMENT
DEVELOPMENT**
QUINN COURT
RIVERVIEW, NEW BRUNSWICK

BUILDING 'A'
REAR ELEVATION

SCALE:
AS NOTED
DATE:
MAY 2021

P3

21054



LEGEND: BUILDING 'B'

- 1 DECORATIVE STONE MASONRY
"CULTURED STONE"
COLOUR: TYPE 1
- 2 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: LIGHT GREY
TRIM COLOUR: LIGHT GREY
- 3 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: WOODGRAIN TYPE 1
TRIM COLOUR: WOODGRAIN
- 4 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: DARK GREY
TRIM COLOUR: DARK GREY
- 5 FLAT PANEL/SHEET SIDING
PREFINISHED WOOD
COLOUR: DARK GREY
TRIM COLOUR: DARK GREY
- 6 ALUMINIUM RAILING SYSTEM
C/W GLASS PANELS
ALUM COLOUR: BLACK
- 7 ASPHALT SHINGLE ROOFING
COLOUR: BLACK
TRIM COLOUR: BLACK
- 8 WINDOWS
COLOUR: BLACK
TRIM COLOUR: BLACK

1
P4 BUILDING 'B' – LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



2
P4 BUILDING 'B' – REAR ELEVATION

SCALE: 1/8"=1'-0"



3
P4 BUILDING 'B' – FRONT ELEVATION (Facing Street)

SCALE: 1/8"=1'-0"

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PROPOSED
APARTMENT DEVELOPMENT
QUINN COURT
RIVERVIEW, NEW BRUNSWICK

BUILDING 'B'
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

SCALE:
AS NOTED
DATE:
MAY 2021

P4

21054



LEGEND: BUILDING 'B'

- 1 DECORATIVE STONE MASONRY
"CULTURED STONE"
COLOUR: TYPE 1
- 2 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: LIGHT GREY
TRIM COLOUR: LIGHT GREY
- 3 HORIZONTAL CLAPBOARD SIDING
PREFINISHED WOOD
COLOUR: WOODGRAIN TYPE 1
TRIM COLOUR: WOODGRAIN
- 4 HORIZONTAL CLAPBOARD SIDING
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COLOUR: DARK GREY
TRIM COLOUR: DARK GREY
- 6 ALUMINIUM RAILING SYSTEM
C/W GLASS PANELS
ALUM COLOUR: BLACK
- 7 ASPHALT SHINGLE ROOFING
COLOUR: BLACK
TRIM COLOUR: BLACK
- 8 WINDOWS
COLOUR: BLACK
TRIM COLOUR: BLACK

1
P5 BUILDING 'B' – RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

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1	OWNER REVIEW	03 MAY 2021
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PROPOSED
**APARTMENT
DEVELOPMENT**
QUINN COURT
RIVERVIEW, NEW BRUNSWICK

BUILDING 'B'
REAR ELEVATION

SCALE: AS NOTED	P5
DATE: MAY 2021	
21054	









