



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, March 11, 2020 at 6:00 p.m.

Attending: David Campbell, Chair
Keith Whalen, 2nd Vice Chair
Tina Beers, Committee Member
Shawn Dempsey, Committee Member
Bob Riley, Committee Member
Tina Thibodeau, Committee Member
Lori Bickford, Planning Manager, SE Regional Service Commission
Kirk Brewer, Planner, SE Regional Service Commission
Rita Gauvin, Executive Administrative Assistant, Town of Riverview

Absent: Art Ball, 1st Vice Chair
Rob Bateman, Committee Member
Kelvin Martin, Committee Member

1. CALL MEETING TO ORDER

David Campbell called the meeting to order at 6:00 p.m.

2. DECLARATION OF CONFLICT OF INTEREST

NIL

3. ADOPTION OF MEETING AGENDA

Moved by Bob Riley and seconded by Tina Thibodeau that the agenda for the Town of Riverview Planning Advisory Committee meeting of March 11, 2020 be APPROVED with the addition of Election of Officers under Other Business.

MOTION CARRIED

4. ADOPTION OF MINUTES

a) Planning Advisory Committee Meeting – December 11, 2019.

Moved by Tina Thibodeau and seconded by Keith Whalen that the minutes of the Town of Riverview Planning Advisory Committee meeting of December 11, 2019 be ADOPTED.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

- a) Town of Riverview Planning Advisory Committee Policies and Procedures Amendment

Moved by Keith Whalen and seconded by Tina Beers that the amended Town of Riverview Planning Advisory Committee Policies and Procedures presented at the December 11, 2019 meeting, which incorporates changes that reflect the planning and development services being offered to Riverview through the Southeast Regional Service Commission, be ADOPTED.
MOTION CARRIED

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

- a) Julien Daigle on behalf of Lepage Holdings and Property Management Group, 346 Pine Glen Road (PID01030915), Conditional use to permit a 2-storey, 14 unit apartment building (File 20-204)

Kirk Brewer, Planner, at the Southeast Regional Service Commission (SERSC), conducted a presentation with respect to a conditional use for a 14 unit two-storey, multi-unit building on Pine Glen in the Residential Business Service zone as well as requesting a variance to the landscaping requirements along the north and south property line. The property is currently treed with townhouses to the south, single dwellings to the east and commercial uses to the north.

A mapped watercourse was identified on the site and the applicant worked with the Department of Environment as well as the Town's Engineering department to identify whether that watercourse was still functional. It was determined that the watercourse was diverted as part of upgrades to Pine Glen Road decades ago, therefore, no wetland and watercourse alteration permit is required nor is subject to the 10m setback required in the Zoning By-law.

The building is oriented to face north and inward toward the parking lot to Pine Glen Road in order to maximize the use of the property. The Zoning By-law requires certain landscaping standards when a multi-unit building is proposed. The site plan for this property respects these requirements to the east where the property abuts an R1 zone (6 metre buffer with trees and shrubs plus a 2 metre high fence). The 3 metre setback to the north and south is also met, however, due to the constraints of the lot width, a conflict may likely occur between the proposed french drain and the required landscaping requirements of a 3 metre buffer containing shrubs or fence on the commercial lot.

The applicant is requesting a variance to remove the landscaping requirements in favour of building a 2 metre high fence along the south property line. In this case, a fence would create a more solid buffer between the multi-unit building and the adjacent properties. Staff considers this request reasonable and desirable for the property as it would grant greater privacy to properties to the south.

Kirk Brewer presented the proposed floor plan and rendering of the building. As part of the conditional use application, neighbours within a 60 metre radius of the subject property received a written notice of the application. Three property owners met with SERSC staff to review the renderings and discuss the proposal. As well, two letters of objection were received. The concerns were related to the lack of privacy and the aesthetic of the building, particularly to the townhouse dwellings on the south side.

The Chair questioned the applicant with regard to snow management considerations for the property.

Mario LeBlanc confirmed snow removal could be pushed to the back end of the lot as well be stored beside the garbage shed. Also, since there are more parking spaces than required, snow could also be accumulated in those spaces. However, if an excess of snow does occur, the snow would be hauled offsite.

The Chair called upon the members of the audience to come forward if they wished to speak on this matter.

Rita Bihl, resident of Berkley Drive, presented her objections to the proposed development. Her concerns related to the aesthetic and view of the back side of the building wall as well as the lack of privacy for property owners, plus the 3 metre buffer not being sufficient enough at the rear of the building between the properties and the development. She noted the development would be done in the developer's and Town's interest, but certainly not in the interest and for the protection of the adjacent property owners. She asked the Committee to reconsider allowing a complex of 75 metres long with only a 3 metre buffer to be built within close proximity to their properties and with no consideration to the privacy of the adjacent properties.

Kirk Brewer confirmed with Bob Riley that the property line to the east, where there is a 6 metre buffer, is abutting a R1 zone. The properties to the north and south are not zoned R1, therefore, the 6 metre buffer does not apply. The townhouses on Berkley are zoned R3 (multi-unit dwelling) and the property at the corner is a residential business service. The setbacks are being respected in terms of the landscaping so that within the 3 metre buffer to the north and south, the requirement in the by-law is to plant trees and shrubs but no fence. In this case, the developer is proposing to switch the trees in favour of a fence.

Several other residents in the audience residing on Berkley Drive expressed very similar concerns and objections related to the proposed development.

Kirk Brewer confirmed with Tina Beers the other options that could be built on this location. There are provisions that are building type specific, but not zone specific with regard to the height. There is concern in Riverview regarding the proximity of multi-unit buildings relative to R1 zones. In this case, the developer is respecting the height limit of 3 storeys within a certain distance, 15 metres abutting a R1 zone, with the minimum setback of 3 metres from the south property line.

Keith Whalen questioned whether a 3 metre buffer of trees would be more palatable than a 2 metre fence as the question being asked is to consider whether to vary the necessity to have trees versus a fence.

Kirk Brewer clarified it is not only the variance but also the scope of the conditional use as it is in the Committee's purview to impose other conditions that would address concerns on adjacent properties as well as public safety.

Mario LeBlanc acknowledged the comments and concerns noted by the residents with respect to privacy to the adjacent properties in the backyard. He noted a full privacy fence would be around the whole building with no patios located in the rear of the building as well smaller sized windows were designed in the back of the building to alleviate the concerns of privacy for the properties. Also, if trees were the option, it would take a few years for the trees to grow to give a canopy of privacy. Therefore, the privacy of a fence was the best consideration.

Mario LeBlanc confirmed with residents the fence would be built as soon as possible as well as the landscaping, drainage and proper elevation to put up the fence. With regard to fire prevention, fire trucks have the appropriate equipment on their trucks to enable them to access the rear of the building as well there is a fire hydrant located not far from the building. Construction timelines are to be determined.

The Chair confirmed there were no further questions or comments from anyone present.

Moved by Shawn Dempsey and seconded by Tina Thibodeau that the Town of Riverview Planning Advisory Committee APPROVE the proposed conditional use and request to vary the landscaping requirements along the north and south property lines at 346 Pine Glen Road (PID 01030915) subject to the following conditions:

- (1) that notwithstanding section 91(2)(b) of the Zoning By-law, landscaping shall be provided as per the site plan dated February 25, 2020, including a 2 metre high opaque fence to be placed along the southern property line in lieu of trees and shrubs;
- (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.

Nay Vote: Keith Whalen
MOTION CARRIED

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- b) Adam Randell on behalf of Clayton Developments, 876 Pinewood Road (PID 05114582), Variance to reduce the number of required landscaped islands in a row of parking in the front yard from five to one (File 20-210)

Kirk Brewer mentioned this is a variance to landscaping requirements at 876 Pinewood Road. This application was initially approved by PAC as a conditional use on January 9, 2019. The original proposal was for two 36-unit buildings. Since that time, six additional units have been added for a total of 78 units, which has also increased the parking requirements as 1.5 parking spaces are required per unit. Therefore, the original site plan could no longer accommodate the parking required.

Since the site had already been designed with the building orientation and entrance to the parking garage, it would not be feasible to redesign the site to accommodate extra spaces and other options were looked at to accommodate the parking on site. As per the Zoning By-law, parking located in the front yard, between the building and the street, there is a limit to one single row of parking space. They are requesting a variance to reduce the requirement for landscaped islands every 5 spaces.

Staff considers this variance a reasonable request and minor in nature due to the amount of green space and landscaping already being provided. Notices were sent to the neighbouring property owners within 60 metres of the subject property and no objections were received on this proposal.

Moved by Shawn Dempsey and seconded by Tina Beers that the Town of Riverview Planning Advisory Committee APPROVE the requested variance at 876 Pinewood Road (PID 05114582) to reduce the number of required landscaped islands in a row of parking in the front yard from five to one as per the site plan dated February 12, 2020, because the request is minor in nature and meets the intent of the Municipal Plan and Zoning By-Law.

MOTION CARRIED

- c) Jessica Hansen on behalf of Crombie Development Ltd., 720 Coverdale Road (PID 00994368), Variance to permit a 2.5 square metre addition (for a total 13.7 square metre gross surface area) to an existing freestanding sign within the required setback (File 20-230)

Kirk Brewer noted this variance is for sign requirements at 720 Coverdale Road. The proposal is to permit a 2.5 square metres addition for a total of 13.7 square metres of gross surface area to an existing free standing sign with the required setback.

The existing sign is at 6 metres from the property line. Relative to the setback scale, the proposed area would require the sign to be set back 7.3 metres from the property line, therefore, they would require the variance to allow the expansion of the sign at its current location.

Given the existing sign structure is substantially set back from the street and at an appropriate distance, the request should not create any noticeable impact nor public safety concerns. Staff is of the opinion that the request is minor and reasonable. Neighbours within 60 metres of the subject property were notified of the variance request and no feedback was received.

Kirk Brewer confirmed with Bob Riley the sign would not be a message board, but would be back lit internally, similar to what is already in place. There are certain provisions that must be met for message boards.

Moved by Shawn Dempsey and seconded by Tina Thibodeau that the Town of Riverview Planning advisory Committee APPROVE the variance to permit a 2.5 square metre addition (for a total 13.7 square metre gross surface area) to an existing freestanding sign with a reduced setback of 6 metres on (PID 00994368) because the request is minor in nature and within the intent of the Municipal Plan and Zoning By-Law.

MOTION CARRIED

7. TENTATIVE SUBDIVISIONS

None

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

None

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: David Campbell (re-elected)

1st Vice Chair: Tina Beers

2nd Vice Chair: Shawn Dempsey

10. NEXT SCHEDULED MEETING

The next meeting is scheduled for April 8, 2020 at 6:00 p.m.

11. ADJOURNMENT

Meeting adjourned at 7:30 p.m.