



REGULAR MEETING OF COUNCIL

MINUTES

Monday, February 11, 2019

7:00 p.m.

30 Honour House Court - Council Chambers

Members Present:

**Mayor Ann Seamans
Councillor Lana Hansen
Councillor John Coughlan
Councillor Jeremy Thorne
Councillor Cecile Cassista
Councillor Andrew LeBlanc
Deputy Mayor Tammy Rampersaud**

Staff Present:

**C. Smith, CAO
A. Crummey, Town Clerk
D. Richard, Deputy Town Clerk
M. Ouellet, Director of Engineering & Public Works
S. Thomson, Director of Economic Development
T. Finlay, Director of Human Resources
G. Cole, Director of Parks, Recreation and Community Relations**

Others:

**Kaitlyn Lacelle, Urban Planning
Kevin Neatt, Director of Planning & Development, Clayton
Developments**

Regrets:

**Councillor Wayne Bennett
R. Higson, Director of Finance
D. Pleau, Fire Chief**

1. CALL TO ORDER

Mayor Seamans called the meeting to order at 7 p.m.

2. ADOPTION OF THE AGENDA

Moved by: Councillor C. Cassista

Seconded by: Deputy Mayor T. Rampersaud

That the agenda for the Regular Council Meeting of February 11, 2019 be approved.

Motion Carried

3. DECLARATION OF CONFLICTS OF INTEREST

Councillor LeBlanc indicated that he would be declaring a conflict of interest when Council was dealing with the Community Investment grant in relation to the Atlantic Wellness Centre as he is an employee. He noted that he will be abstaining from the vote.

4. ADOPTION OF THE MINUTES

a. Regular Council Meeting - January 14, 2019

Moved by: Councillor J. Coughlan

Seconded by: Councillor J. Thorne

That the minutes of the Regular Council Meeting of January 14, 2019 be approved.

Motion Carried

b. Committee of the Whole - January 28, 2019

Moved by: Councillor C. Cassista

Seconded by: Deputy Mayor T. Rampersaud

That the minutes of the Committee of the Whole meeting held on January 28, 2019 be approved.

Mayor Seamans confirmed with Councillor Thorne that his inquiry about one of the submissions for the 2019 the Annual Community Investment grants could be addressed later in the agenda when this item was being considered.

Motion Carried

5. BUSINESS ARISING FROM THE MINUTES

NIL

6. CORRESPONDENCE

NIL

7. PETITIONS, PRESENTATIONS & DELEGATION

a. Presentation by Kaitlyn Lacelle, Urban Planner

Application to amend Zoning By-Law PID 05103080 from R1 (Single Unit Dwelling) to R2 (Two Unit Dwelling) to accommodate semi-detached dwellings

Moved by: Deputy Mayor T. Rampersaud

Seconded by: Councillor J. Coughlan

WHEREAS Riverview Town Council intends to amend its Zoning By-law 300-7, by considering the following amendments:

1) Zoning By-law 300-7-1 to amend PID 05103080 from R1 (Single Unit Dwelling) to R2 (Two Unit Dwelling) to accommodate semi-detached dwellings.

BE IT RESOLVED THAT:

a) That a public hearing be set for Monday, March 11, 2019 in the Council Chambers at 6:30 p.m.; and

b) That By-law 300-7-1 be referred to the Planning Advisory Committee for its written views.

Kaitlyn Lacelle conducted a PowerPoint presentation on the proposed rezoning application submitted on behalf of Clayton Developments. She indicated that the developer's goal is to accommodate a semi-detached dwelling development. The property is located within the Fairways project next to the Golf and Country Club and to the north of Whitehall Terrace. K. Lacelle indicated that currently the land is vacant and it represents approximately 20 acres. She noted that there is existing low density residential development to the south and to the west. K. Lacelle indicated that the southern portion of Rosebank Crescent is partially developed with single unit dwellings.

Kaitlyn Lacelle displayed a conceptual plan which illustrated 3 unit types - 30' semi-detached = 40; 34' semi-detached = 48; and 38' semi-detached = 22. She indicated that the larger lots are proposed to back onto the lots on McAllister and there is some flexibility to be given to the two other sized lots to be allowed within the remainder of the plan.

She pointed out that in 2011 the original conceptual plan did contemplate single unit dwellings for the northern portion of the Rosebank Crescent. The current proposal although different from the original concept is designed to provide some flexibility within it to provide for semi-detached dwellings. The total number of unit count within the overall Fairways development has remained comparable. Originally there was 402 units compared to 445 overall currently proposed in the Fairways. K. Lacelle remarked that the application being considered maintains a low density residential use and character and remains compatible with surrounding land uses and the overall neighbourhood concept that was proposed for the Fairways in 2011.

K. Lacelle remarked that since 2011 there has been a growing demand for more diverse housing stock in the Town of Riverview. She referenced Summerdale Court which has been developed with semi-detached dwellings. She noted that this has been a very successful product with 90% of the units sold. That particular phase was developed later than Rosebank Crescent which was developed using a different housing stock (single family dwelling) with only 40% of those units sold to date.

K. Lacelle noted that the applicant is proposing to maintain as much existing vegetation as possible. The plan contains a large green treed buffer against Whitehall Terrace which will provide a buffer from the properties on Rosebank Crescent (existing). She indicated that it will create a distinct transition into the new neighbourhood by delineating a change in the use between the existing dwellings and the next phase. These areas would remain under private ownership (not by Town) and essentially be a large side lot for those properties.

K. Lacelle stated that the applicant is proposing to maintain a 5 meter treed buffer along the lots that back onto McAllister Road. In order to ensure that buffer remains, it will be included in conditional zoning agreement, if the rezoning is approved.

Based on the larger number of units incorporated into the proposed development there are less units (less density) than could be constructed in a regular R2 development.

K. Lacelle indicated that on the extension of Rosebank Crescent the proposal is for one storey high on the lots located on the western portion of Rosebank (both sides) but the remaining lots would have some flexibility and would not be restricted to one storey. Dwellings could be one storey or two as long as they meet the maximum 9 meter height in the R2 zone. She further noted that the development would be subject to design criteria which will also get built into the covenants imposed by Clayton Development but also included in the conditional zoning agreement (which the Town would enter into with Clayton Developments). That way the conditions follow the land and the developer.

K. Lacelle confirmed that all semi-detached dwellings shall generally conform to the design criteria (which form part of the conditional zoning agreement).

K. Lacelle noted that the Developer will be holding its own public open house which is run by the developer and will be held prior to the public hearing.

In summary, the application, along with the overall Fairways development, does provide a diversity of housing stock while still protecting the character and integrity of the existing residential neighbourhood which is predominately made up of single unit dwellings. K. Lacelle remarked that the proposal is consistent with the Municipal Plan, has met the criteria for consideration of a rezoning to R2 which includes the proper sightings of lots in development, preservation of existing landscaping, adequate site gradings, high quality and well thought out design, and the availability of services. Therefore it is being recommended that the Town of Riverview proceed with the proposed rezoning process and that a resolution be passed to set down the date for public hearing and to request the written views of the Planning Advisory Board. And further that a conditional zoning agreement be developed and entered into and will include the following criteria:

Architectural detailing including but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, corner boards, frieze and fascia boards shall be incorporated;

Architectural treatment shall be continued around the side of the building for corner units;

Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;

Any exposed lumber on the front façade shall be painted or stained;

Any exposed foundation in excess of 1 metre shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent; and a minimum 50% of the front elevation shall consist of masonry treatment or other similar product;

That a 5 metre treed buffer be maintained along the rear lot line of the western property boundary to screen the new lots from existing homes on McAllister Road (as shown on Schedule B);

That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent (as shown on Schedule B)

That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey; and

That the development be carried out in substantial conformance with the plans and drawings submitted.

Kaitlyn Lacelle confirmed with Councillor Cassista that the presentation contains examples of three different unit types, (including 2 storeys) that could be built in the same area. She pointed out that the western portion of Rosebank Crescent (closest to McAllister) depicted in yellow and purple would be limited to one storey (bungalow unit type); and the rest of the development could have flexibility to be two storey or one storey.

Councillor Cassista clarified that there seems to be a high demand for bungalows but a low demand for two storeys. K. Lacelle confirmed that the demand for big lots with single unit dwellings is shrinking whereas the two storey semis is still a product that is in demand.

Kevin Neatt, Director of Planning and Design with Clayton Developments, commented that the primary intention is to have one level living across the board for this application. It is the whole thrust of the application. He suggested that in other communities where Clayton Developments has this many lots for one storey living some people wanted to provide for different family circumstances (i.e. Second storey to provide for two bedrooms and bathroom upstairs for returning kids and/or visitors). He continued that the idea is not to intermingle the two storeys haphazardly as that would not be proper planning. Rather Clayton Developments have put real thought into planning for a cohesive neighbourhood. K. Neatt suggested that what has been done (as part of the application) is to provide for one level living bungalow level on the western side of

Rosebank Crescent. He confirmed that when Clayton Developments goes to market the intention is to have more thought where two storeys would be applicable, but the thrust is certainly the bungalow.

Councillor Cassista commented that the bungalows are very nice and it is appealing that the purchaser can design the inside of their homes making them unique.

Councillor Thorne inquired about Fire Code regulations/restrictions with respect to propane barbeques on the balconies of the 2 storey units because the units are connected.

K. Neatt confirmed with Councillor Thorne that from a developer's perspective they have no issues with this nor have they had issues in the past.

Kaitlyn Lacelle indicated that she would check into this and provide further information to the Town Clerk.

K. Neatt confirmed with Councillor Coughlan that there are no plans to create further access points on McAllister Road.

Deputy Mayor Rampersaud indicated that she did not have any questions but rather a comment. She suggested that a lot of thought had gone into the plan which is very diverse. Deputy Mayor Rampersaud remarked that she had received positive comments on the proposed plan.

Motion Carried

8. RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE

a. Strategic Plan Update

Moved by: Councillor A. LeBlanc

Seconded by: Councillor J. Coughlan

That the Riverview Town Council accept the 2018/2019 Strategic Plan Status Report for information.

Motion Carried

b. Resolution to Borrow

Moved by: Councillor J. Coughlan

Seconded by: Councillor A. LeBlanc

BE IT RESOLVED that the Municipality of Town of Riverview submit to the Municipal Capital Borrowing Board an application for authorization to borrow for capital expense for the following terms and amounts.

<u>Purpose</u>	<u>Term</u>	<u>Amount</u>
<u>TRANSPORTATION SERVICES</u>		
<i>Roads and Streets Reconstruction</i>	<i>15 years</i>	<i>\$ 3,860,000</i>
<i>Vehicle - Storm Sewer Cleaner</i>	<i>10 years</i>	<i>540,000</i>
<i>Vehicle – Plow Truck</i>	<i>10 years</i>	<i>360,000</i>
<i>Backhoe</i>	<i>10 years</i>	<i>150,000</i>
<u>FIRE FIGHTING EQUIPMENT</u>		
<i>Self-Contained Breathing Apparatus</i>		
<i>SCBA</i>	<i>5 years</i>	<i>390,000</i>
		<hr/>
		<u>\$ 5,300,000</u>
Motion Carried		

c. Approval of 2019 Annual Community Investment Grants

Councillor LeBlanc pointed out that Councillor Thorne had a question about one of the grants (Harvest House). He inquired whether he could remain during this discussion of this motion and then leave for the vote.

The Town Clerk concurred that it would be appropriate for him to remain for the discussion of the motion.

Moved by: Councillor C. Cassista

Seconded by: Deputy Mayor T. Rampersaud

That the Riverview Town Council approve the following 2019 Annual Community Investment grants:

<i>Crime Stoppers Greater Moncton</i>	<i>1,000</i>
<i>ENSEMBLE Services Greater Moncton (formerly AIDS Moncton)</i>	<i>500</i>
<i>Greater Moncton SPCA</i>	<i>3,000</i>
<i>Mosaiq Multicultural Festival</i>	<i>2,000</i>
<i>Girl Guides of Canada - Riverview District</i>	<i>500</i>
<i>Tri-County Ground Search & Rescue Group</i>	<i>1,000</i>
<i>Greater Moncton Music Festival</i>	<i>1,000</i>
<i>Harmonie Codioc Concert Band</i>	<i>500</i>
<i>Riverview Branch Navy League (Coverdale Sea Cadets)</i>	<i>3,000</i>
<i>Town of Riverview Seniors Roundtable</i>	<i>800</i>
<i>Frye Festival</i>	<i>2,000</i>
<i>Albert County Action Committee</i>	<i>6,000</i>
<i>United Way SENB - Youth First Committee</i>	<i>1,500</i>
<i>La Bikery Co-operative</i>	<i>2,000</i>
<i>Greater Moncton Chorale</i>	<i>600</i>
<i>Salvus Clinic Incorporated (new request)</i>	<i>2,000</i>
<i>Atlantic Ballet Theatre of Canada</i>	<i>4,000</i>

<i>Greater Moncton Girls+ Rock Inc. (new request)</i>	<i>500</i>
<i>Moncton Headstart Inc.</i>	<i>2,000</i>
<i>Atlantic Wellness Community Center</i>	<i>10,000</i>
<i>Hubcap Comedy Festival</i>	<i>2,500</i>
<i>Riverview Scouts / Scouts Canada</i>	<i>1,500</i>
<i>Capitol Theatre Academy</i>	<i>1,500</i>
<i>Greater Moncton Scottish Association</i>	<i>1,000</i>
<i>New Brunswick Refugee Clinic</i>	<i>1,500</i>
<i>Greater Moncton Santa Claus Parade</i>	<i>1,000</i>

Deputy Mayor Rampersaud confirmed with Councillor Thorne the rationale behind the decision to deny the request for financial assistance from Harvest House. She noted that the Town fully supports the goals of the organization but not financially at this time. She reported that Council had made the commitment to conduct a better review of the detailed financial statements provided by each organization/group. It was determined that this year Harvest House will be the recipient of several grants that were not included in their grant submission (simply due to the timing of the Town's deadline) which puts them in a good financial position as compared to other groups.

Mayor Seamans called for the vote on the motion.

Councillor LeBlanc left the Council Chambers at 7:29 p.m. while the vote was being conducted and returned 7:30 p.m.

C. Smith noted that next year the Atlantic Wellness Community Centre grant will be separated from the rest of the annual grants so that

Councillor LeBlanc does not have to excuse himself and can be part of the discussion.

Motion Carried

NOTE: Submissions were also received from the Scottish Rite Charitable Foundation Learning Centre, Junior Achievement New Brunswick, Harvest House, Rebecca Schofield All World Super Play Park, West Riverview School, Parklane Bowling Centre, all of which were denied.

d. Approval of January, 2019 Grant Report

8.d.1 NB Country Music Hall of Fame

Moved by: Councillor C. Cassista

Seconded by: Councillor L. Hansen

That the Riverview Council award a grant in the amount of \$3,000 to the NB Country Music Hall of Fame to be held on October 14-19, 2019 at the Coverdale Centre.

Councillor Cassista highlighted the fact that Ivan & Vivian Hicks are wonderful ambassadors for our community and certainly bring a lot of activities to Riverview and to the area and also give back to the community!

Motion Carried

8.d.2 Greater Moncton Chinese Cultural Association

Moved by: Deputy Mayor T. Rampersaud

Seconded by: Councillor C. Cassista

That the Riverview Town Council award a grant in the amount of \$250 in support of the Greater Moncton Chinese Cultural Association event (Chinese New Year) being held on February 2, 2019.

Mayor noted that Councillor Coughlan had represented the Town at the recent Chinese New Year event.

Motion Carried

8.d.3 Greater Moncton Asian Heritage Society

Moved by: Councillor L. Hansen

Seconded by: Councillor J. Thorne

That the Riverview Town Council award a grant in the amount of \$250 to the Greater Moncton Asian Heritage Society in support of their events being held on May 4th and May 26th, 2019.

Mayor Seamans confirmed with Councillor Thorne that the Chinese Cultural Association and the Asian Heritage Society were two separate organizations.

Motion Carried

8.d.4 Canadian Mental Health Association of New Brunswick

Moved by: Deputy Mayor T. Rampersaud

Seconded by: Councillor C. Cassista

That the Riverview Town Council award a grant in the amount of \$500 to the Canadian Mental Association in support of their event, "Faces of Recovery" being held on February 23, 2019 at the Cocoa Room.

Motion Carried

8.d.5 Atlantic Nationals

Moved by: Councillor C. Cassista

Seconded by: Councillor L. Hansen

That the Riverview Town Council award a grant in the amount of \$3,500 in support of the Atlantic National breakfast event being held at the Riverview Lions Club on July, 4, 2019.

Councillor Cassista pointed out that this event does bring a lot of opportunity to Riverview. She was hoping the Economic Development Department would be able get information out to the participants. Councillor Cassista touched on the issue of a financial cap for this event which was previously suggested. Again, she noted that she would like to have the discussion when a full council was present.

Mayor Seamans noted that the Atlantic National participants receive this breakfast free with their registration fee and a cap might be something to consider in the future.

Motion Carried

8.d.6 Riverview Skate Club

Moved by: Councillor J. Coughlan

Seconded by: Deputy Mayor T. Rampersaud

That Riverview Town Council support the Riverview Skate Club by awarding a grant in the amount of \$1,500 in support of the 2019 Provincial Star Skate Championships & Invitation Syncro Competition being hosted by the Club from February 15-17th, 2019 at the Byron Dobson Arena.

Motion Carried

9. BY-LAWS

NIL

10. NOTICE OF MOTION

NIL

11. NEW BUSINESS

NIL

12. COUNCIL STATEMENTS/INQUIRIES

Councillor Coughlan wanted to express his appreciation to all staff and committee members for a great job in organizing the Winter Carnival. He realized that the effort was a combination of all Departments and they should be commended for a job well done!

Councillor Hansen indicated that she had received concerns about the parking of cars on both sides of Runnymede. She inquired whether there was any plan to educate the public and then enforce the Traffic By-Law. She was under the impression that there was a fire lane in front of the Coverdale Centre which would have a parking restriction on this section. She noted the residents were having difficulty gaining access to the ramp at the entrance to the front of the building because of the cars parked there.

M. Ouellet commented that the plan was when moving ahead with the sidewalk installation on Runnymede that eventually after it was built the street would be wide enough to accommodate parking on the new section. He was unaware of any parking restriction from the Boys and Girls Club door up. However, there was no concern with reintroducing a "no parking" section.

M. Ouellet noted that he would check with the Fire Department regarding a fire lane at that location.

Councillor Thorne also expressed his appreciation to staff regarding another successful Winter Carnival.

Councillor Thorne noted that given the recent controversy in Moncton concerning the 1 meter depth, he inquired whether the Town would be faced with the same controversy in relation to the Lions Pool.

Gerry Cole confirmed with Councillor Thorne that the Lions Pool would be deeper than 1 meter.

M. Ouellet confirmed with Councillor Cassista that the number of signs on Trites Road are in accordance with the same standards used throughout the Town. He

indicated that the signs are there to coincide with the bike lanes. As a result of the bike lanes there are no parking signs as motorist cannot park in the bike lanes. He reiterated that the intervals are the same as other areas of town.

13. ADJOURNMENT

Moved by: Councillor J. Thorne

Seconded by: Councillor C. Cassista

That the Regular Council meeting be adjourned at 7:44 p.m.

Motion Carried