

TOWN OF RIVERVIEW PUBLIC HEARING

Zoning By-law Amendment 300-7-1

March 11, 2019

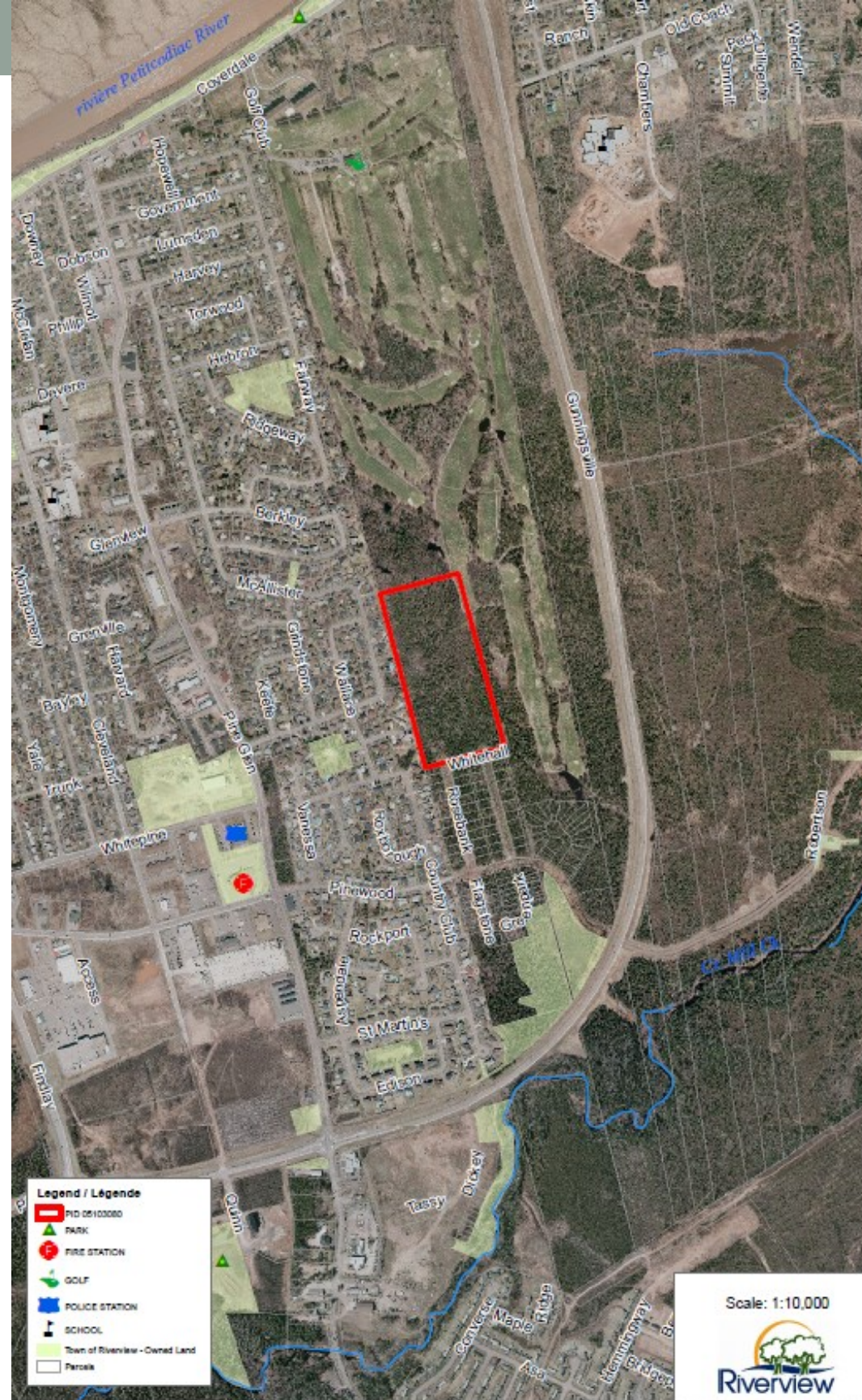


Application

- Rezone from R-1 (Single Unit Dwelling) to R-2 (Two Unit Dwelling)
- Extension of Rosebank Crescent
- 110 semi-detached dwellings



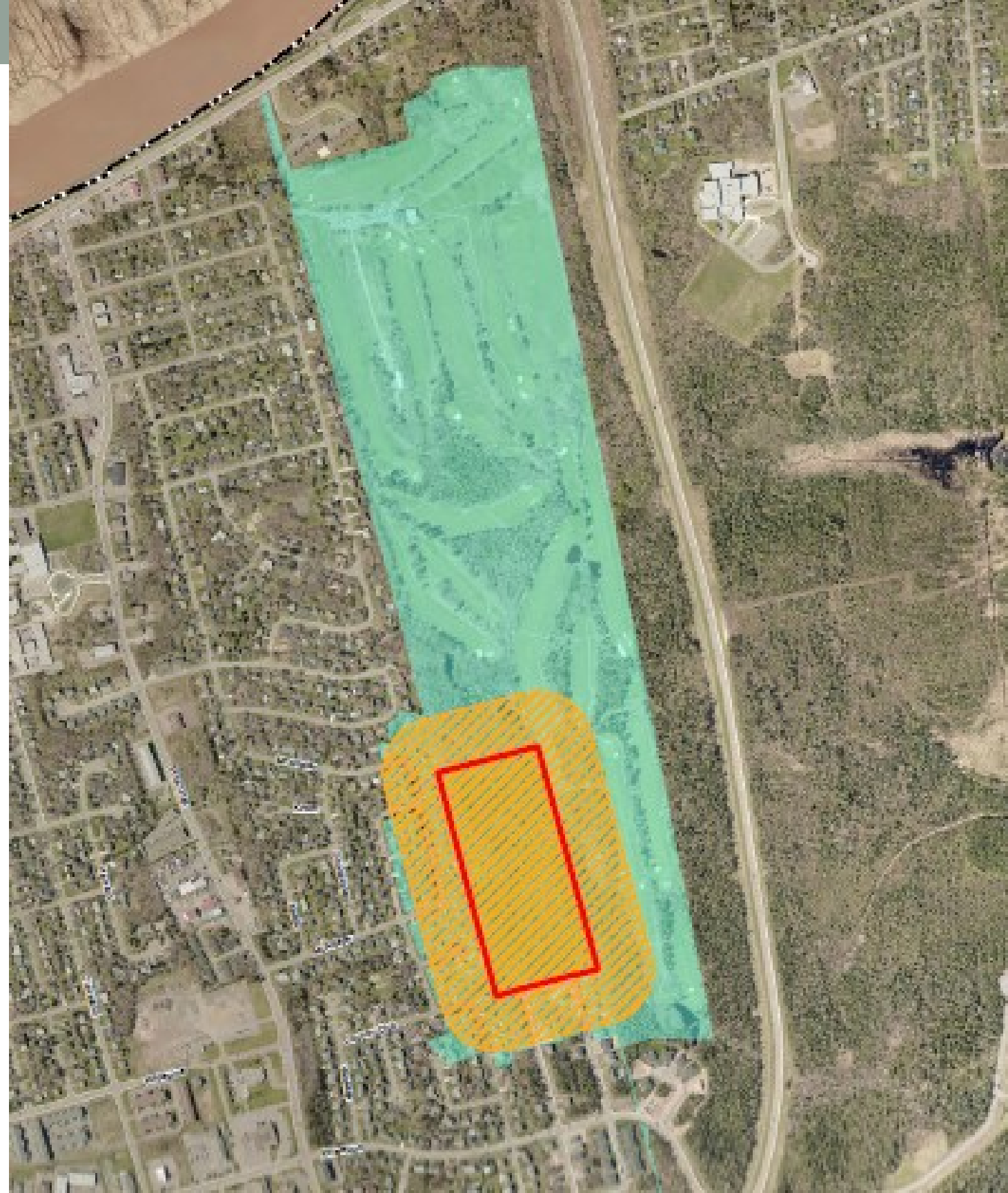
Context Map



Location Map



Notice Map



Master Plan



Concept Plan



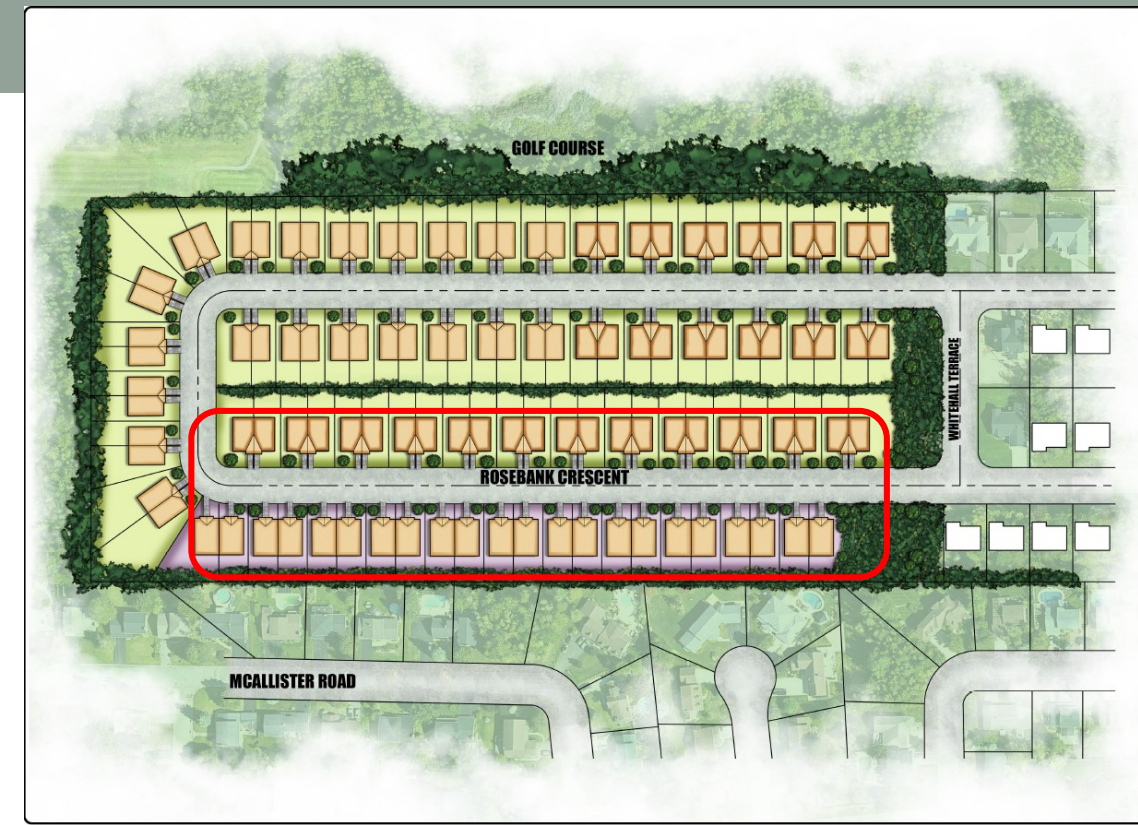
Preservation of Green Space



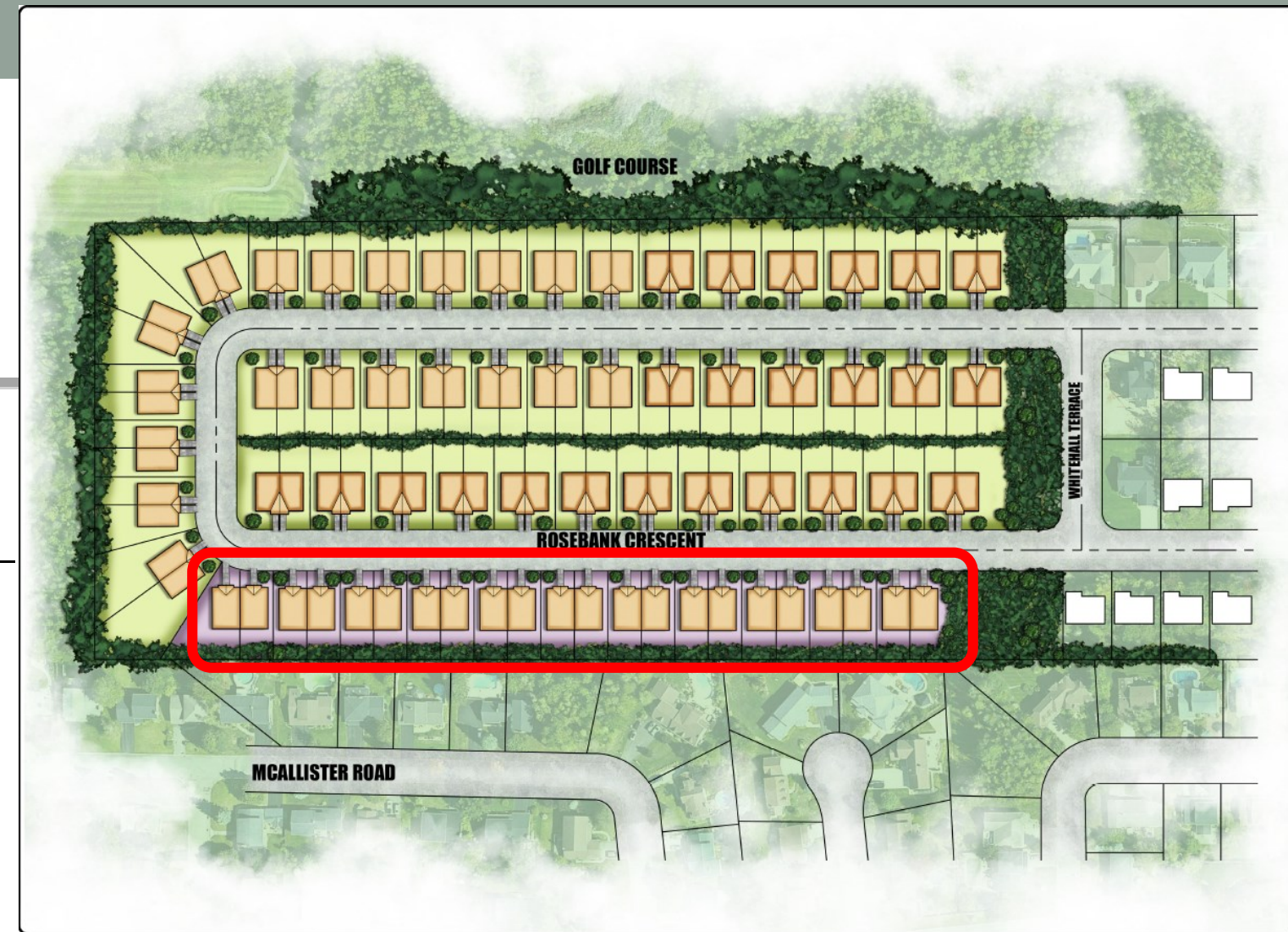
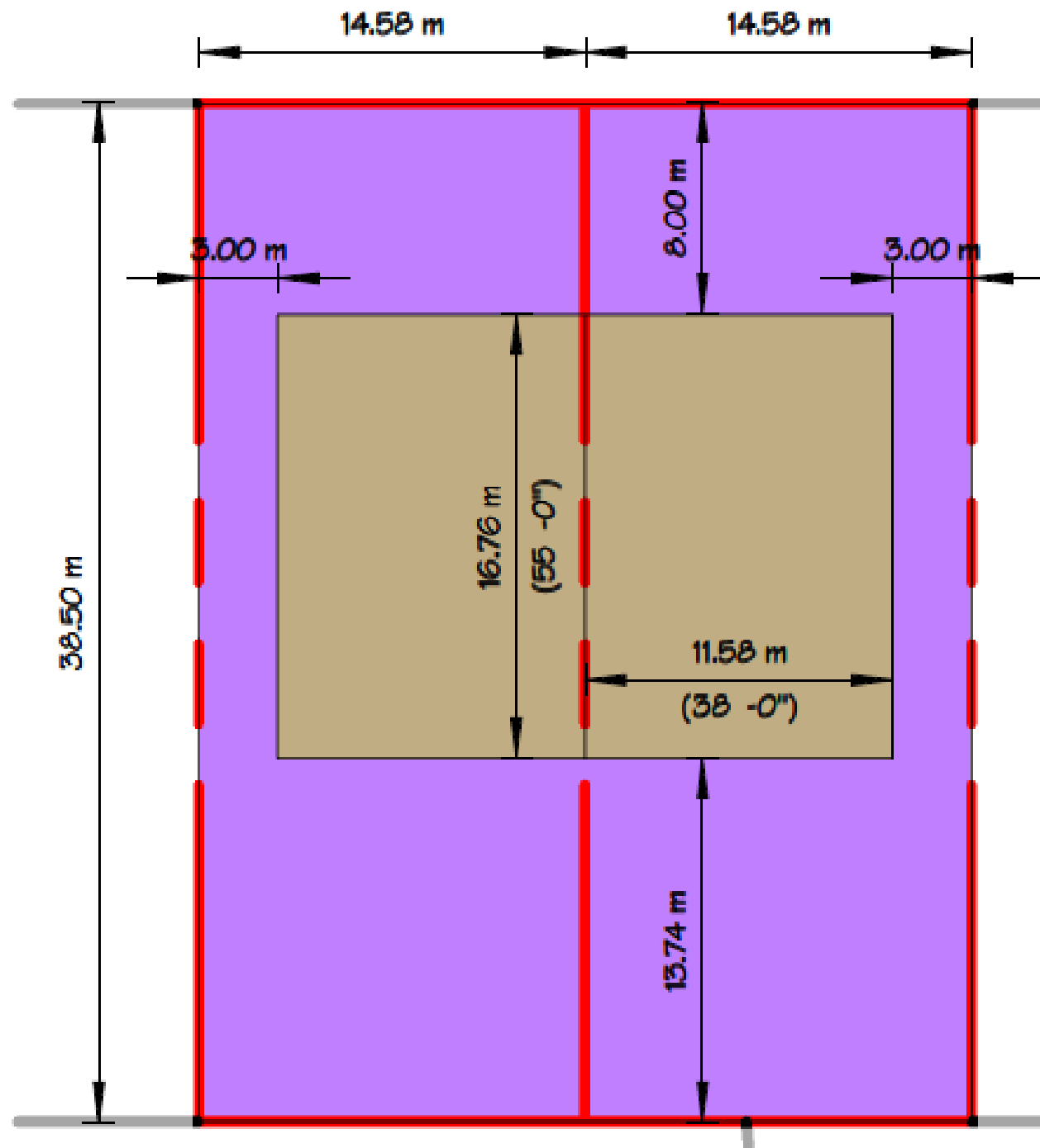
Preservation of Green Space



Bungalow Example



Unit Types



2 Storey Example



Analysis

- Consistent with Municipal Plan objectives and policies
 - Responds to demand for alternative housing choice / diversifying housing stock
 - Respects existing residential character (predominantly single unit dwellings)
- Conforms with overall intent of Secondary Plan
 - Low density residential
- Comparison



Objections / Concerns

1. Traffic, Noise and Privacy
2. Property Values
3. Density
4. Original Concept / Vision
5. Buffers
6. Neighbourhood Character
7. Lot Pricing



Recommendation

The Planning Advisory Committee recommends that Riverview Town Council **proceed with the amendment process** for Zoning By-law 300-7-1, subject to the following terms and conditions:

- 1) All semi-detached dwellings shall generally conform to the following design criteria:
 - a. Architectural detailing including but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze and fascia boards shall be incorporated;
 - b. Architectural treatment shall be continued around the side of the building for corner units;
 - c. 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;
 - d. Any exposed lumber on the front façade shall be painted or stained;
 - e. Any exposed foundation in excess of 1 metre shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent; and



Recommendation

- f. A minimum 50% of the front elevation shall consist of masonry treatment or other similar product.
- 2. That a 5 metre buffer be maintained along the rear lot line of the western property boundary including existing vegetation to be retained and cannot be used for development.
- 3. That the site drainage be designed to accommodate the 5 metre buffer referred to in Condition #2.
- 4. That notwithstanding Table 11.3 of Zoning By-law 300-7, semi-detached lots on the western property boundary must have a minimum lot frontage of 14.58 metres.



Recommendation

5. That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent as shown on Schedule B;
6. That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey;
7. That the development be carried out in substantial conformance with the plans and drawings submitted.

