

TOWN OF RIVERVIEW REGULAR COUNCIL MEETING

Zoning By-law Amendment 300-7-1

April 8, 2019



Recommendation

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
 - 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 for¹⁵ development;



Recommendation

3. That prior to any tree removal on the lot, a surveyor be engaged to delineate and mark the buffer zones referred to in Conditions #2 and #9 with flagging tape; **[New Condition]**
4. That an Arborist be engaged to determine if existing vegetation within the buffer zones is sufficient. If deemed necessary by the Arborist, a planting plan will be prepared outlining the supplemental vegetation required. Any additional trees required must be planted prior to receiving a building and development permit; **[New Condition]**
5. Upon a one year period of lot clearing, the buffer zones will be reviewed to determine if additional planting is required to replace trees that have fallen and been removed. If a sufficient number of trees are removed, they will be reinstated; **[New Condition]**
6. Prior to obtaining a building and development permit, the developer will submit to the Town of Riverview security in the amount of \$13,000 (\$500 per lot abutting the buffer zones identified in Schedule B) to ensure compliance with Conditions #3, #4 and #5; **[New Condition]**



Recommendation

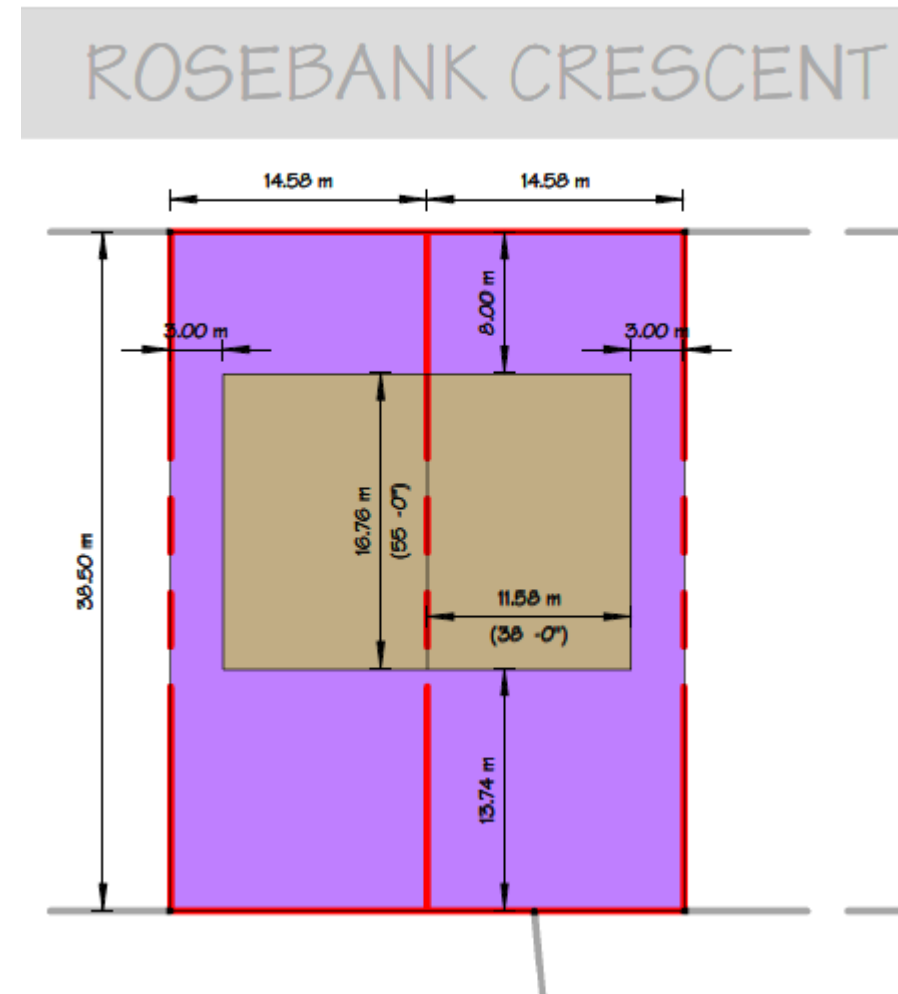
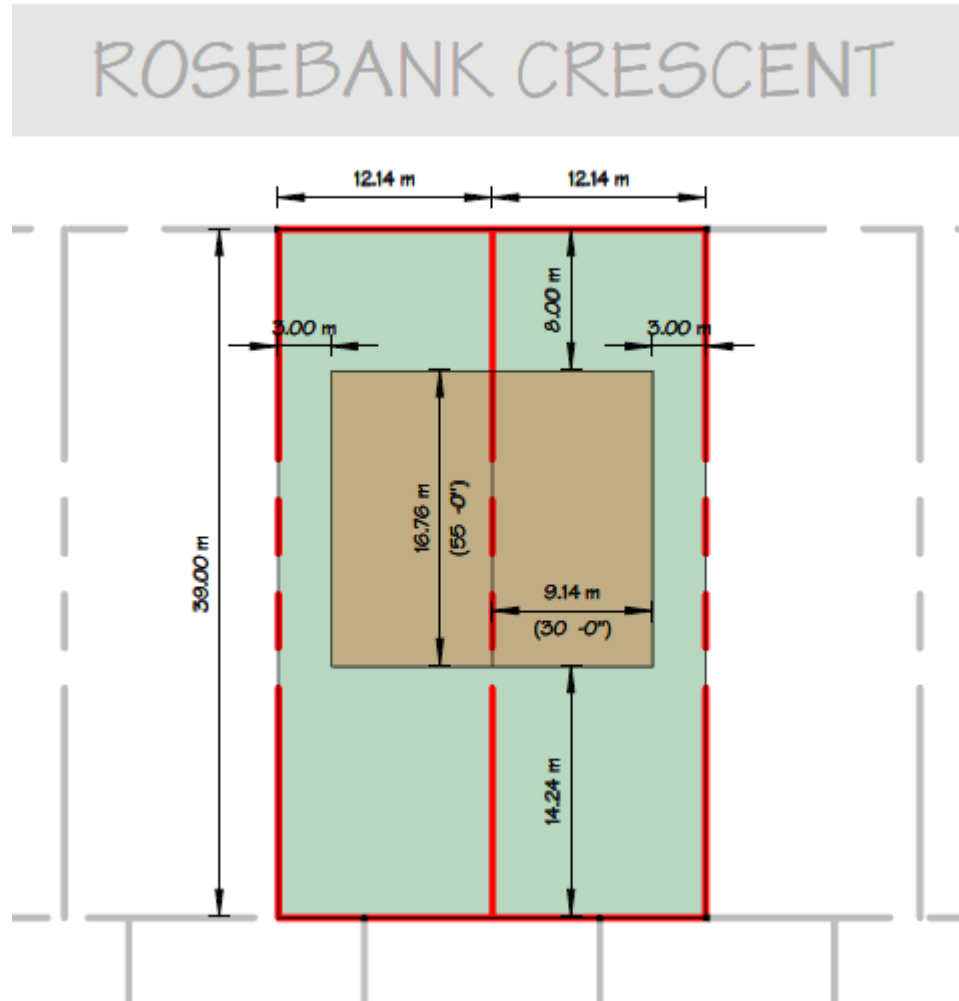
7. That the site drainage be designed to accommodate the 5 metre buffer referred to in Condition #2;
8. That notwithstanding Table 11.3 of Zoning By-law 300-7, semi-detached lots on the western property boundary must have a minimum lot frontage of 14.58 metres;
9. That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent as shown on Schedule B;
10. That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey; and
11. That the development be carried out in substantial conformance with the plans and drawings submitted.



Schedule B



Schedule B



Schedule B



Schedule B

