

**Planning Advisory
Committee Report**

**Rapport au Comité
consultatif d'urbanisme**

Agenda Item / item de l'ordre du jour :

6a

File / Dossier :

17RZ-41260

Meeting Date / date de la réunion :

February 8, 2017

Type of application / genre de demande: Rezoning Application

Owner / propriétaire: Town of Riverview

Agent/Représentant: N/A

Description / description:

Staff from the Town of Riverview have had several discussions regarding the future potential for a large parcel of land (PID 05091202) off of Runnymede Road.

Staff are recommending that the highest and best use for the subject land is to sell it in order to open it up for a mixed residential development.

Currently the land is zoned PRI (Parks, Recreation, Institutional), in which residential development is not permitted. By rezoning the subject land to RM (Residential Mix), staff can be confident that the future built form of this property will be compatible with that of the surrounding residential neighbourhoods.

It was recommended that a portion of the lot be retained by the Town in order to provide access to the water tower located in the north western corner. This land would retain the PRI Zone.

A rezoning application is required to rezone a portion of PID 05091202 from PRI Zone (Parks, Recreation, Institutional) to RM Zone (Residential Mix) in order to accommodate the potential for new mixed residential development.

Attachments / pièces jointes:

- Aerial Location Map
- Area Map
- Subdivision Plan
- Master Plan of Mill Creek Nature Park
- Mill Creek Nature Park trail map 2016
- Zoning By-law amendment 300-6-11 & Schedule A-7

Location / localisation: Runnymede Road

PID / NID: A portion of PID 05091202

Existing use / usage existant: Vacant land

Adjacent properties zoning & use / zonage des propriétés attenantes et usage:

The subject land is at the southern end of Runnymede Road. To the north is a condominium community, zoned RM (Residential Mix). To the south is a large parcel of vacant land also zoned RM.

To the east across Runnymede Road is a vacant parcel of land zoned R3 (Multiple Unit Dwelling). To the west runs a long parcel of vacant land zoned OS (Open Space) and owned by the Provincial Department of Transportation.

Municipal Plan / Plan municipal: The lot is designated CU (Community Use), proposed to be designated RES (Residential) on the Town of Riverview Generalized Future Land Use Map.

This Designation will allow for a variety of residential uses.

Consideration was given to the following applicable Municipal Development Plan Policies and Objectives

5.6 RM - Residential Mix Zone

To ensure that these large greenfield areas are developed in a manner that is consistent with this Plan, Secondary Planning in these areas will be necessary. Secondary Planning is desirable so

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that a true mix of residential uses can be carefully planned to ensure that neighbourhoods are diverse, well-connected and respectful of the existing developments that they may abut. The layout and connectivity of streets, the location and size of future parklands and the location and number of trails are all essential components to the development of our future communities.

- Policy 5.6.1 It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town.
- Policy 5.6.2 It shall be the intention of Council to provide, within the Residential Mix zone (RM) a variety of housing styles, including single and two unit dwellings and semi-detached dwellings as well as permitting within single unit dwellings secondary uses such as an accessory dwelling unit, a garden suite, a home occupation, a bed and breakfast or, as per Policy 5.4.5, a home daycare.
- Policy 5.6.3 To ensure that large undeveloped Residential Mix (RM) zoned lands are developed in a coordinated manner that is consistent with this Plan, developers, in cooperation with the Town of Riverview and the Committee, will need to provide secondary plans to guide the overall development of these lands.
- Proposal 5.6.4 To assist with the implementation of Policy 5.6.3, Council will use the following objectives to evaluate the secondary plans:
- (a) the plan provides an appropriate amount of mix housing types which should include a combination of single, two unit, semi-detached, and rowhouse / townhouse dwellings;
 - (b) the efficient layout of streets and traffic in general;
 - (c) the connectivity of the subdivision with adjacent lands;
 - (d) the location and size of future parks, open spaces and trails;
 - (e) detailed servicing and infrastructure information; and
 - (f) any other applicable information.

13.0 Implementation Policies

Policy 13.1.3 Providing the intentions of all other pertinent policies are satisfied, Council may, for purposes of providing for development of similar uses on properties which abut one another, consider amendments to the Zoning By-law within a designation to provide for development of uses permitted by the zone on the abutting property within the abutting designation as shown on the Generalized Future Land Use Map, forming part of Schedule "A" of this Plan, except where specifically precluded by the policies of this Plan.

Zoning / zonage:

Provided this rezoning is accepted by Council, all development will be subject to the Zoning and Subdivision By-law regulations.

Jurisdiction of the Committee / jurisdiction du comité:

As per subsection 66(1) of the Community Planning Act, Council must request the views of the committee before enacting a by-law made under the Act. The committee's role is to provide a recommendation to Moncton City Council.

Interdepartmental review / révision interne:

The rezoning was reviewed by the Development Review team and no major issues were identified.

Outside agencies review / révision externe:

N/A

Public notice and input / Avis public et commentaires:

There are no public notification requirements for rezoning applications at the PAC level. However,

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the public hearing does require statutory public notifications. First notice of the public hearing will be published in the newspaper subject to Section 68 of the *Community Planning Act*. In lieu of a second notice in the newspaper, all property owners within 100 metres of the property to be rezoned will be notified by mail.

Discussion & Analysis / discussion et analyse:

Several years ago much of the vacant land on the east side of Riverview began to be planned and subdivided for future development. As required by the Community Planning Act, when land is being subdivided the Town has the choice to either request a certain percentage of that land be vested to the Town as Land for Public Purposes (LFPP), or the Town can request that a certain percentage of the value of the land be given to the Town as cash in lieu.

In 2007 a large parcel of land located at the southern end of Runneymeade Road was vested into the Town as Land for Public Purposes. This parcel satisfied the 10% Subdivision By-Law requirement for Units #1 to 5 of the Carriage Hill Subdivision.

Since then it has remained unused as open and vacant land.

The intent for Land for Public Purposes land is to ensure that neighbourhoods have access to parkland and playgrounds that are within a reasonable and accessible distance.

When considering the option of having the subject land developed for residential purposes it is important to ensure that the loss of this land as Land for Public Purposes will not cause a negative impact on the surrounding existing and future neighbourhoods.

In this situation, the Coverdale Rec Centre and playground is approximately 192 metres to the north of the subject land. The large Mill Creek Nature Park is approximately 523 metres to the south of the subject land.

In addition there are several smaller tot playground areas throughout the surrounding neighbourhoods.

With so much existing public parkland in close proximity, it is felt that this area is not at risk of losing its share of parkland.

When contemplating the future development of the subject land staff have indicated that compatibility with the surrounding neighbourhood is desirable, therefore rezoning it to RM (Residential Mix) prior to selling the land ensures the town achieves the built form it wants.

With the RM zone any new development would be similar to the surrounding neighbourhoods. This would also meet the policies in section 5.6 of the Municipal Plan, which state that the RM zone ensures a mix of housing types, especially in this part of Riverview.

Additional Planning Matters

Plan Implementation

Policy 13.1.3 of the Municipal Development Plan states that Council may consider amending the zoning by-law to permit a use which isn't permitted within the current designation, if the use is permitted by the zone and designation on the abutting properties.

In this case, the land in question abuts the RM (Residential Mix) Zone and the RES (Residential) designation on the north and the south.

If the proposed rezoning site was not located next to a Residential Designation, this application would have to go through a plan amendment process. However, when applying policy 13.1.3, a rezoning application is sufficient, if there is merit in the proposal.

CONCLUSION

When it comes to the long term planning of land some changes along the way are to be expected. In this case ten years ago the Town chose to accept a very large piece of land with the expectation that it would one day become a large playfield or playground for the surrounding neighbourhoods.

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However, with the growth and popularity of the Mill Creek Nature Park and the close proximity to the Coverdale Rec Centre this land has not developed and is sitting vacant and unused.

In an effort to move forward and define the fabric of this part of Riverview, rezoning the land from the PRI Zone to the RM zone at this time makes sense.

Therefore staff recommend that Council proceed with the rezoning process. The necessary amending by-law, being By-law 300-6-11, and Schedule A7 is attached for Council's consideration.

Recommendation / recommendation:

Staff recommend to the Planning Advisory Committee that Riverview Town Council **proceed with the amendment process** for Zoning By-law 300-6-11.

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Submitted by / soumis par:

Sarah Anderson, MCIP, RPP
Senior Planner, Development Planning



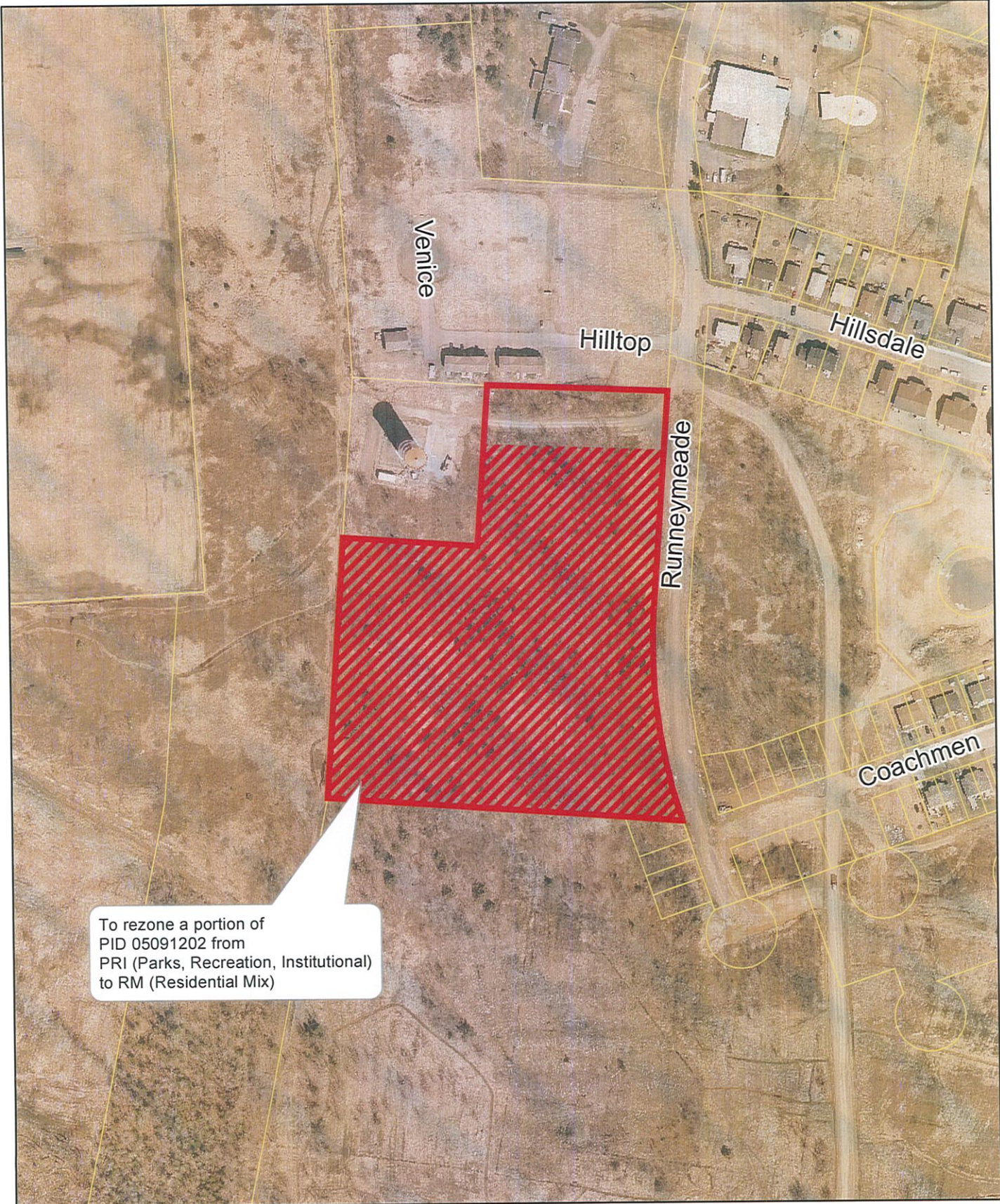
Bill Budd, MCIP, RPP
Director, Urban Planning /
Directeur, service d'urbanisme



Aerial location map

Town of Riverview Zoning Map

Zoning By-law
300-6-11

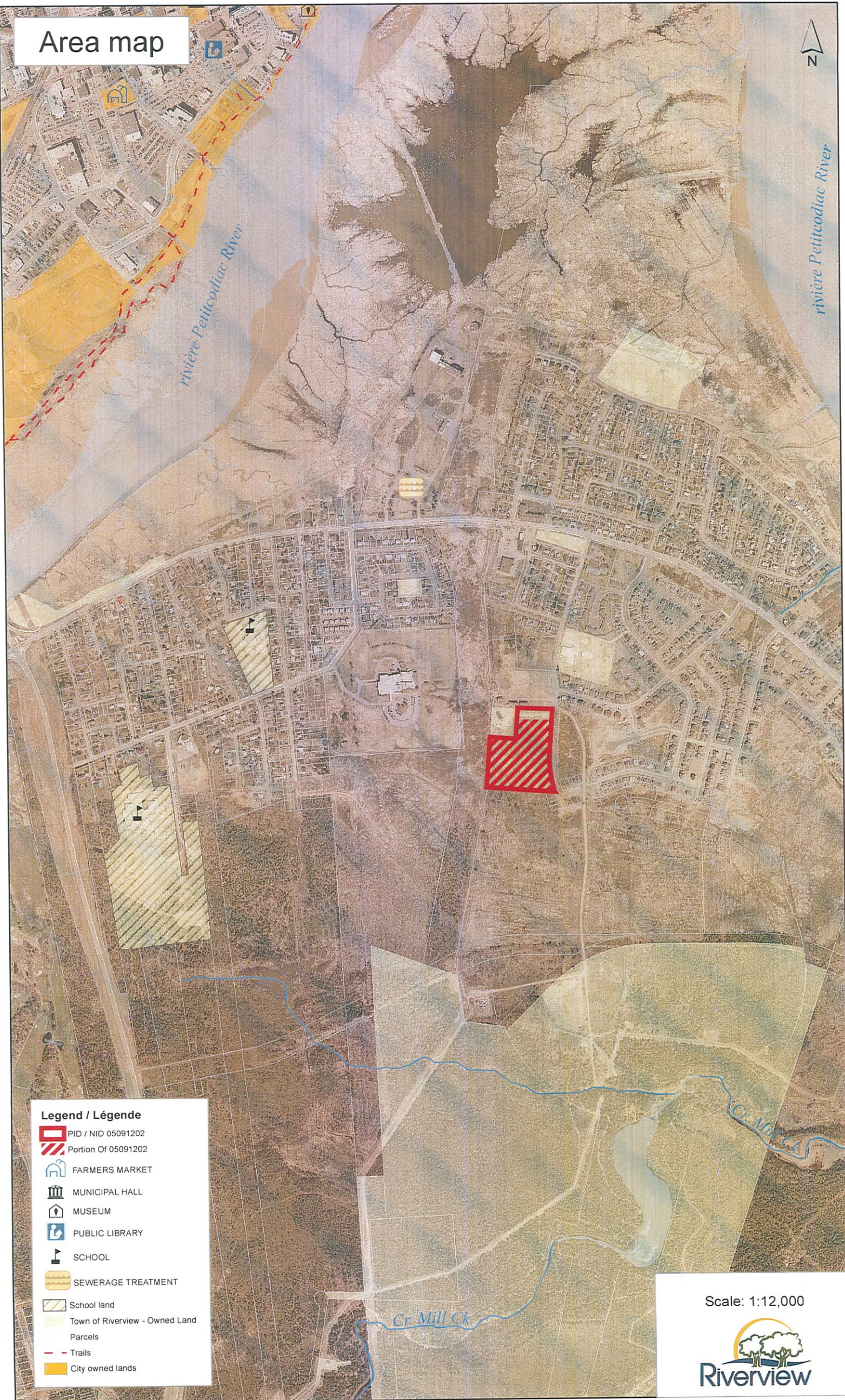


Legend / Légende



Scale / échelle : 1:3,000

Area map

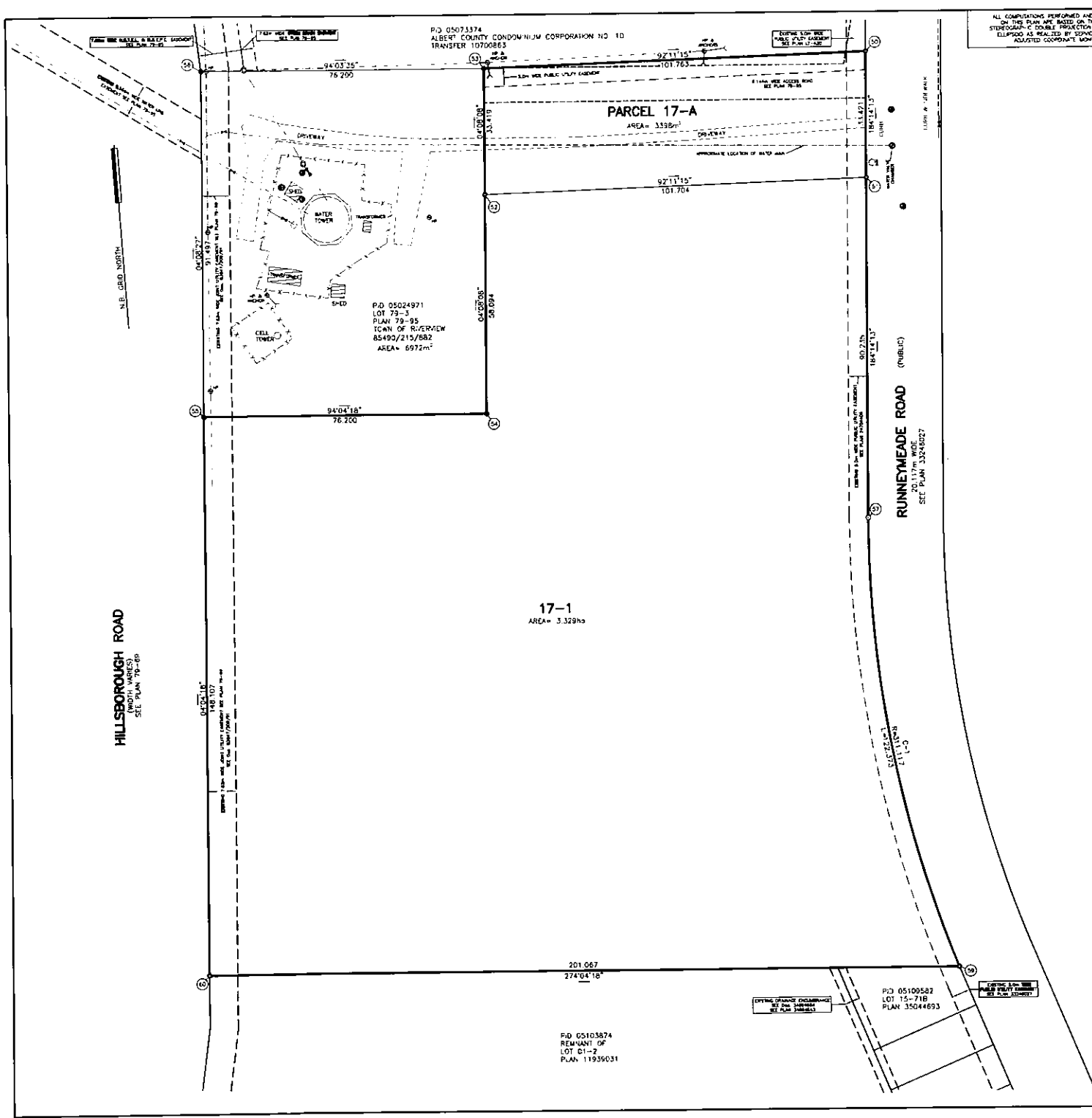


Legend / Légende

-  PID / NID 05091202
-  Portion Of 05091202
-  FARMERS MARKET
-  MUNICIPAL HALL
-  MUSEUM
-  PUBLIC LIBRARY
-  SCHOOL
-  SEWERAGE TREATMENT
-  School land
-  Town of Riverview - Owned Land
-  Parcels
-  Trails
-  City owned lands

Scale: 1:12,000





ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE MAGNACORS ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ADJUSTED COORDINATE MONUMENT SYSTEM

1:10 GRID COORDINATE VALUES (MAGNACORS)			
POINT	EASTING (m)	NORTHING (m)	DESCRIPTION
20	253438.153	743374.878	SWIFT
51	253438.153	743374.878	SWIFT
52	253438.153	743374.878	SWIFT
53	253438.153	743374.878	SWIFT
54	253438.153	743374.878	SWIFT
55	253438.153	743374.878	SWIFT
56	253438.153	743374.878	SWIFT
57	253438.153	743374.878	SWIFT
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98	253438.153	743374.878	SWIFT
99	253438.153	743374.878	SWIFT
100	253438.153	743374.878	SWIFT

CURVE TABLE			
CURVE	RP	LENGTH	RADIUS
1	58	122.373	111.117
2	59	122.373	111.117

PROPERTY INFORMATION
PURSUANT TO SECTION 56(4)(c) OF THE COMMUNITY PLANNING ACT, 1973, THE LAND FOR PUBLIC PURPOSES VESTED IN THE TOWN OF RIVERVIEW WITH THE FILING OF PLAN 24764436

OWNER'S STATEMENT
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE REPRESENT THE REGISTERED OWNERS OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN AS OUR INTERESTS APPEAR

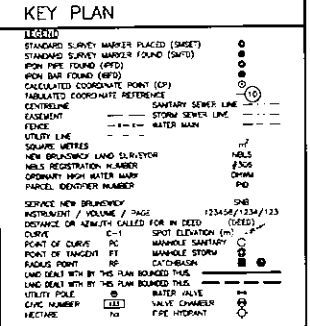
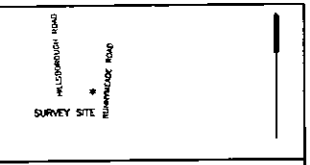
ANN SEAMANS
MAYOR FOR THE TOWN OF RIVERVIEW (PID 05021971)
ANNETTE CRAMMEY
CLERK FOR THE TOWN OF RIVERVIEW (PID 05021971)

PURCHASER'S AGREEMENT
WE, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN AND INCLUDING PARCEL 17-A, SHALL CONSTITUTE A NEW SUBDIVISION AND WILL REQUIRE ADDITIONAL DEVELOPMENT OFFICER APPROVAL

ANN SEAMANS
MAYOR FOR THE TOWN OF RIVERVIEW (PID 05021971)
ANNETTE CRAMMEY
CLERK FOR THE TOWN OF RIVERVIEW (PID 05021971)

PUBLIC UTILITY EASEMENT(S) APPROVAL
PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENTS REGULATION" 84-217 OF THE COMMUNITY PLANNING ACT, 1973, THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST(S) IN NEW BRUNSWICK POWER CORPORATION AND BELL CANADA WITH THE FILING OF THIS PLAN

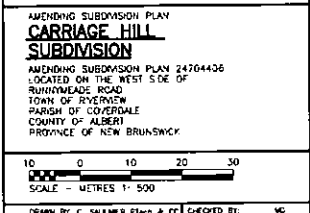
NEW BRUNSWICK POWER CORPORATION
BELL CANADA
DATE



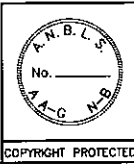
- NOTES:
1. ALTIMETERS AND COORDINATES WERE OBTAINED FROM SERVICE NEW BRUNSWICK'S ADJUSTED COORDINATE MONUMENT SYSTEM (MAGNACORS), REFERENCED TO MONUMENT 78115 (GPS)
 2. THE SCALE FACTOR USED IS EQUAL TO 1.0000
 3. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE APPLICABLE COUNTY REGISTRY OFFICE
 4. ALTIMETERS ARE ROUNDED TO THE NEAREST 0.1
 5. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE BEING THE DOMAIN OF A LANDLORD NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS BEING THE DOMAIN OF THE DEVELOPMENT OFFICER
 6. CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S) NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR UTILITIES, PERMANENT OR OTHERWISE

PURPOSE OF PLAN:
1. TO AWARD THE LAND FOR PUBLIC PURPOSES (PID 05021971) ON PLAN 24764436 REGISTERED OCTOBER 25, 2007
2. TO CREATE LOT 17-1 FOR BUILDING PURPOSES
3. TO CREATE PARCEL 17-A FROM PID 05021971 (TOWN OF RIVERVIEW) TO BE ADDED TO AND FORM PART OF PID 05021971 (TOWN OF RIVERVIEW, DEED 84860/215/582)
4. TO CREATE A 5.0m WIDE PUBLIC UTILITY EASEMENT PURSUANT TO SECTION 5, REGULATION 84-217 OF THE COMMUNITY PLANNING ACT, 1973 SHOWN THIS

AMENDING SUBDIVISION PLAN
CARRIAGE HILL SUBDIVISION
AMENDING SUBDIVISION PLAN 24764436
LOCATED ON THE WEST SIDE OF
RUNNEMEDE ROAD
TOWN OF RIVERVIEW
PARISH OF COVERDALE
COUNTY OF ALBERTA
PROVINCE OF NEW BRUNSWICK



DAIGLE SURVEYS
1000 UNIVERSITY AVENUE SUITE 100
FREDERICTON, NEW BRUNSWICK E3B 5C2
TEL: 506-333-1111 FAX: 506-333-1112
JCB No. 14469 MAP 140-325W





MILL CREEK NATURE PARK

CONCEPTUAL DEVELOPMENT MASTER PLAN

Mill Creek Nature Park Master Plan 2013 The Town of Riverview

DEVELOPED TRAILS

DEVELOPED TRAILS

TRAILS UNDER DEVELOPMENT

TRAILS UNDER DEVELOPMENT

— Reservoir (779m)

— Nolan's Gully (446m)


UNDEVELOPED TRAILS

OTHER TRAILS

OTHER TRAILS


**Town of Riverview
Operations Centre**

◆ Steep Trail Section



Wayfinding Signs

 Rotary Gateway



BY-LAW No. # 300-6-11

A BY-LAW TO AMEND THE TOWN OF RIVERVIEW ZONING BY-LAW No. 300-6

BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF RIVERVIEW AS FOLLOWS:

The Town of Riverview Zoning By-law, being By-law Number 300-6 enacted on September 9, 2013, and filed in the Albert County Registry Office as number 33178311 on October 4, 2013, is hereby amended as follows:

1. Schedule A, the Town of Riverview Zoning Map, is amended as shown on the map attached hereto as Schedule "A7.

ENACTED this ____ day of _____, A.D. 2017.

MAYOR

Ann Seamans

TOWN CLERK

Annette Crummey

First Reading
Second Reading
Third Reading

Schedule "A7"

Town of Riverview Zoning Map

Zoning By-law
300-6-11



Legend / Légende

- PID / NID 05091202
- Portion Of 05091202
- R1
- R2
- R3
- RM
- PRI
- OS



Scale / échelle 1:3,000