

TOWN OF RIVERVIEW

Zoning By-law Amendment 300-7-10

**Committee of the Whole
February 27, 2023**



Application

The proposal is to rezone PID 00993915 from R1 – Single Unit Dwelling to R3 – Multi-Unit Residential for the purpose of two 70-unit apartment buildings



Zoning















Municipal Plan Policy

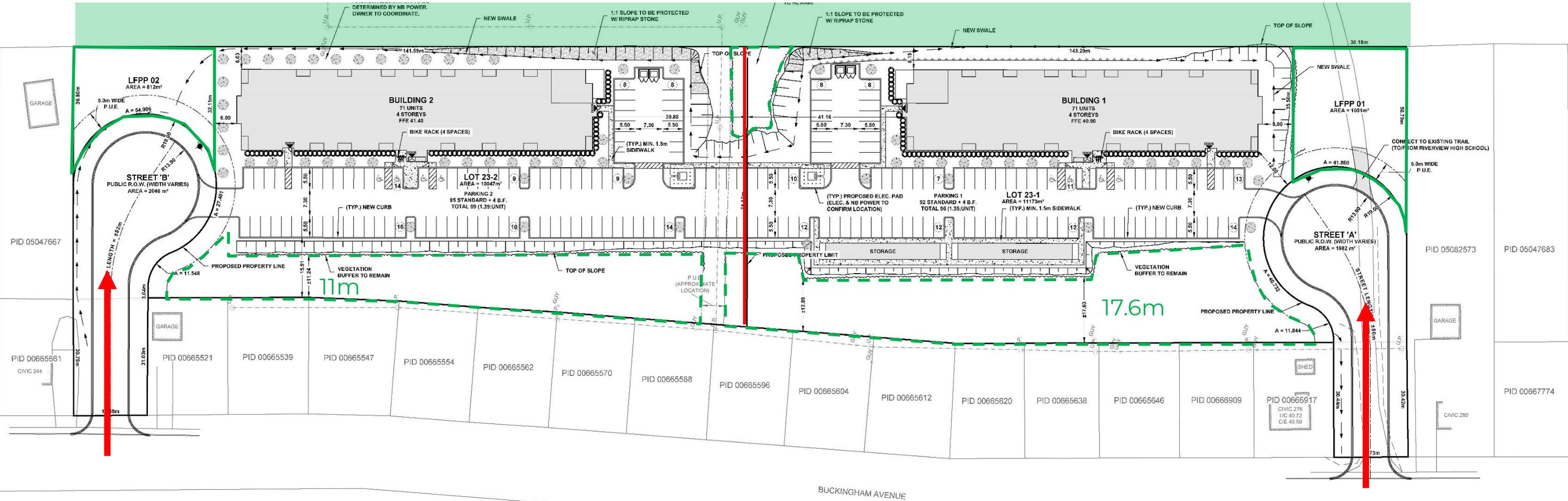
Policy 5.1.3 In order to maintain a high standard of development and well-integrated neighbourhoods, it shall be the intention of Council to consider higher density residential developments subject to terms and conditions and design standards contained within the zoning by-laws.

Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.

Policy 5.7.3 Policy sets out design criteria in several areas to be implemented via zoning standards

Site Plan



- Less than permitted R3 density (159 permitted, 140 proposed)
- Access (public roads)
- Subdivision
- Lands for public purpose / cash-in-lieu
- Landscaping buffers

Elevations

- Request for height variance (4 stories instead of 3)
- Traditional material requirements respected



ELEVATIONS LEGEND:

- LIGHT COLOR SIDING
- DARK COLOR SIDING
- STONE
- STUCCO
- ROOF

NOTES:

- 4\"/>



3 NORTH ELEVATION (BUILDING 1)

SCALE: 3/32\"/>

SCALE: 3/32\"/>



Resolution

- To set the date of the public hearing
- To seek the written views of PAC on the proposed by-law

Public Notice

- Public notice will be posted on the Town's website
- Property owners within 100m will receive written notification

Proposed Timeline

- Resolution from Council – March 13, 2023
- Views of PAC – April 12, 2023
- Public Hearing/1st reading – May 8, 2023
- 2nd and 3rd Reading – June 12, 2023

QUESTIONS?