



# Rezoning – Hillsborough Road

## Zoning By-law Amendment 300-7-11

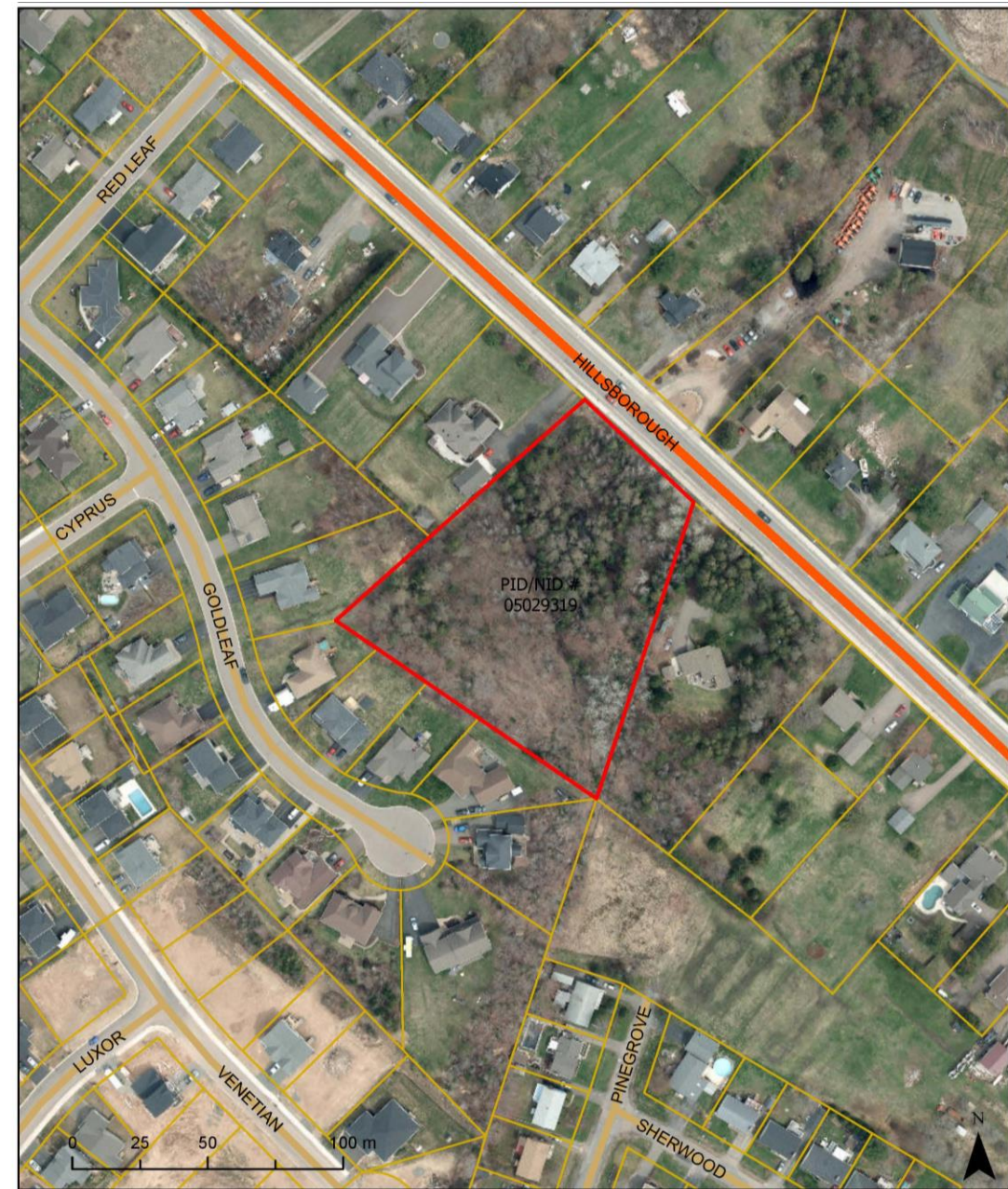
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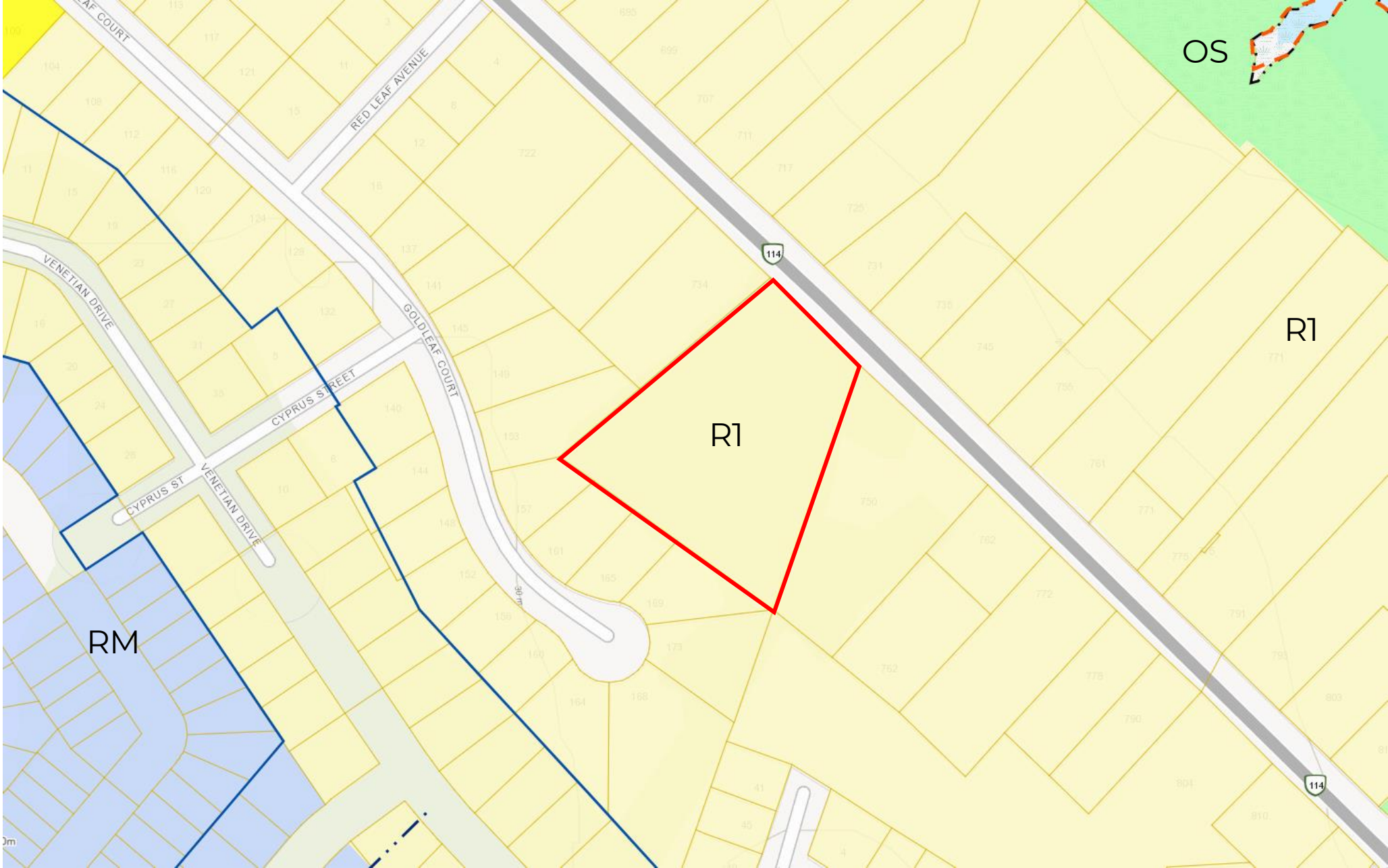
Presented to the  
Riverview Committee of the Whole

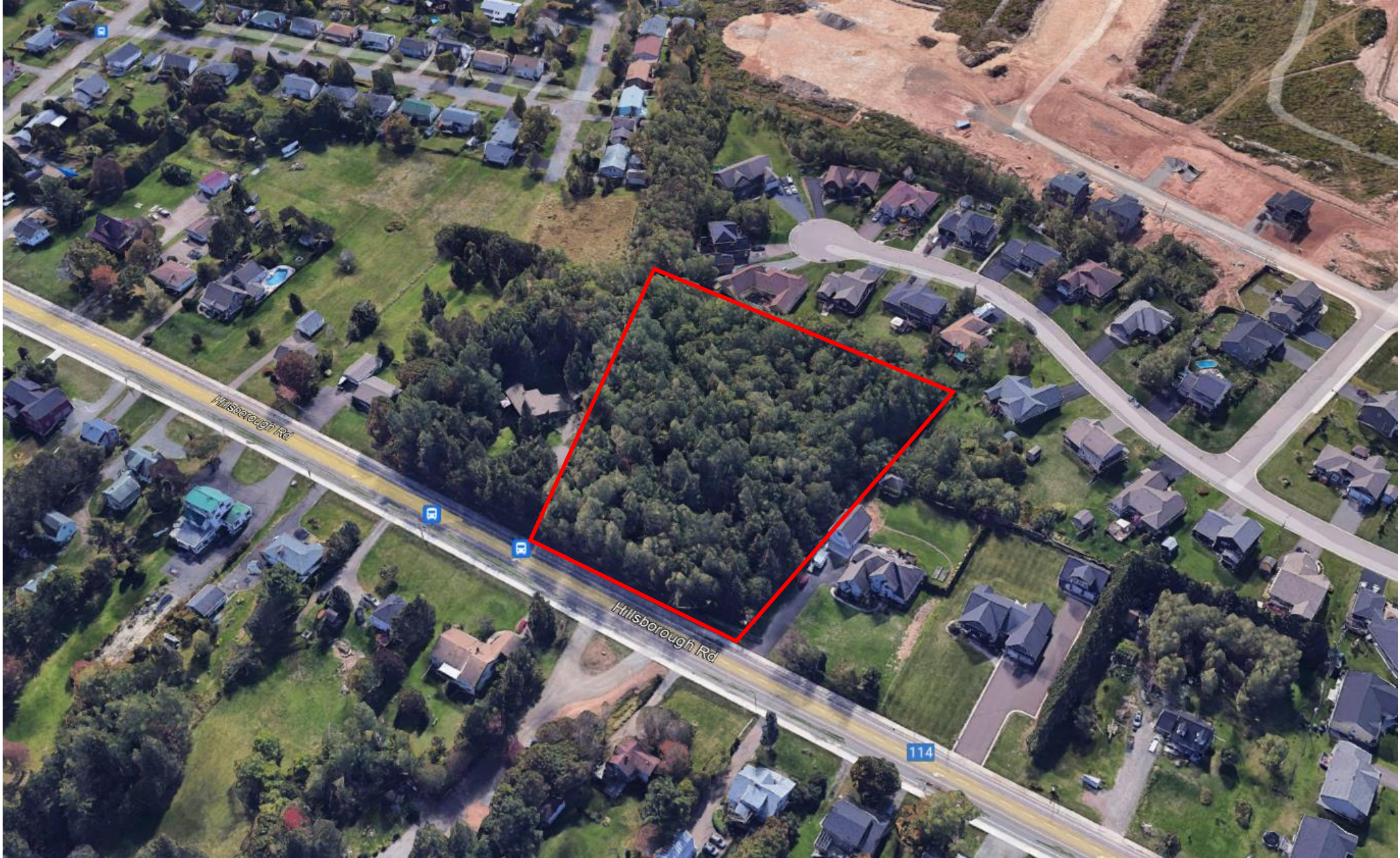
By Kirk Brewer  
April 24, 2023

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The proposal is to rezone PID 05029319 from R1 – Single Unit Dwelling to R3 – Multi-Unit Residential for the purpose of two apartment buildings

















**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.

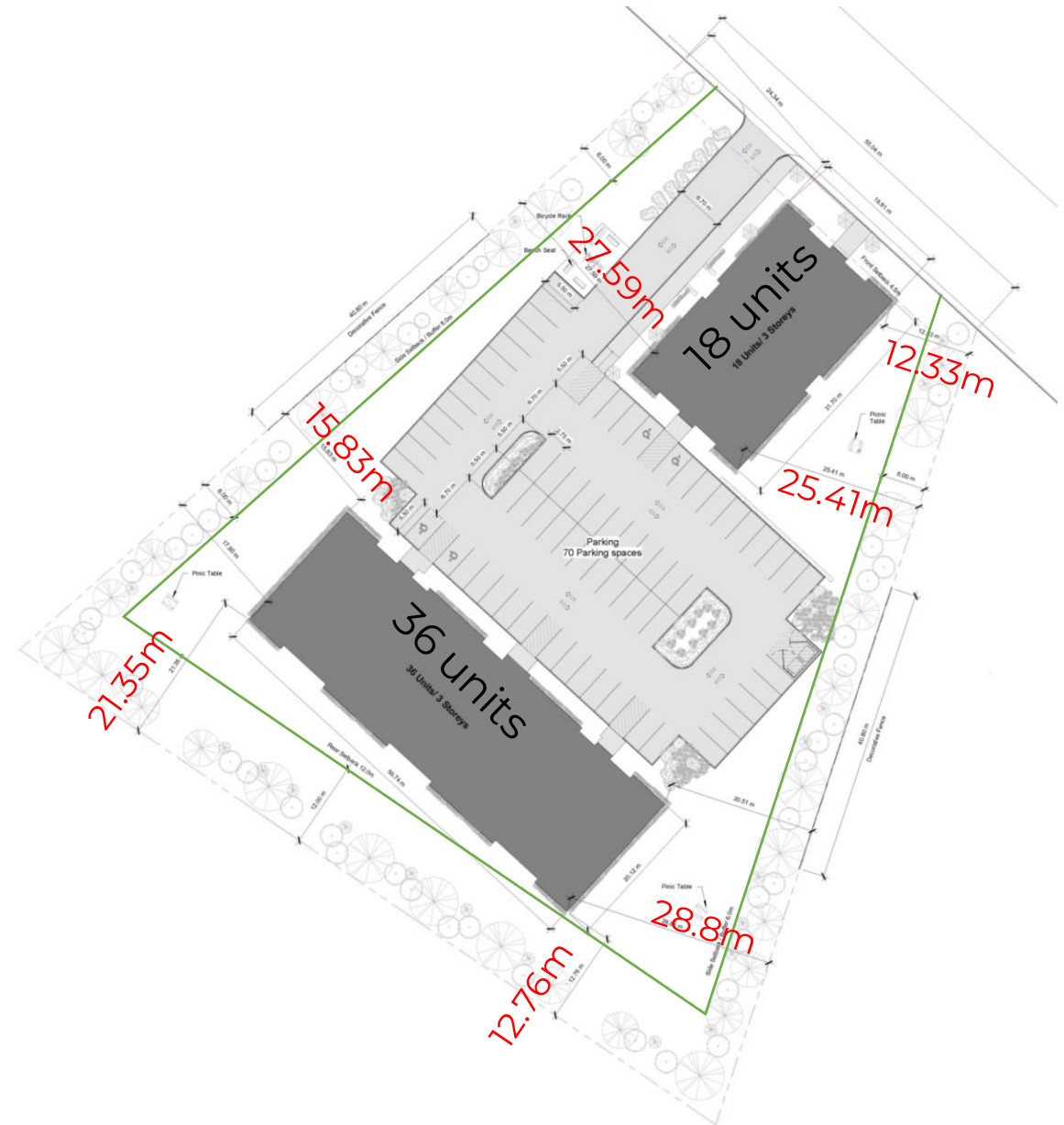
**Policy 5.1.6** It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

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

**Policy 5.7.4** Council may consider amendments to the zoning by-law within the Residential Designation, provided the lot is along the south side of Coverdale Road, from approximately Pine Glen Road to Rivercrest Drive, to permit future infill developments of multiple unit dwellings.

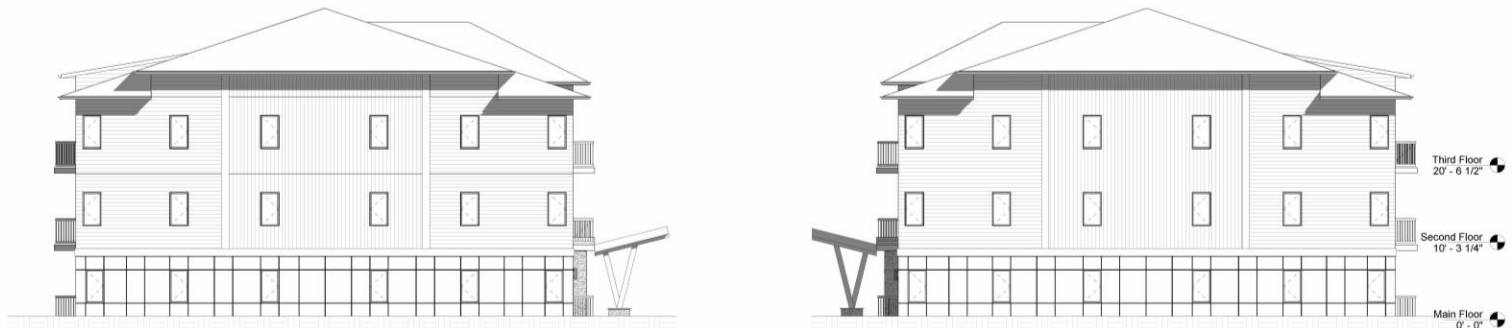
- **Lot size:** 2.45 acres
- **R3 permitted density:** 74 units
- **Proposed density:** 54 units
- **R3 permitted height:** 3 stories abutting R1
- **Proposed height:** 3 stories
- **Minimum landscape buffer:** 6m wide
- **Proposed landscape buffer:** Preserving existing trees, minimum 6m wide
- **Minimum parking:** 68
- **Proposed parking:** 70





① Front Elevation - 18 Units  
1/8" = 1'-0"

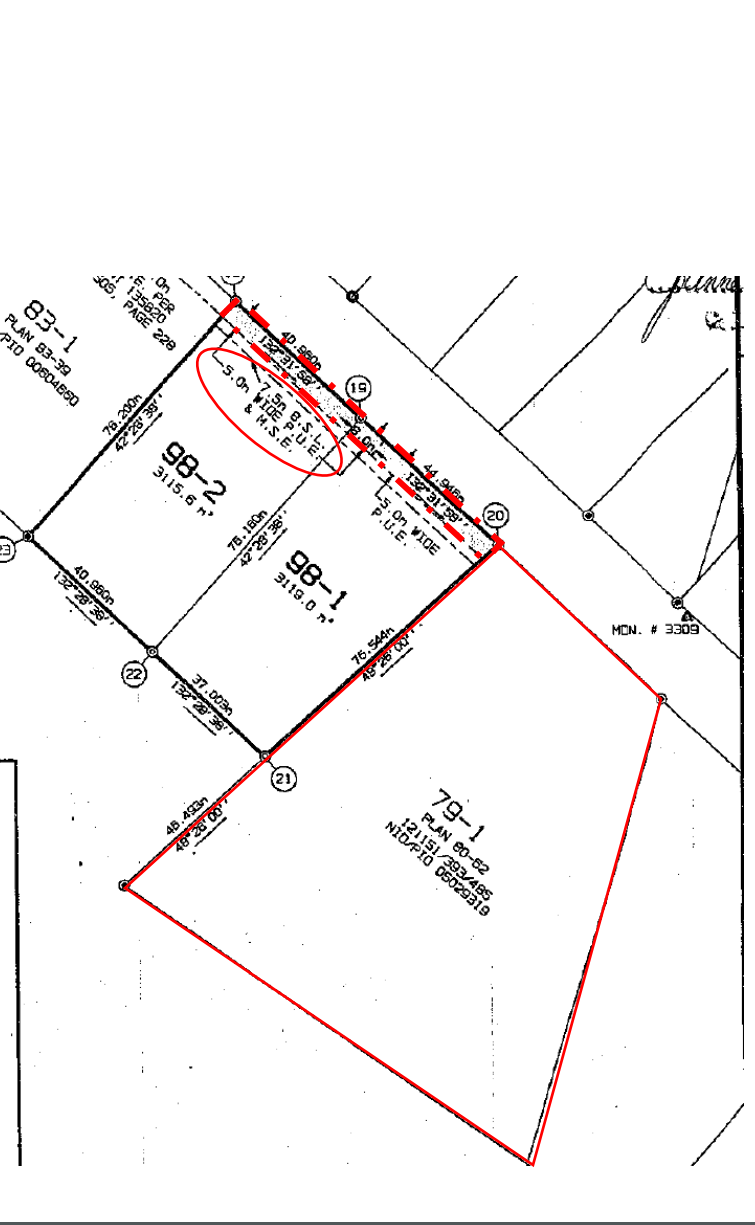






Legend

- Road
- Storm\_Point
- Storm\_Pipe
- Sanitary\_Point
- Sanitary\_Pipe
- Water Point
- Water Pipe



- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
- Engineering – Traffic Impact Study
  - No concerns raised that would prevent proposed development from proceeding
  - Hillsborough Road is a high volume arterial; additional traffic can be accommodated
  - Project meets Transportation Association of Canada guidelines for sight distance

## 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



- Resolution from Council – May 8, 2023
- Views of PAC – June 14, 2023
- Public Hearing/1<sup>st</sup> reading – July 10, 2023
- 2<sup>nd</sup> and 3<sup>rd</sup> Reading – August 14, 2023