

TOWN OF RIVERVIEW

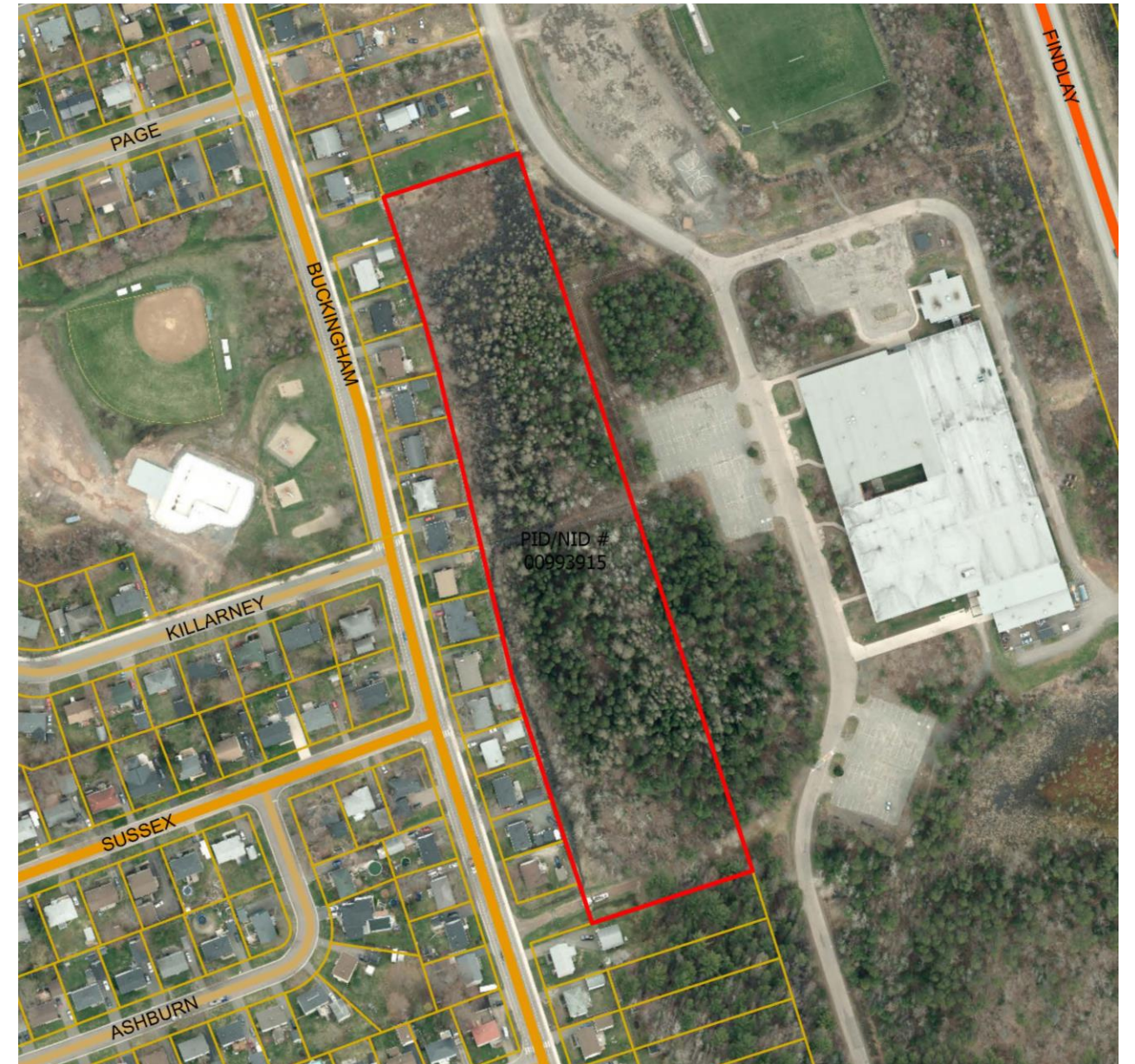
Zoning By-law Amendment 300-7-10

**Public Hearing
May 8, 2023**



Application

The proposal is to rezone PID 00993915 from R1 – Single Unit Dwelling to R3 – Multi-Unit Residential for the purpose of two 67-unit apartment buildings



Zoning





Ashburn Ave

Quaker Ave

Buckingham Ave











Municipal Plan Policy

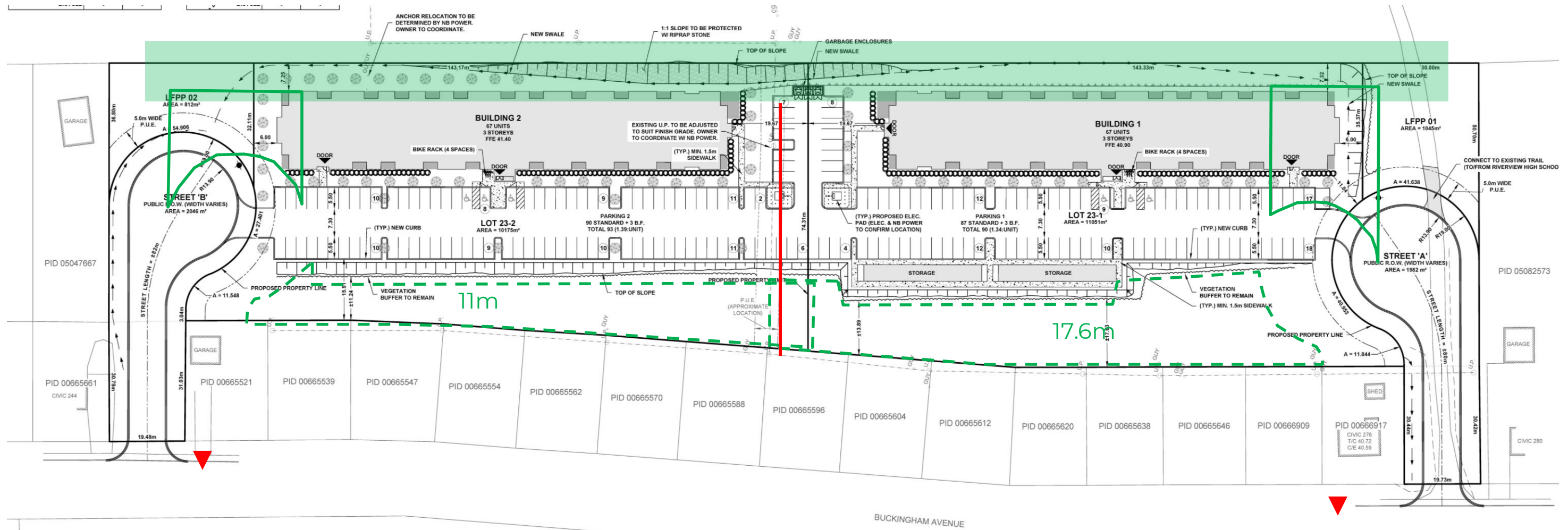
Policy 5.1.3 In order to maintain a high standard of development and well-integrated neighbourhoods, it shall be the intention of Council to consider higher density residential developments subject to terms and conditions and design standards contained within the zoning by-laws.

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, 134 proposed)
- Access (public roads)
- Subdivision
- Lands for public purpose / cash-in-lieu
- Landscaping buffers

Elevations



1 WEST ELEVATION (BUILDING 1)



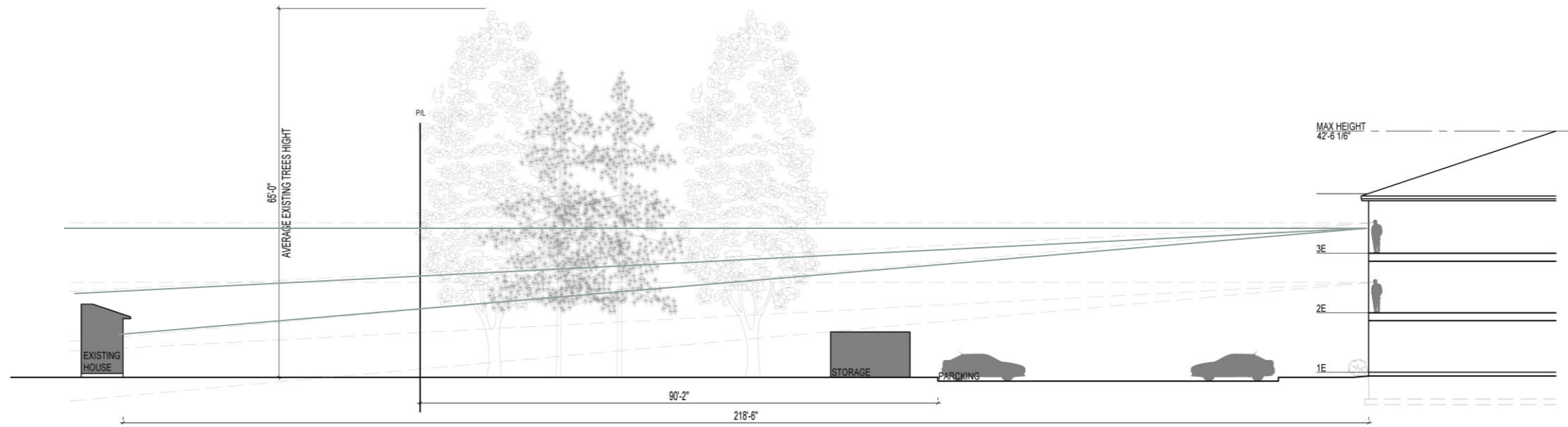
2 EAST ELEVATION (BUILDING 1)





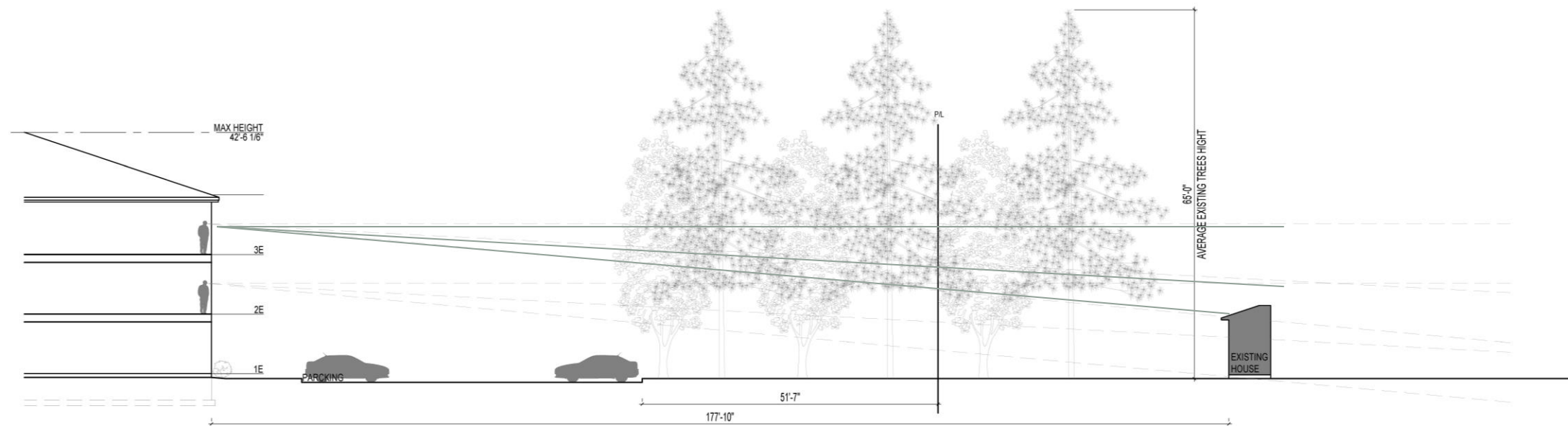


Average tree height 65' (April 4)



1 BUILDING 1

SCALE 3/32"=1'



Departmental Consultation

- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
- Parks – LPP to ensure public connection from Buckingham to Riverview High School
- Engineering – Public cul-de-sacs, Traffic Impact Study
 - No concerns raised that would prevent proposed development from proceeding
 - Potential conflict between pick-up area on Buckingham / cul-de-sacs for parents who choose to not pick up students at RHS
 - Eventually growth in the general area may require a study of capacity at Whitepine/Buckingham, but this specific development does not require immediate action

Public Consultation

- Neighbours within 100m received written notification
- Proposal distributed widely on social media

Comments/Concerns

Privacy / Preserving nature / Property values for neighbours

- “Would you want this in your back yard?”

Traffic volume / Speed / Safety

- “Buckingham is already a racetrack. It’s not safe for our kids”

Affordability

- “No one will be able to afford to rent these apartments”

Community identity

- “Too many apartments. We are a Town, not a City”

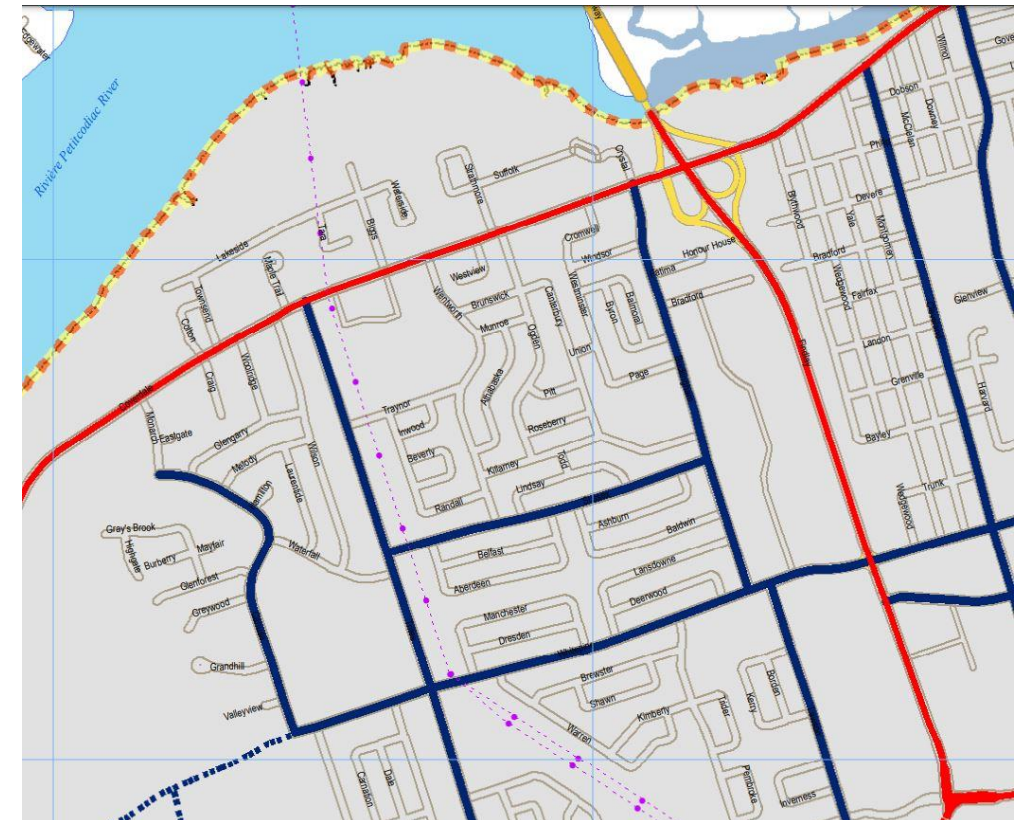
Comments/Concerns

Privacy/Property values for neighbours

- Existing trees are on private property - not a designated or protected green space
- Mature tree buffer to remain – exceeds zoning requirements (11m-25m buffer vs 6m requirement)
- Buildings will be more than 100 feet from neighbouring property line
- Impact of apartment+trees vs low-density R1 development and no trees (permitted by today's zoning)

Traffic volume / Speed / Safety

- Buckingham Avenue is classified as a “collector road”
- Major north/south route designed to accommodate higher traffic volumes
- Results of traffic impact study show that Buckingham is an appropriate route to accommodate more traffic
- Long-term need to address Whitepine/Buckingham to accommodate growth, but not due to this specific development
- Parking on Buckingham an existing concern, can be managed by Streets By-law



Comments/Concerns

Affordability

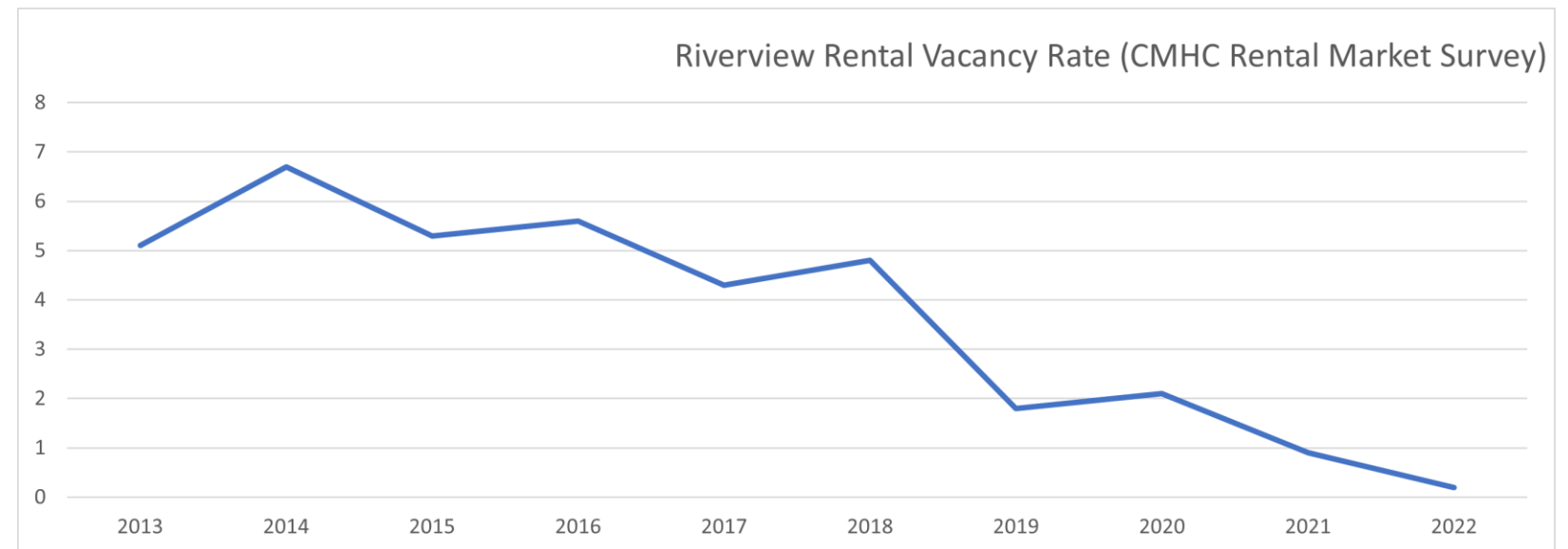
- “Affordability” is a complex issue
- No established working definition (Affordable for who? How is it measured?)
- Market forces (supply and demand); supply chain (cost of materials and labour); borrowing rates
- Who is responsible? (Federal/Provincial/Municipal roles and funding streams)
- Developer is proposing to seek CMHC funding stream to ensure a certain number of units will meet CMHC definition (30% of mean area income)

Community identity

- Balancing wants/needs of individuals and public interest
- How do we grow? For whom?
- Students / Seniors / Immigrants / Low-income / Young families / Downsizers
- Housing needs assessment

Trends in Riverview

- Unprecedented population growth in Moncton Census Metropolitan Area (CMA)
- Riverview population grew 4.7% between 2016 and 2021
- Rental vacancy rents have dropped from 5% in 2013 to 0.2% in October 2022
- Record low vacancy rate is contributing to rising housing costs
- Current construction is not keeping pace with demand



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

PAC Recommendation

Community Planning Act:

110(1) Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee on

(a) A proposed by-law in respect of which the views have not been given previously;

110(2) A bylaw made under the Act by a council is not valid unless

(a) The views mentioned in subsection (1) have been requested, and

(b) if the by-law fails to give effect to the written views of the advisory committee, a majority of the members of council vote in favour of making the by-law

PAC Motion, April 12, 2023:

That the Riverview Planning Advisory Committee recommend that Town Council **not adopt** By-Law 300-7-10 in order to rezone the property on Buckingham Avenue bearing PID 00993915 from R1 – Single Unit Dwelling to R3 – Multiple Unit Dwelling for the purpose of two multi-dwellings given the following:

1) That there are concerns with traffic and safety of residents and users that should be addressed and until then, they should not adopt.

QUESTIONS?