



# Rezoning – Whitepine/Pine Glen

## Municipal Plan (Future Land Use Map) Amendment 300-33-5

### Zoning By-law Amendment 300-7-13

---

Presented to the  
Riverview Committee of the Whole

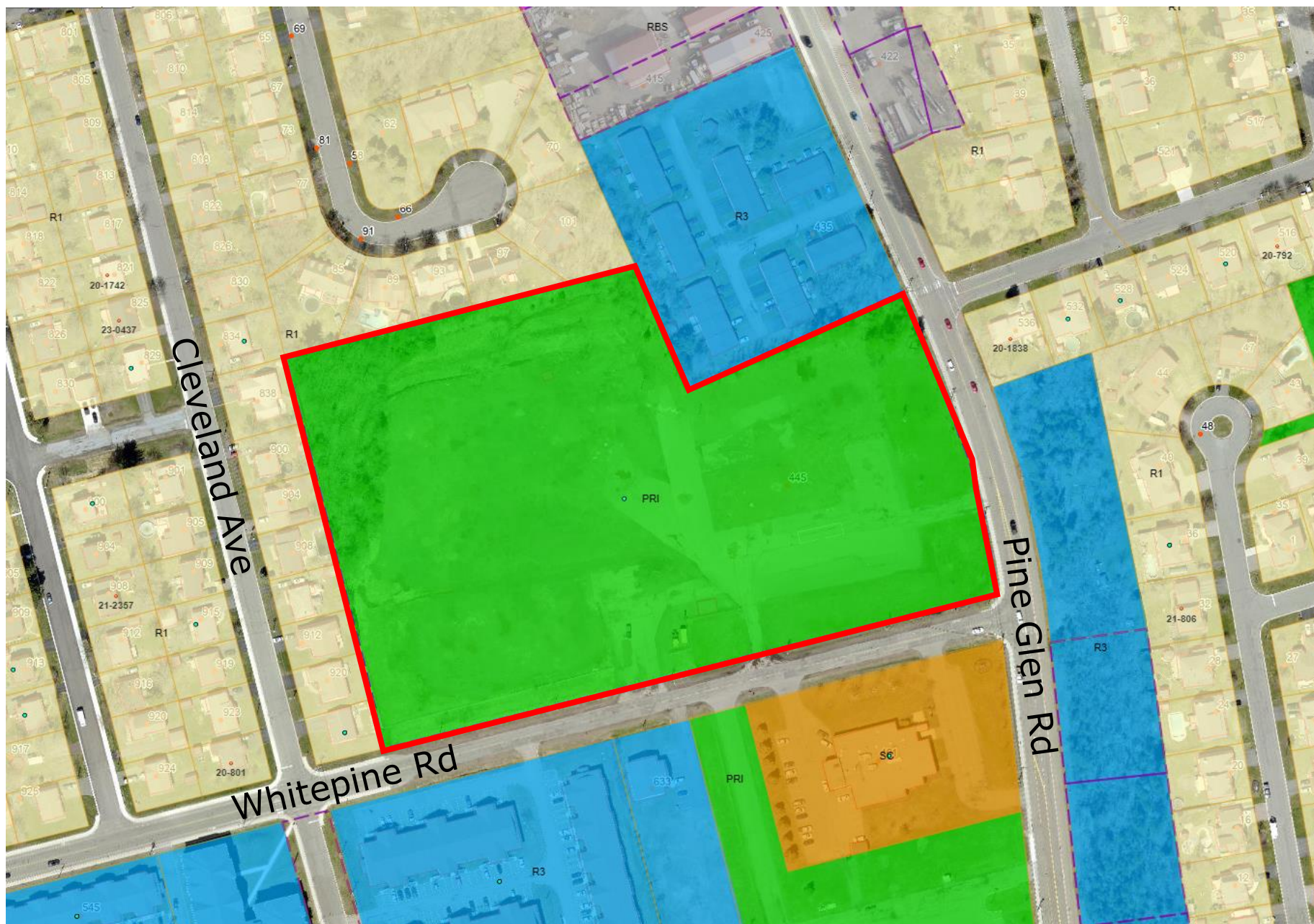
By Kirk Brewer  
January 22, 2024

---

The proposal is to redesignate and rezone PID 05005665 (Old Public Works site) to Commercial / Commercial Mix for the purpose of three six-storey multi-unit residential buildings.

















Search Google Maps



445 Pine Glen Rd

Riverview, New Brunswick

Google Street View

Oct 2021

See more dates



Whitepine Rd

Pine Glen Rd



Google

## Developing Beautiful Complete Neighbourhoods

**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:

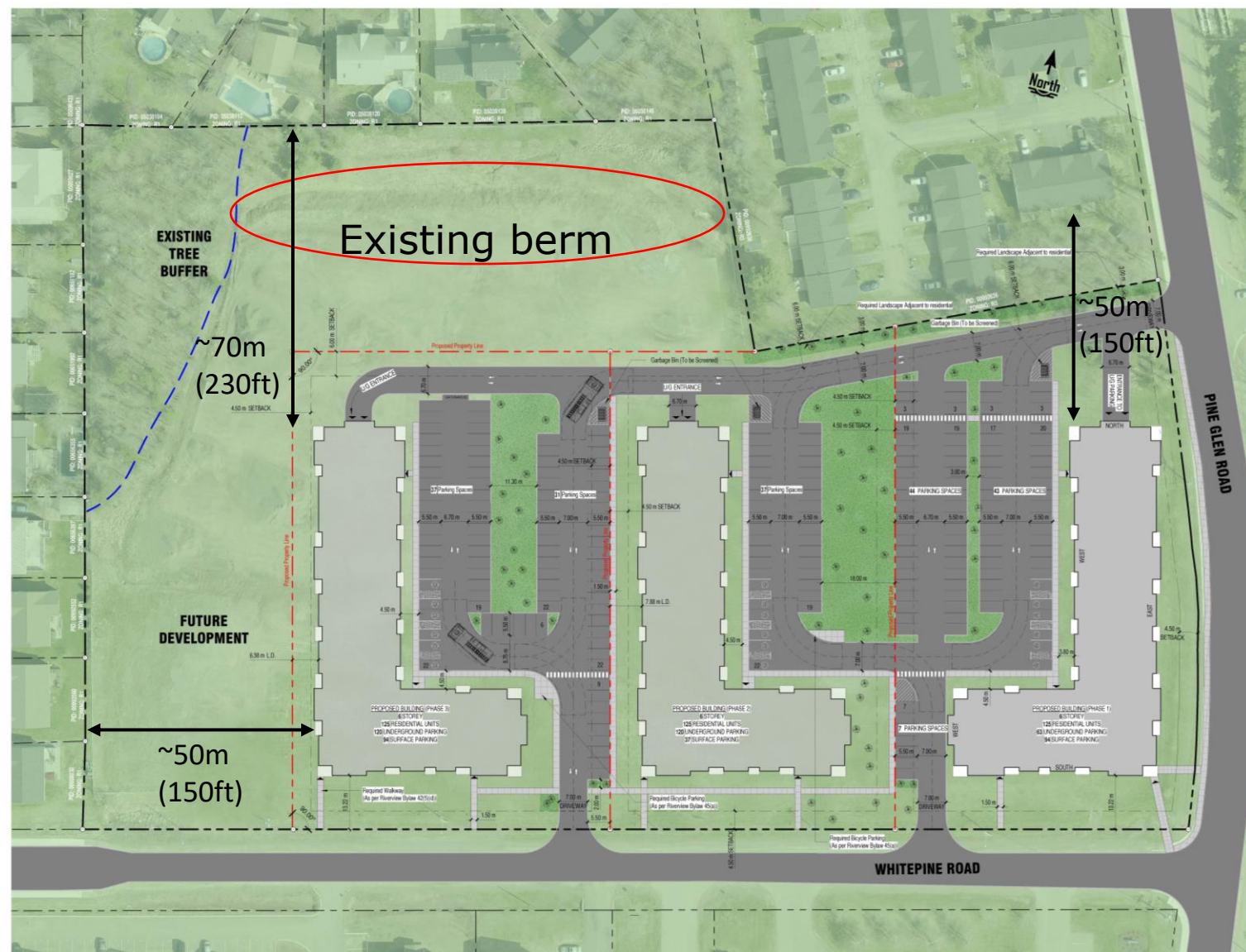
(d) ... it shall be the intention of Council to permit density beyond 30 units per acre in certain areas of the Town where underground or at grade parking lots are proposed. These areas are located along or in proximity of major arterials or major intersections, adjacent to major commercial nodes and are well separated from low density areas, such as single unit and two unit dwelling zones.

**Policy 7.2.1** Within the Commercial Designation, it shall be the intention of Council to establish a Commercial Mix (CM) Zone, to accommodate a range of land uses on greenfield sites along Bridgedale Boulevard and Gunningsville Boulevard and at major street intersections.

**Policy 7.2.2** Within the Commercial Mix (CM) Zone, Council shall create special zoning provisions to achieve a quality urban streetscape treatment, reduced building setbacks, controlled on-site parking location from the Boulevard, minimum architectural control, and similar controls to attain a proper urban character.



- **Lot size:** ~10 acres
- **CM permitted density:** N/A
- **Proposed density:** 375 units (38/acre)
- **Minimum landscape buffer:** 3m wide (will not abut R1 when subdivided)
- **Proposed landscape buffer:** Preserving existing trees and berm, trees or fencing to north of Pine Glen entrance
- **Proposed parking:** 225 surface, 303 underground







1 EAST ELEVATION - PINE GLEN ROAD  
3/32" = 1'-0"



2 SOUTH ELEVATION - WHITEPINE ROAD  
3/32" = 1'-0"

Height variance required

- **Maximum permitted height (CM Zone)** – 18m (six storeys)
- **Proposed height:** ~20.5m (six storeys)















- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
  - No major concerns or comments raised
- Engineering – Traffic Impact Study
  - Whitepine Rd is already experiencing congestion at Findlay Blvd, but this is unrelated to current development
  - Request to modify approach to underground ramp on building 1 to address potential queuing on Pine Glen Road
- Engineering – Servicing
  - First (corner) building can be serviced from Pine Glen Road
  - Subsequent buildings will require upgrades to Whitepine Road sanitary line
    - To be co-ordinated with street reconstruction / upgrade
  - Comprehensive stormwater plan for entire site to be submitted along with building permit application for first building



## Resolution

- To set the date of the public presentation and 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 – February 12, 2024
- Public Presentation (Municipal Plan amendment) – March 11, 2024
- Views of PAC – March 13, 2024
- Public Hearing/1<sup>st</sup> reading – April 8, 2024
- 2<sup>nd</sup> and 3<sup>rd</sup> Reading – May 13, 2024
- Adoption by Minister (Municipal Plan Amendment)