



# Rezoning – Hillsborough Road

## Zoning By-law Amendment 300-7-12

---

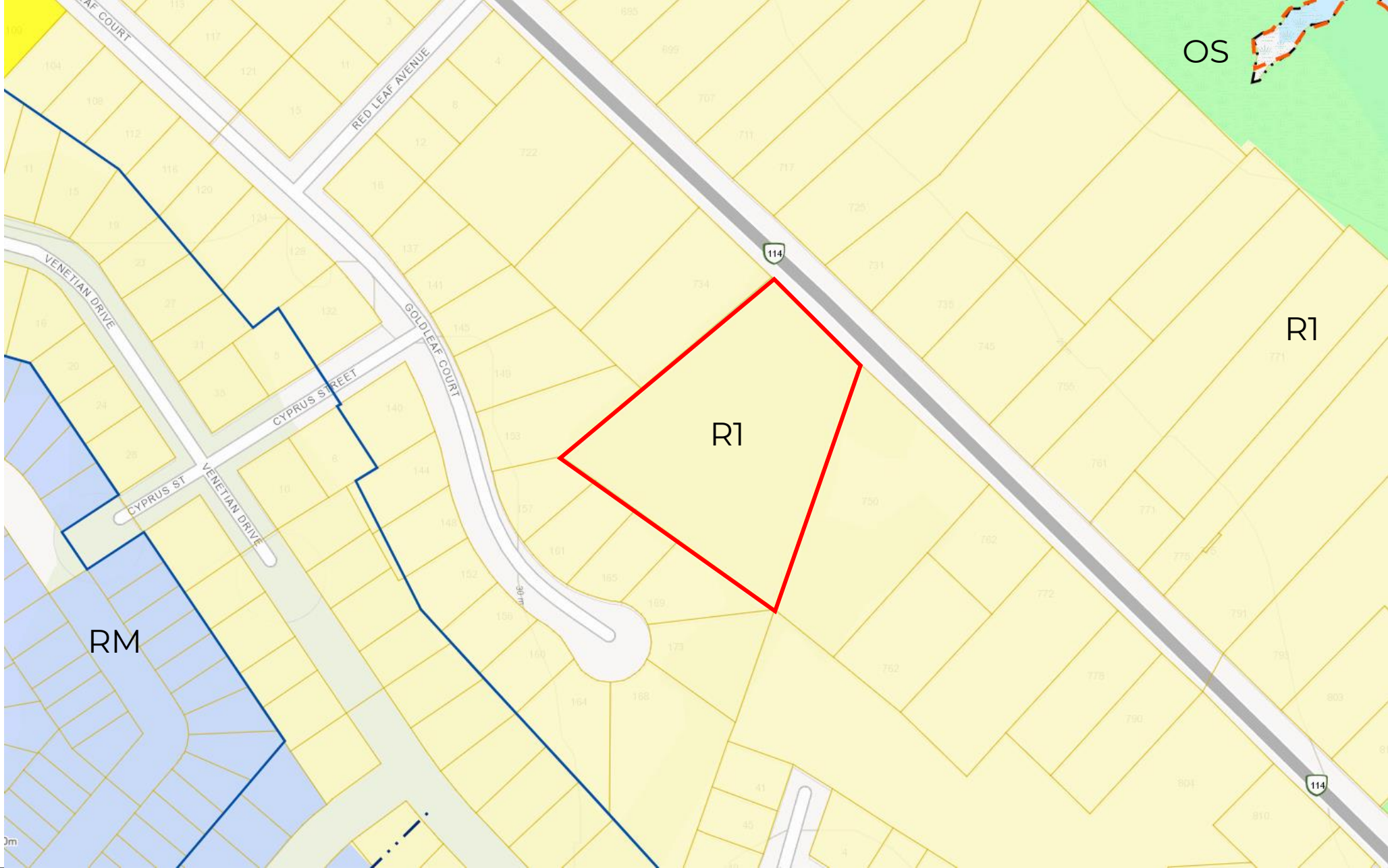
Presented to the  
Riverview Committee of the Whole

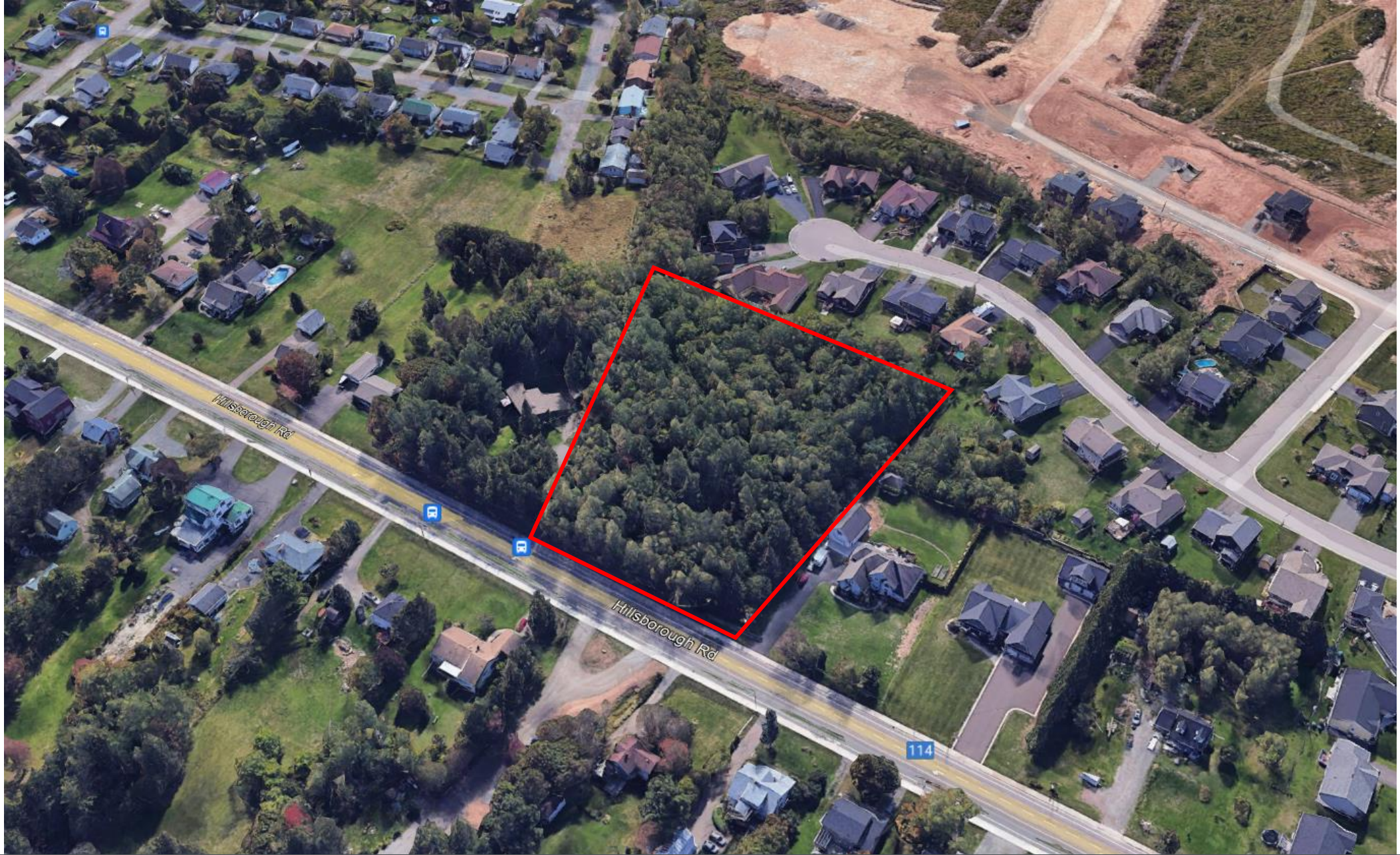
By Kirk Brewer  
January 22, 2024

---

The proposal is to rezone PID 05029319 from R1 – Single Unit Dwelling to RM – Residential Mix for the purpose of four six-unit rowhouse dwellings

















**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.

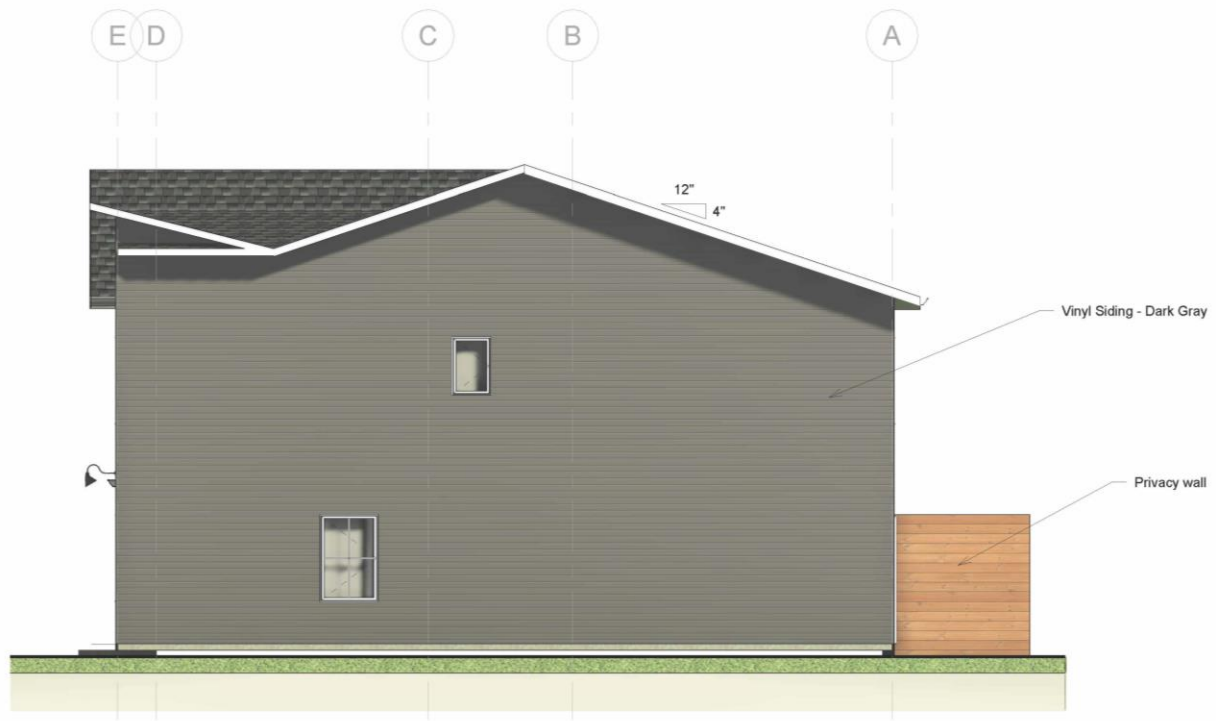
**Policy 5.6.5** In the interest of encouraging a diverse range of housing types and styles and to ensure careful integration of these future development areas, it shall be the intent of Council to establish a provision in the RM Zone whereby the Committee may consider, subject to terms and conditions, additional forms of residential development such as townhouses, rowhouses and multiple unit dwellings to a maximum of 15 units an acre.

**Policy 5.6.6** lays out terms and conditions criteria for residential uses in the RM zone

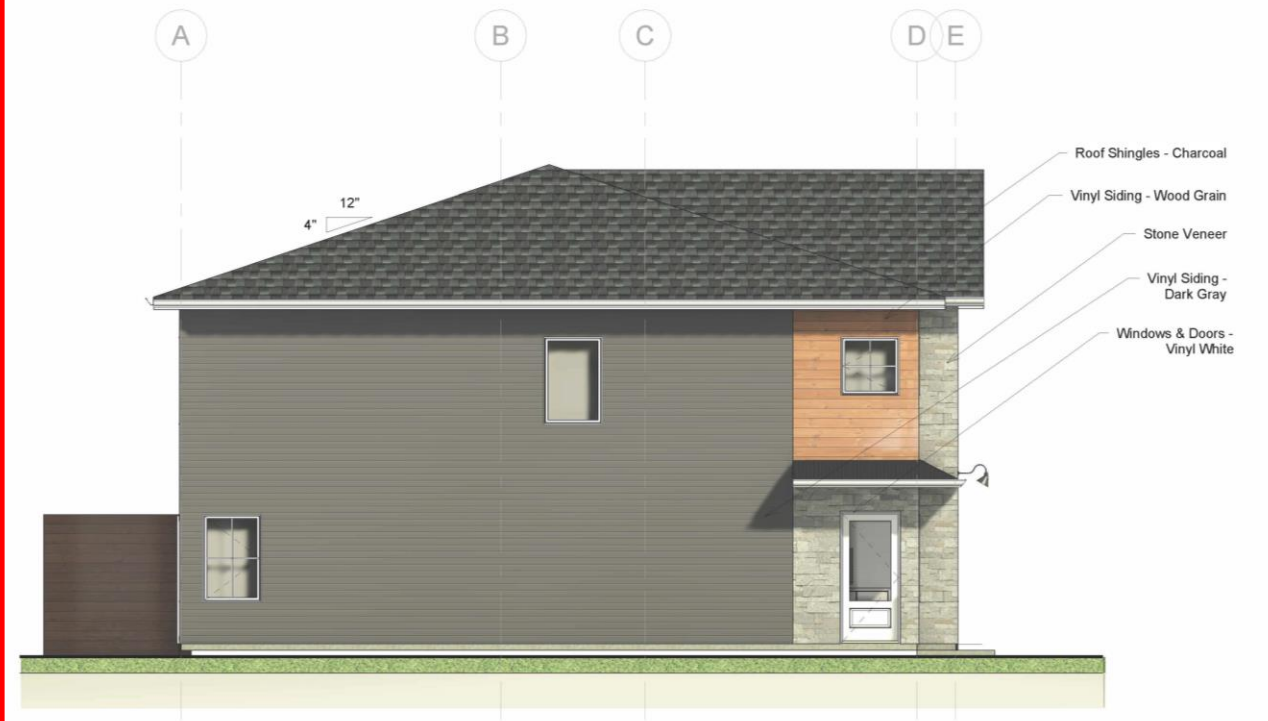
- **Lot size:** 2.45 acres
- **RM permitted density:** 37 units
- **Proposed density:** 24 units
- **Minimum landscape buffer:** 6m wide
- **Proposed landscape buffer:** Preserving existing trees, minimum 6m wide to east and west, 15m wide at rear
- **Minimum parking:** 24
- **Proposed parking:** 44







4 Building A- Right Side Elevation1  
3/16" = 1'-0"



3 Building A- Left Side Elevation  
3/16" = 1'-0"

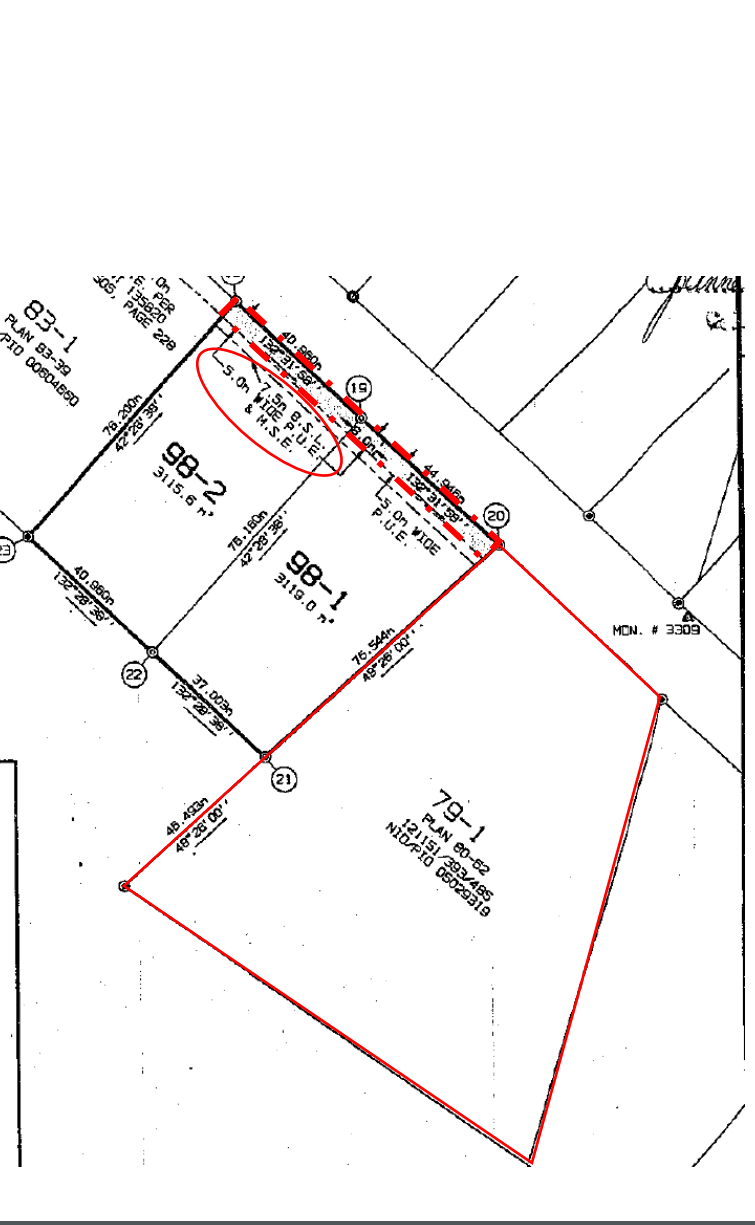
**Variance requested:**

90(d) have the ground floor building façade, from the established grade to the top of the ground floor, finished with traditional materials that includes at least ten percent brick or masonry material; and



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 – February 12, 2024
- Views of PAC – March 13, 2024
- Public Hearing – March 25, 2024
- 1<sup>st</sup> reading – April 8, 2024
- 2<sup>nd</sup> and 3<sup>rd</sup> Reading – May 13, 2024