



Municipal Plan and Zoning By-law Review

Introduction to Council

February 5, 2024

Municipal Plan

- By-law adopted under the *Community Planning Act*
- Policy document that sets the vision for the Town's development strategy
- Covers multiple policy areas
 - Residential, Commercial, Industrial, Environment, Transportation, etc.

Zoning By-law

- Implements Municipal Plan vision
- Nuts-and-bolts by-law that regulates various aspects of development
 - Land use zones – what types of uses are allowed to go where?
 - Different residential densities, Commercial uses, Institutional, Industrial, Parks
 - Development standards: building heights and location, landscaping and parking lots, signs, fences, etc.

- Current municipal plan and zoning by-law adopted in 2013
- Plan has responded well to development for most of its lifespan, but trends have changed rapidly since 2020
- Plan reviews generally occur every 10 years to ensure policy and regulations align with vision for the future
- Major external factors – Unprecedented regional population growth, sharp rise in building costs leading to changes in building trends
- Demand for denser housing forms across the region
- Major Town-led factors – Bridgedale Blvd., Mill Creek Nature Park

PAC applications

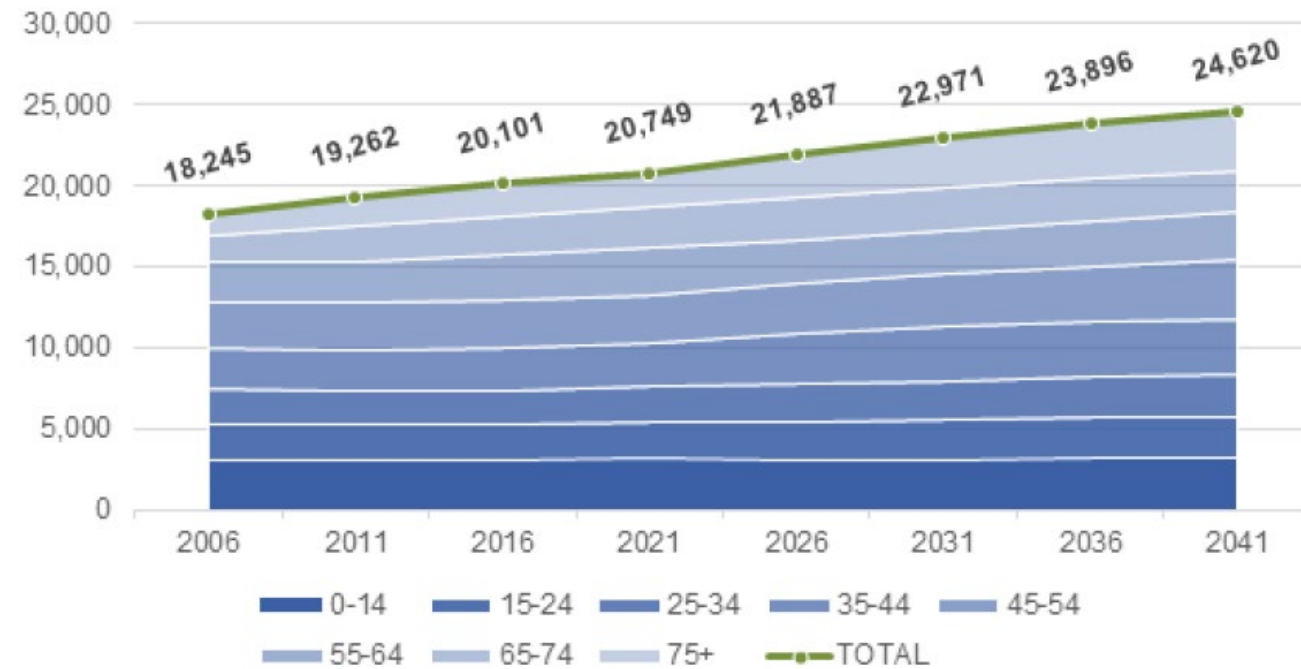
- Conditional use applications for multi-unit residential buildings
- Variances associated with landscaping standards
 - Often request to replace trees with fence for screening from neighbours
- Variances for garage size (3)

Rezoning

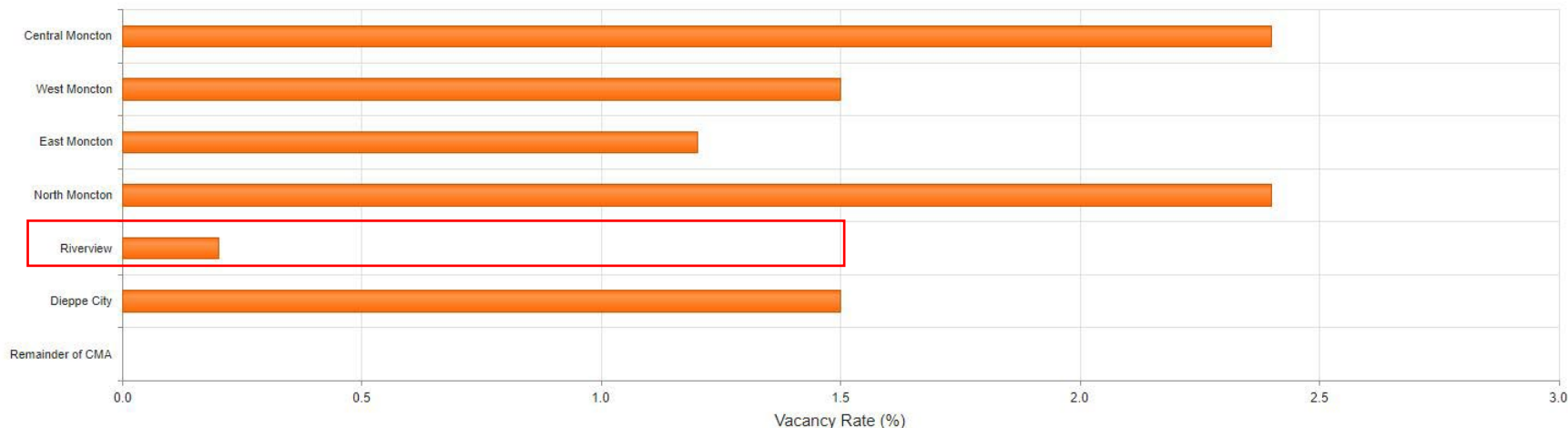
- Most rezonings are to upzone for multi-unit residential projects
- Some administrative amendments (Controlled Access by-law, rezoning public land for sale or development)



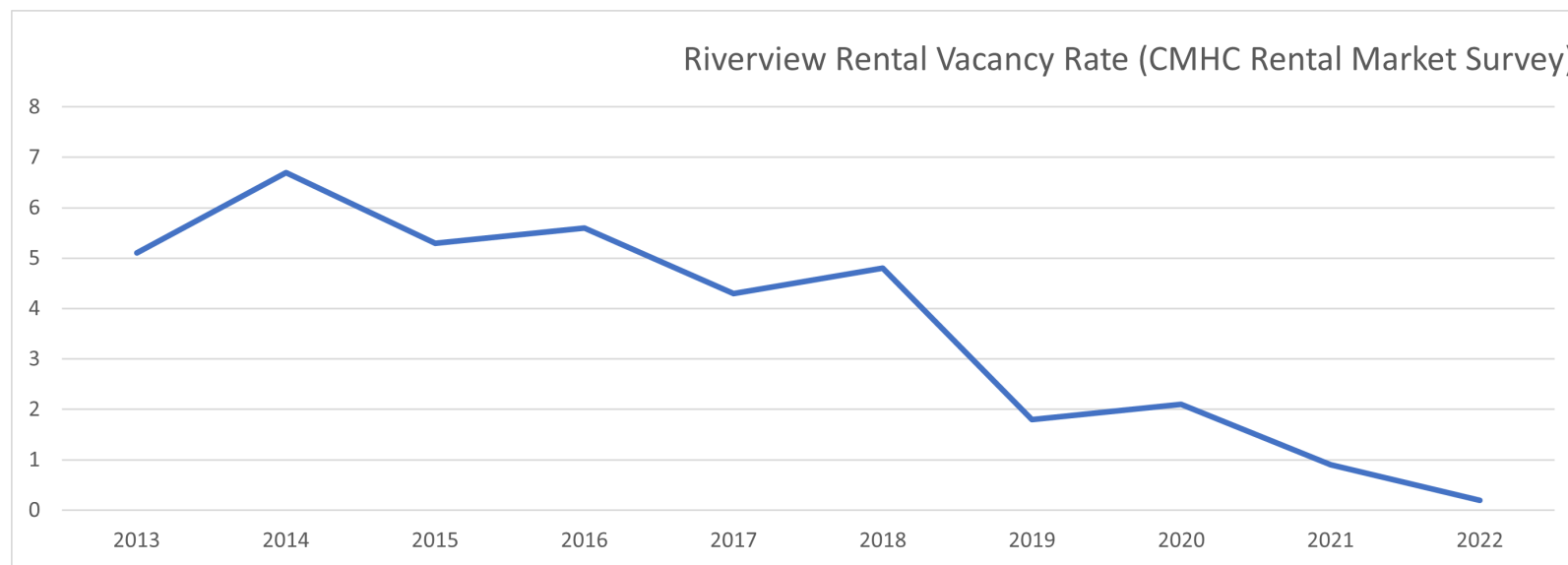
- The Greater Moncton region is among the fastest growing in the country, and Riverview is experiencing the effects of growth!
- Population increase of 7.45% (2011-2021)
- Aging population / downsizing
- Smaller family sizes among non-immigrants
- Increased immigration – larger households
- Trend shows increased demand for smaller units and higher density living (multi-unit, in-law suites, garden suites)



- Commissioned to Stantec
- Demographic data
- Housing profile
- Stakeholder engagement
- Public survey



- Report shows that vacancy rates are 0.2% as of the most recent data (Oct 2022)
- Despite strong growth, supply is not keeping up with demand
- Survey shows that Riverview residents are concerned about lack of housing and affordability



- Increased shift toward multi-unit development
- Current standards limit height to ~4 storeys, which is no longer in line with regional trends
- Study focuses on jurisdictions similar to Riverview, and evaluates latest trends to incorporate higher density development into lower density context
- Updated design standards / building materials / setbacks
- Public feedback
- What's the right formula to guide the next 10 years?

Town of Riverview - Multiple Unit Residential Building Design and Zoning Standards Review

November 1st, 2023

Prepared For:



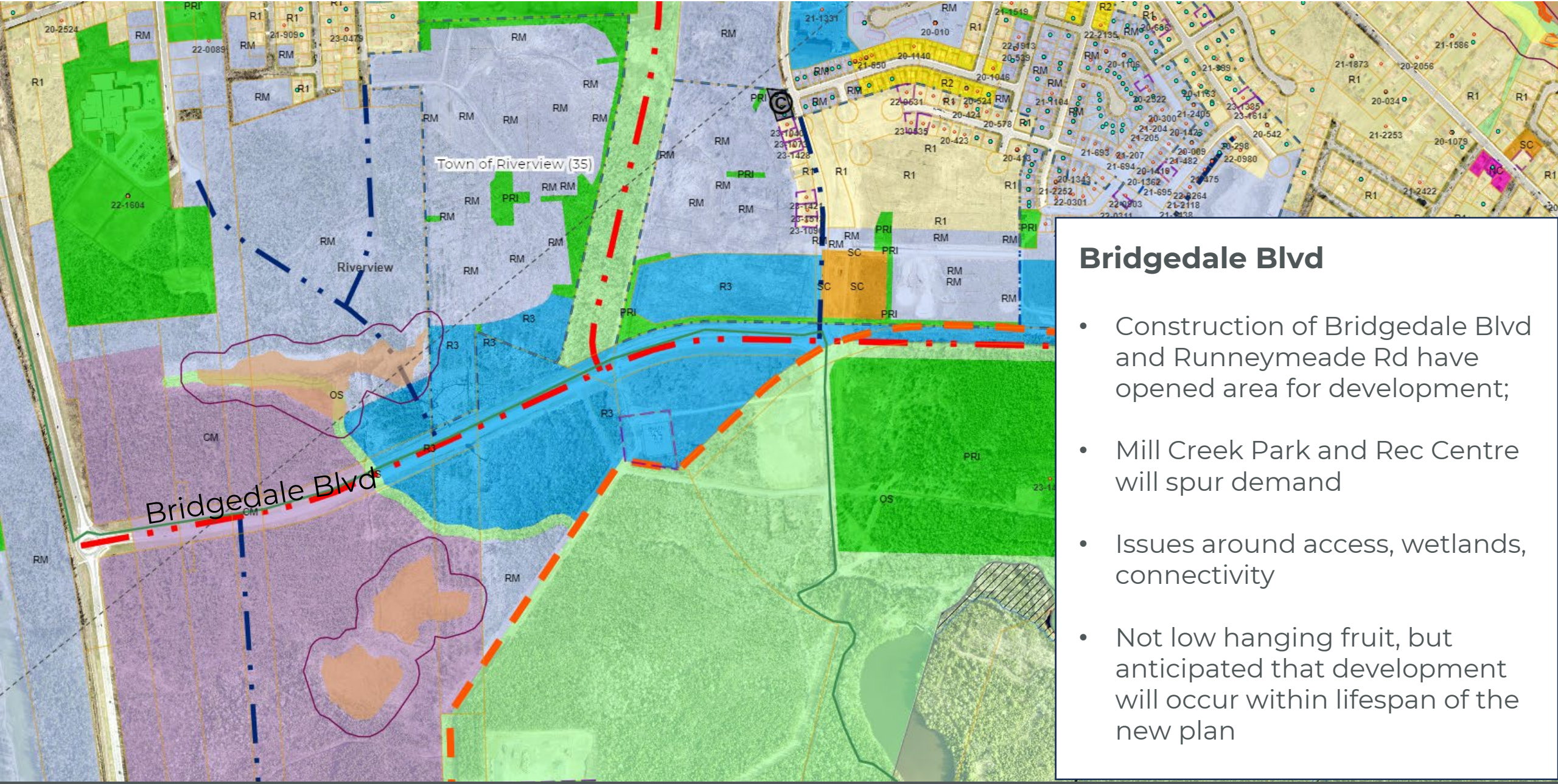
Prepared By:



Design with community in mind

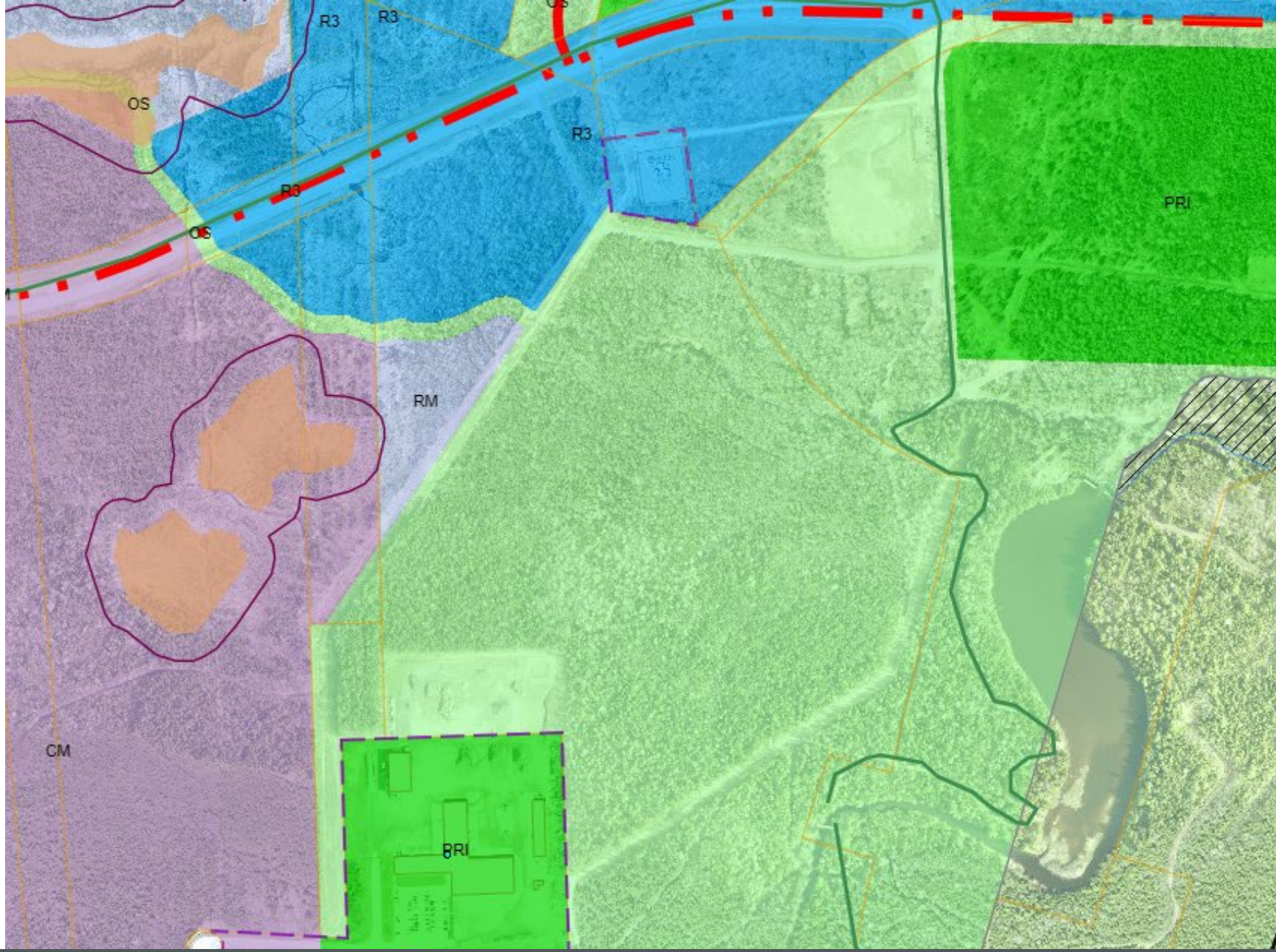
- Currently anything more than two units is subject to PAC approval
- Allows public input, but can cause public outcry for projects that are permitted
- Seen by developers as an unnecessary step in the approval process; adds time and uncertainty
- Proposed to remove this step as part of HAF application
- City of Moncton is in the process of removing this step from their zoning by-law





Bridgedale Blvd

- Construction of Bridgedale Blvd and Runnymede Rd have opened area for development;
- Mill Creek Park and Rec Centre will spur demand
- Issues around access, wetlands, connectivity
- Not low hanging fruit, but anticipated that development will occur within lifespan of the new plan



Mill Creek Park

- Park was not yet established during last review
- Currently no policy direction to guide growth and park development
- Incorporate directives from Park master plan (2023)
- Natural Asset Initiatives to incorporate park and surrounding wetlands into stormwater management plans

- Background studies
 - Climate Change Adaptation Plan, Housing Needs Assessment, Affordable Housing Strategy, Multi-Unit Building Standards report, Community Economic Development Strategy, Active Transportation Plan, etc.
- Form Plan Review steering committee, appointed by Mayor
 - February 2023
- Departmental consultation
 - Economic Development, Engineering & Works, Parks & Rec, Finance
- Revision through committee process
 - Regular meetings
 - Direct staff in formulation public consultation strategy
 - Provide recommendations on policy and zoning changes
- Public Consultation – Surveys, open houses, stakeholder interviews
 - Public open houses
 - Stakeholders



- Presentation to Council
- Seek views of PAC
- Public Presentation
- Public Hearing
- Legal adoption
- Approval by Minister and registration
 - Compliance with Community Planning Act and Statements of Public Interest

