



Public Presentation – Whitepine/Pine Glen
Municipal Plan (Future Land Use Map) Amendment 300-33-5
Zoning By-law Amendment 300-7-13

Presented to
Riverview Council

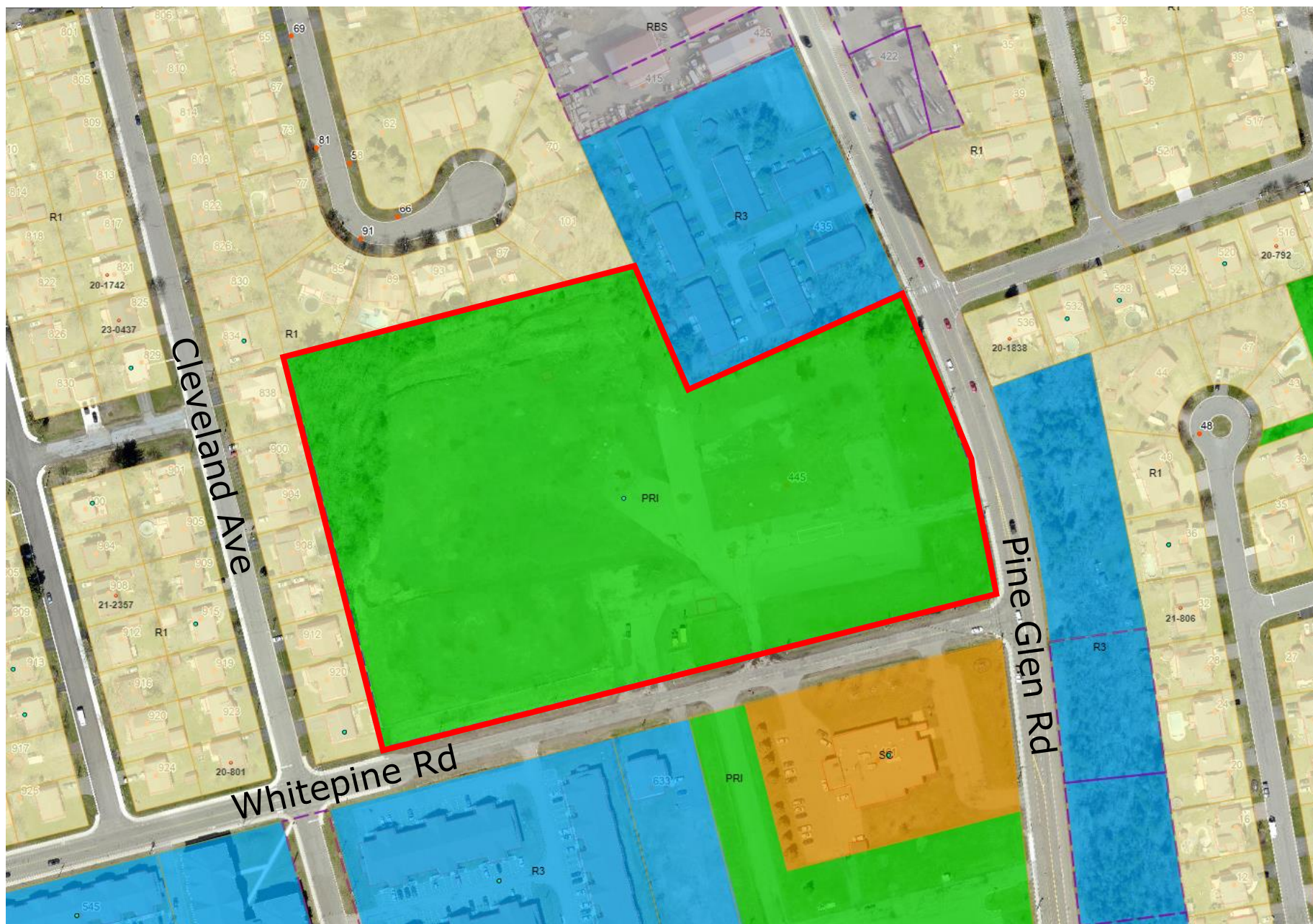
By Kirk Brewer
March 11, 2024

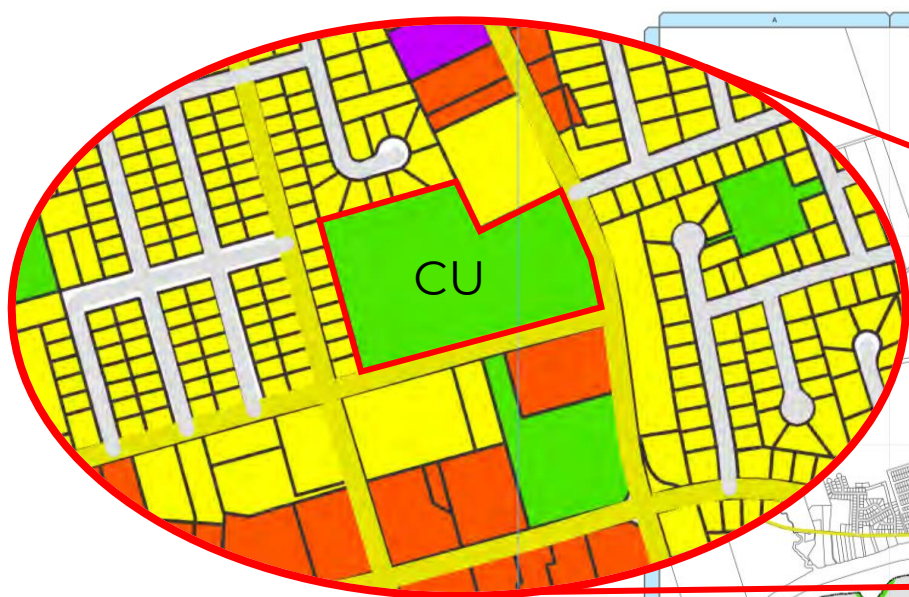
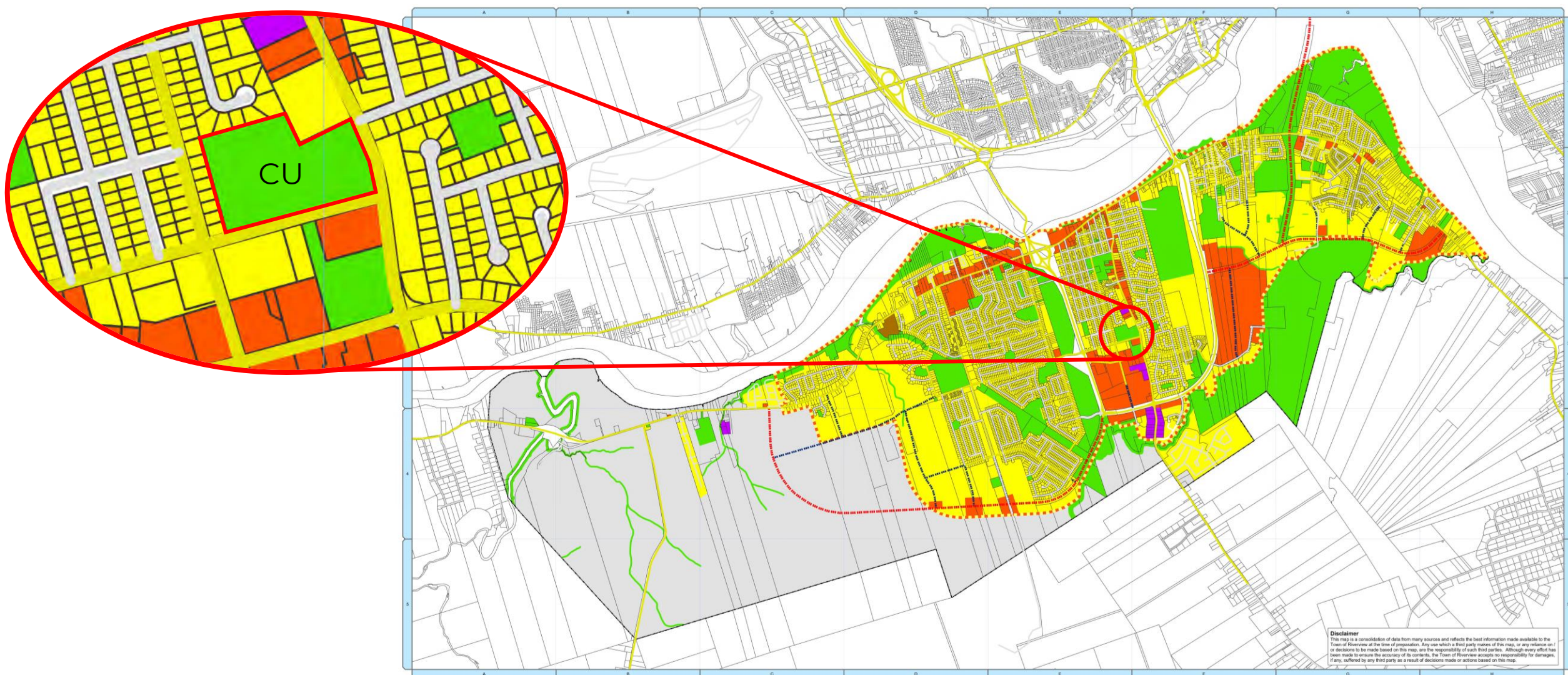
The proposal is to redesignate and rezone PID 05005665 (Old Public Works site) to Commercial / Commercial Mix for the purpose of three six-storey multi-unit residential buildings.










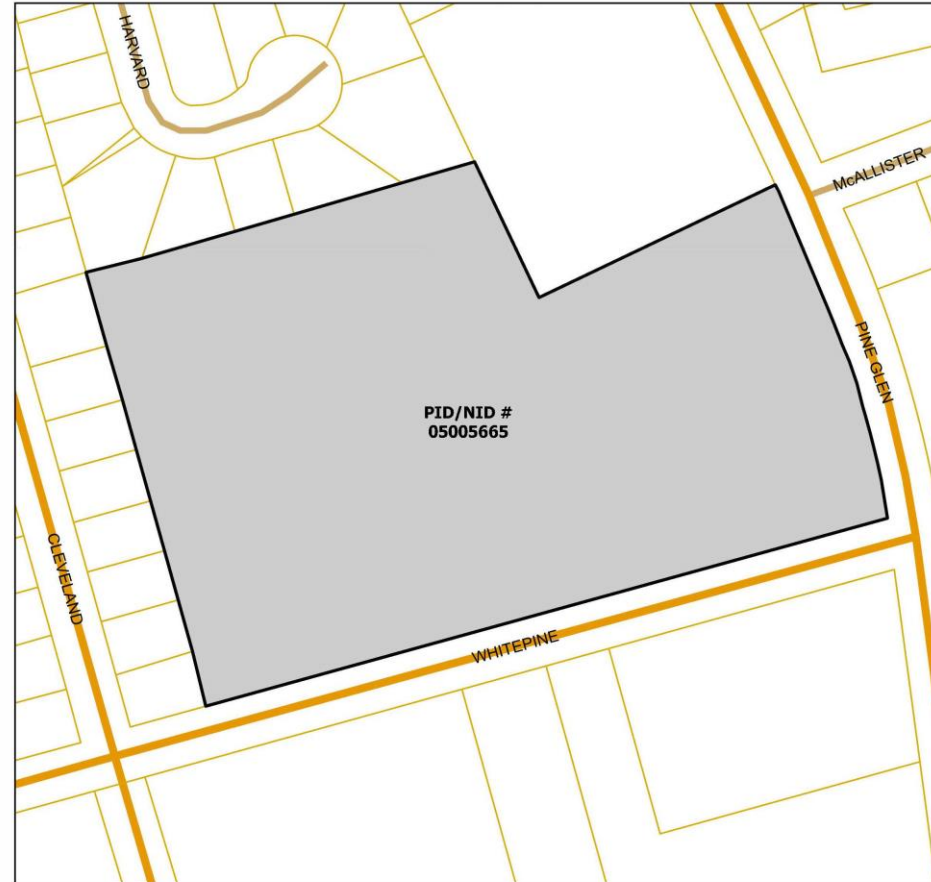


Disclaimer
 This map is a consolidation of data from many sources and reflects the best information made available to the Town of Riverview at the time of preparation. Any use which a third party makes of this map, or any reliance on it or decisions to be made based on this map, are the responsibility of such third parties. Although every effort has been made to ensure the accuracy of its contents, the Town of Riverview accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this map.

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|---|---|---|--|
| <p>Legend</p> <ul style="list-style-type: none"> ■ RES Residential ■ R Rural ■ C Commercial ■ I Industrial ■ CU Community Use ■ ID Integrated Development Secondary Plan Areas Riverview Town Limits --- Future Roads Arterials --- Future Roads Collectors Urban Growth Boundary | <p>Schedule A Town of Riverview Generalized Future Land Use Map</p> <p>By-Law No. 300-33</p> | <p>Land Use Amendments</p> <p>300-33-2 2020</p> <p>300-33-3 2021</p> | <div style="text-align: right;">  </div> <div style="text-align: center;">  </div> |
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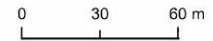
Future Land Use (Municipal Plan)

Schedule A-5
Town of Riverview
LAND USE
Date: 1/5/2024



Legend

 Redesignate from CU – Community Use to C – Commercial



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.

Principles for Residential Development

Principle 1 – A variety of housing types will be provided

Accommodate all residents and all stages of life and in different family and economic situations

Principle 2 – Development should respect its context

- Efficient use of land, infrastructure and services
- Buffers between conflicting types of development (high and low density)
- Height
- Limiting views into neighbouring single-family yards
- Size and articulation of facades
- Building massing
- In scale with pedestrian environment
- Traditional materials
- Parking at rear

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.





- Resolution from Council – February 12, 2024
- Public Presentation (Municipal Plan amendment) – March 11, 2024
- Views of PAC – March 13, 2024
- Public Hearing/1st reading – April 9, 2024
- 2nd and 3rd Reading – May 13, 2024
- Adoption by Minister (Municipal Plan Amendment)