

COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Kirk Brewer Planner	Meeting Date
Date	March 11, 2024	
Subject	Public presentation for Municipal Plan amendment 300-33-5	
Length of presentation (if applicable)	10 minutes	

ISSUE

Jamie Shea and Phil Ripley of Icon Developments Limited are proposing to redevelop the former Public Works property at the corner of Whitepine Rd. and Pine Glen Rd. for the purpose of three six-storey multi-unit dwellings. A rezoning from the Parks, Recreation, and Institutional zone to the Commercial Mix zone is required. The proposal also requires an amendment to the Future Land Use map to redesignate the site from Community Use to Commercial.

DISCUSSION

The subject property is approximately 10 acres and has been vacant since the Town's Operation Centre moved to its current location on Roberston Street in 2017 and the former Operations Centre was subsequently demolished. The Town has undertaken remediation work to remove contaminants from the site and has been seeking a purchaser to re-develop the property.

Icon Developments is proposing to construct three six-storey multi-unit dwellings on the site. Town staff has been working with Icon since the fall to develop a site plan that maximizes use of the property in terms of height and density while respecting the surrounding context.

The subject property is centrally located at the intersection of two major collector roads near the Findlay Park commercial district and is on three Codiac Transpo bus routes. As such, the subject property is well situated to accommodate additional density and direct population growth towards existing services and transit routes, deliver municipal services more efficiently, and contribute to a walkable community where residents can access daily needs without the use of a personal vehicle.

Staff suggested a rezoning to the Commercial Mix zone, since this zone permits more height (18m) than the R3 or Suburban Commercial zones (15m), and has higher design requirements than those zones. The Commercial Mix zone is primarily intended to address greenfield development along Gunningsville and Bridgedale Boulevards. Large tracts of vacant land have been zoned to accommodate denser mixed-use development in these areas. Though current zoning encourages additional height along the boulevards, development in these areas has been slow to occur due to site-specific questions around access, property ownership, servicing, and wetlands, among other issues.

Despite these challenges, population growth has exceeded historical patterns, and residential vacancy rates are currently at an all-time low. As a result, there is increased demand from the development community to permit additional height and density in other parts of town to respond to immediate needs. Municipal Plan policies indicate that the CM zone is not restricted to the boulevards and can also accommodate growth "at major street intersections."

The CM zone allows up to 18m (60 ft) in height. This height limit assumes an average floor height of 3m (10ft), which would allow six storeys. While the final building height has not been determined, it is anticipated that the proposed design will exceed 18m, and as such will require a variance. The building elevations indicate a height of 67 feet (20.4m), but the design team has indicated this number may change slightly as plans are finalized at the building permit stage.

Staff is comfortable recommending a height variance of up to 21m to allow limited flexibility in the final building height while limiting the number of storeys to six in order to respect the intent of the zoning by-law. At six storeys, this height increase should not be visually perceptible, and will not create any negative impacts on neighbouring properties. Further, staff intends to review the maximum allowable height in all zones as part of the municipal plan review to ensure heights align with current industry practices.

Buildings 1 and 2 have been oriented to maximize the street frontage along Pine Glen and Whitepine, and direct interior balconies toward the parking lot as opposed to the condominium development to the north. This will also ensure that any shadows cast by the buildings will have minimum impact on the condo development, and will not affect the surrounding R1 zones. The site plan currently shows a 3m wide landscaping buffer to separate the parking entrance from the condo development, in conformity with the zoning provisions. However, staff has suggested that a 2m tall opaque fence may provide a more robust visual and sound buffer between vehicle traffic entering the site and the adjacent residential development. As such, a variance to the landscaping provisions has been addressed in the conditional zoning agreement.

A large berm was constructed in the past to separate the Operation Centre from the properties on Harvard Court. This berm, which is now covered in mature growth, will remain and act as a natural buffer. The developer has indicated that fill from the underground parking garage could be used to increase the size of the berm. Additionally, a mature tree buffer of varying width (between 0m-40m wide), will remain to the northwest of the site. Though the current property abuts R1 zoning, the plan is to subdivide each building so that it is on its own lot, and as such will not abut lower density properties, so the height limits imposed on development abutting R1 will not apply.

The remaining area of the site abutting the properties on Cleveland Ave will remain undeveloped for now, with Building 3 located approximately 50m (150ft) from the property line. There are currently no plans to develop this area, and it is uncertain whether the soil conditions would allow any intensive development. Any future modifications to the site plan beyond the three buildings currently being proposed will be subject to Council approval.

MUNICIPAL PLAN

Developing Beautiful Complete Neighbourhoods

Policy 5.1.2 It shall be the intention of Council to encourage developments to incorporate smart growth principles such as:

- (a) mix land uses;
- (b) complete, walkable, vibrant neighbourhoods;
- (c) transportation choices;
- (d) housing choices;
- (e) encourage new developments within the existing urban growth boundary;
- (f) preserve green spaces, natural beauty, and environmentally sensitive areas;
- (g) utilize smarter and cost effective infrastructure and green buildings;
- (h) foster a unique sense of identity; and
- (i) community involvement.

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.

5.3 Principles for Residential Development

Principle 1: A variety of housing types will be provided

A variety of housing types is required in order to accommodate all residents of Riverview, at all stages of life and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.

Principle 2: Development should respect its context

Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include:

- (a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;
- (b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview.
- (c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.)
- (d) height of development;
- (e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
- (f) size and articulation of facades;
- (g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
- (h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
- (i) the use of traditional materials
- (j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
- (k) for buildings on corners, windows and/or doors that address both street frontages and that are designed to the same quality; and
- (l) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours.

Commercial Mix Zone

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.

ZONING BY-LAW

The Zoning By-law includes several provisions related to development standards for multiple-unit buildings, with zone-specific provisions for the CM zone:

CM Zone Building Design Requirements

87(1) In the CM Zone, no development shall be permitted and no main building or structure may be used on a lot unless:

- (a) no less than 25% of the facade of the main building fronting a street is composed of windows or doors;
- (b) no less than 50% of the facade facing any public street is finished with traditional materials; and
- (c) at least one public entrance is facing the public street.

Multiple unit dwellings

91(1) When permitted, the height of a multiple unit dwelling shall be subject to the following conditions:

- (b) any part of a building located between 12 and 15 metres of an abutting R1 Zone, R1-C Zone or R2 Zone shall not exceed three stories with a maximum height of 12 metres; and
- (c) any part of a building located more than 15 metres from an abutting R2 Zone shall not exceed four stories with a maximum height of 15 metres.

91(2) Screening shall be provided and maintained on a lot containing a multiple unit dwelling, consisting of the existing vegetation or structures if sufficient to screen the lot from adjacent properties, but when the existing vegetation or structures are insufficient, the screening shall consist of:

- (a) if the multiple unit dwelling lot abuts a R1 Zone, R1-C Zone or R2 Zone, a six metre wide landscaping buffer, consisting of:
 - (i) a minimum of one low lying shrub for every 15 square metres of landscaping area;
 - (ii) trees with a minimum diameter of 50 millimetre and a minimum branching height of two metres at the time of planting and placed every five metres across the width of the landscaping area; and
 - (iii) a two metre high decorative solid fence secured with 15.24 centimetre x 15.24 centimetre posts , no more than 2.4 metres apart, along or parallel to the common property line; or
- (b) if the lot does not abut a R1 Zone, R1-C Zone or R2 Zone, the standards in paragraph (a) shall apply except that the landscaping buffer may be reduced to three metres and a fence will not be required.

91(3) The landscaping buffer required in subsection 91(2) shall not be used for parking, garbage storage or public utility structures.

91(4) A multiple unit dwelling may be permitted if:

- (a) its massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs) reflects the conditions of neighbouring buildings while avoiding excessive repetition of building design and color;
- (b) no more than 35% of the lot area is devoted to parking spaces and parking aisles
- (c) the façade is designed with jogs and recesses of not less than 0.6 metres to segment the façade at least every nine metres along the length of the building;
- (d) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;
- (e) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;
- (f) only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the

parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;

- (g) Despite 91(f), a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;
- (h) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;
- (i) there is at least one public entrance facing a street;
- (j) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and
- (k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

INTERDEPARTMENTAL REVIEW

The proposed application was reviewed by the following departments of the Town:

- Corporate Services;
- Engineering and Public Works;
 - Requested additional on-site queuing space for building 1 parking ramp to avoid congestion on Pine Glen Road
 - First building can be serviced from Pine Glen Rd., subsequent buildings will require extension of sanitary line on Whitepine, to be coordinated with road upgrades
 - Comprehensive stormwater management plan for entire site to be submitted at time of first building permit application
- Parks and Recreation;
- Fire Protection; and
- Planning/Development

CONCLUSION

The property in question is a large brownfield site that is centrally located and prime for higher density infill development. Planning staff believes that the site is well-suited to accommodate additional height given its strategic location on major collector roads, on transit routes, and within close proximity to essential services. The site plan considers the surrounding low density context, and is designed to minimize impacts related to privacy and shadows to immediate neighbours while maintaining ample screening to the rear of the property where it abuts R1 zoning.

RISK ANALYSIS

Administration does not see any risks associated with this application.

CONSIDERATIONS

Financial N/A

Environmental N/A

Public Consultation A public presentation is required for municipal plan amendments under section 25 of the *Community Planning Act*. The public has 30 days following the presentation to submit comments. A public hearing will follow in April.

Attachments

- Municipal Plan By-law Amendment No. 300-33-5
- Zoning By-law Amendment No. 300-7-13
- Draft Conditional Zoning Agreement
- Presentation



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