



Rezoning – Whitepine/Pine Glen

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

Zoning By-law Amendment 300-7-13

Public Hearing

By Kirk Brewer
April 9, 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](#)

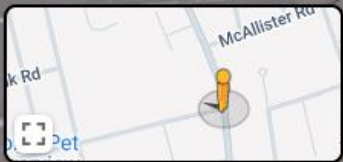


Whitepine Rd

Pine Glen Rd

Google

Image capture: Oct 2021 © 2024 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.

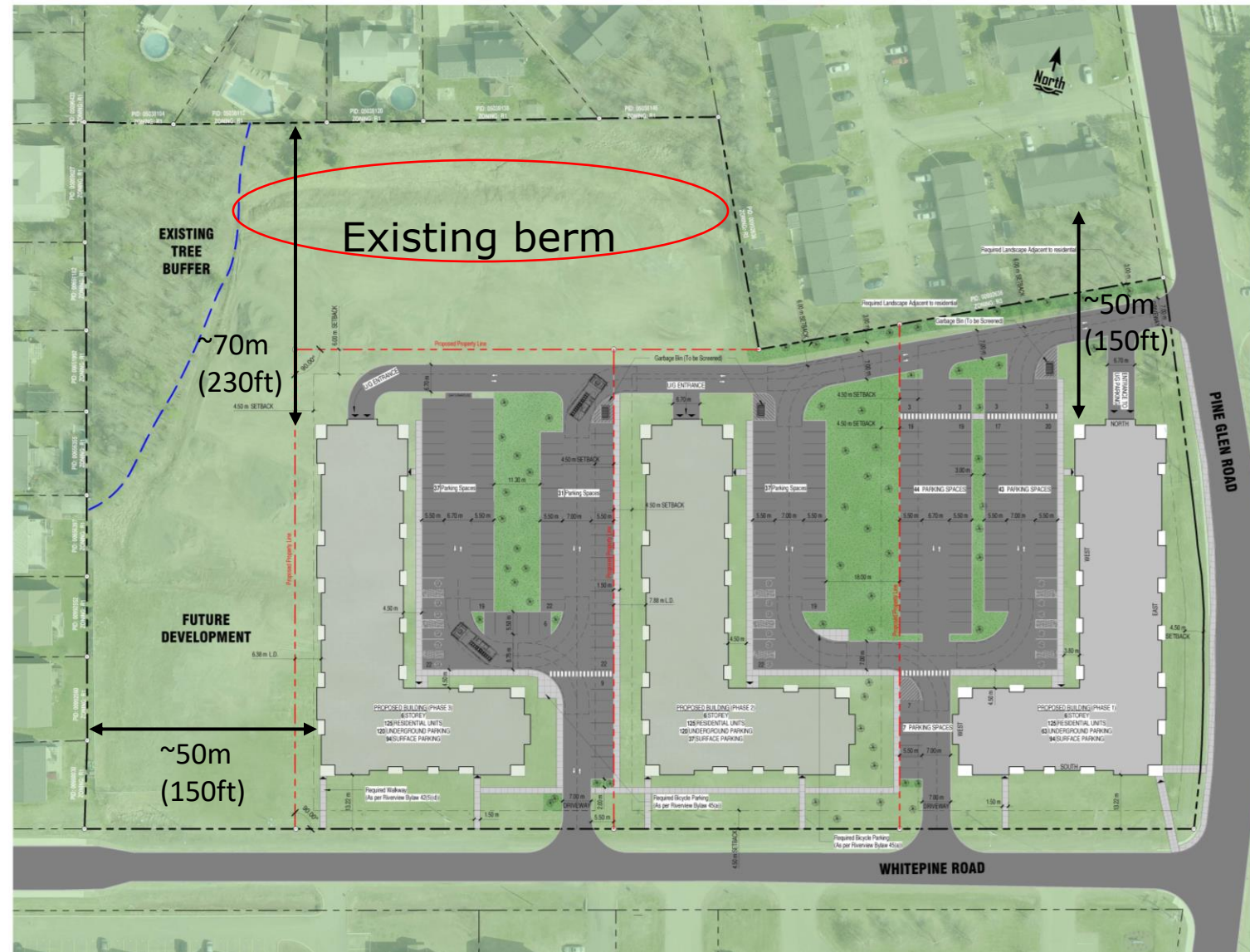
Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(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



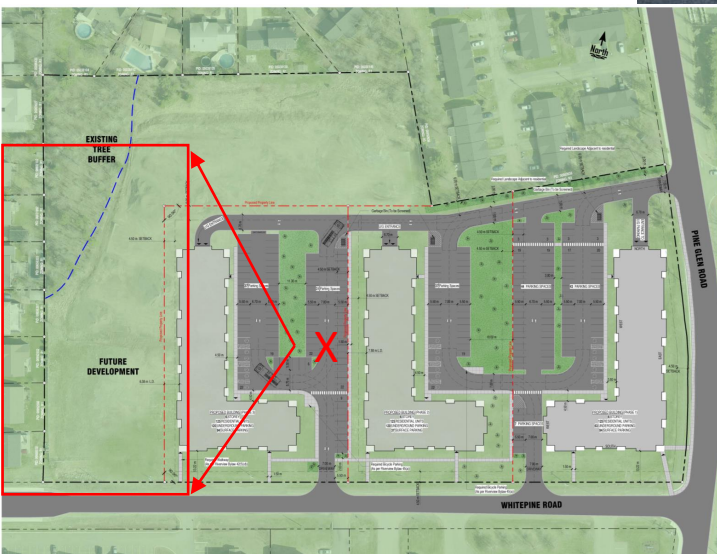


Whitepine

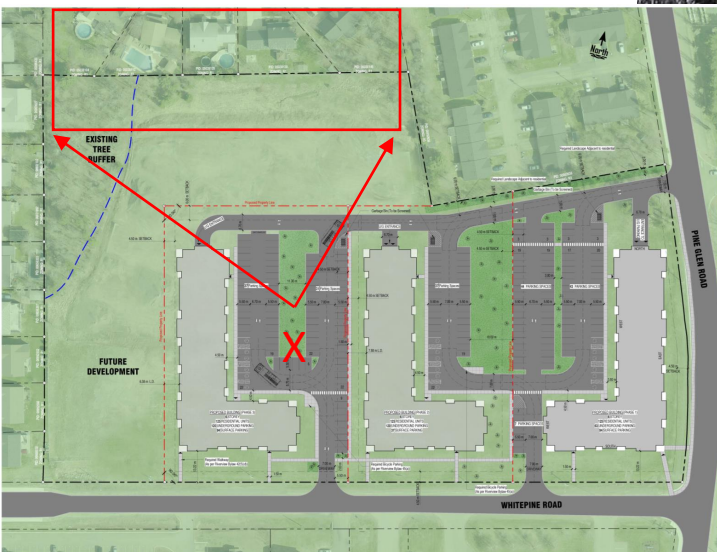
Cleveland

Harvard

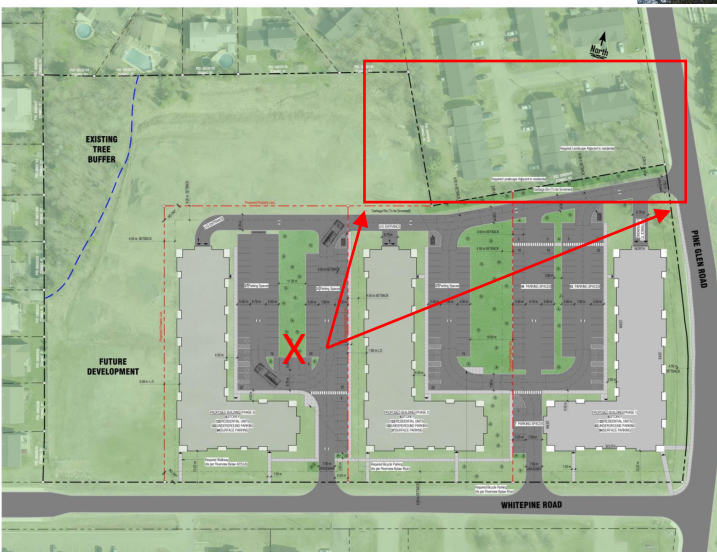
Pine Glen



Existing Landscaping 



Existing Landscaping 



Existing Landscaping 



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



Height variance required

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

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





Proposal – Elevations 



- 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

Public Notice

- Public notice posted on the Town's website March 13
- Property owners within 100m received written notification

Concerns to date

- Currently zoned as Parks and Recreation
- Privacy
- Too many multi-unit buildings in the area already
- Too close to low density houses
- Inadequate infrastructure (schools, healthcare, senior care)
- Doesn't fit Riverview's 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)

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-33-5 to redesignate the property bearing PID 05005665 from CU to C, and to adopt By-law 300-7-13 to rezone said property from PRI to CM for the purpose of three six-storey multi-unit dwellings subject to the following conditions:

- a) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-13-1 and A-13-2, dated December 7, 2023;
- b) That notwithstanding Table 12.3, the maximum height of the buildings shall be permitted to be a maximum of 21m, but shall not exceed six storeys;
- c) That a stormwater management plan for the entire site shall be submitted and approved by the Town's Engineering and Public Works Department prior to the issuance of a building/development permit for the first building;
- d) That notwithstanding Section 91(2)(b), a 2m tall opaque fence shall be permitted as screening in lieu of a 3m wide landscaping buffer;
- e) That nothing shall prohibit the proponent from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement; and
- f) That as-built drawings for engineering submissions shall be required within 30 days after construction of each building.