



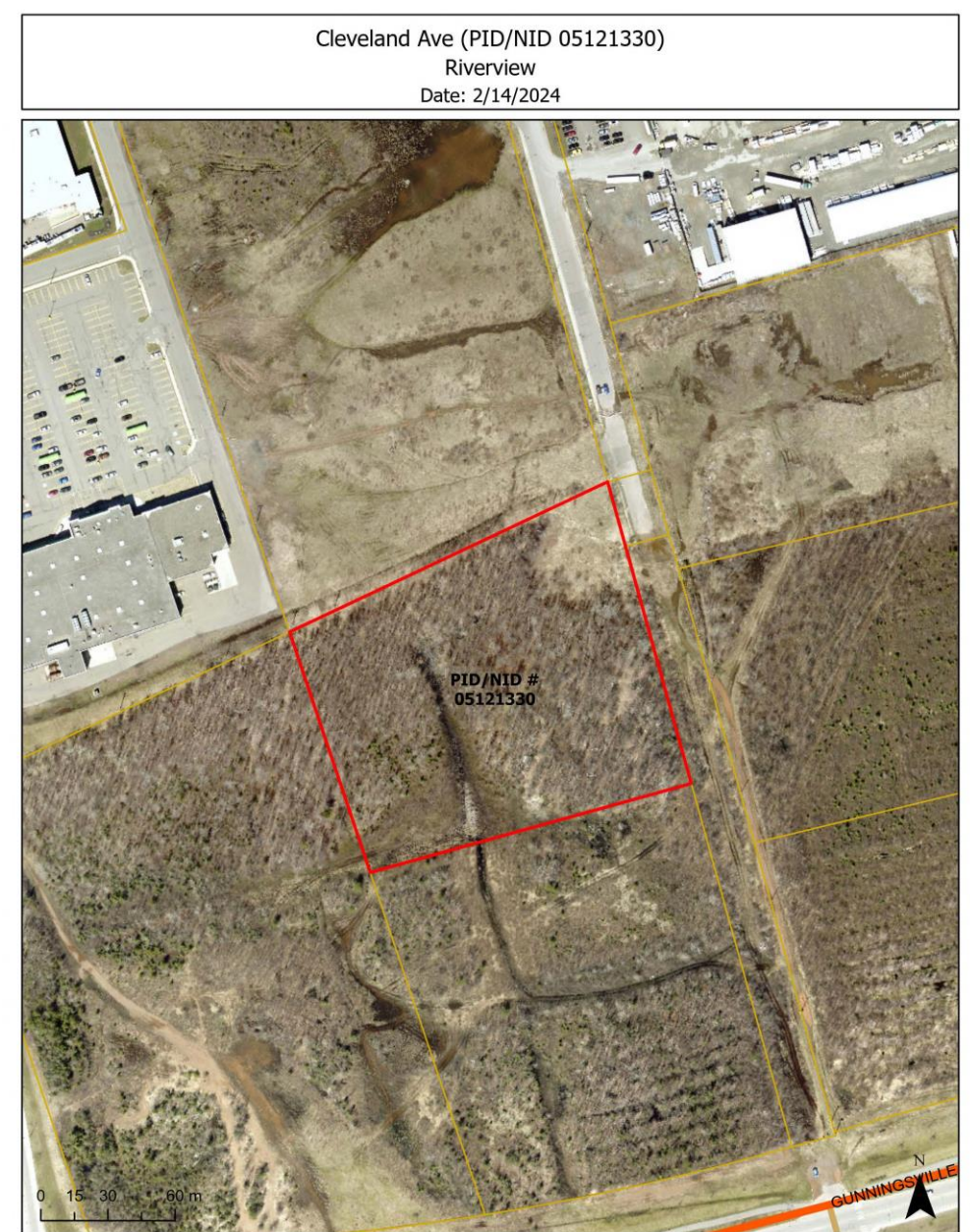
Rezoning – Cleveland Ave

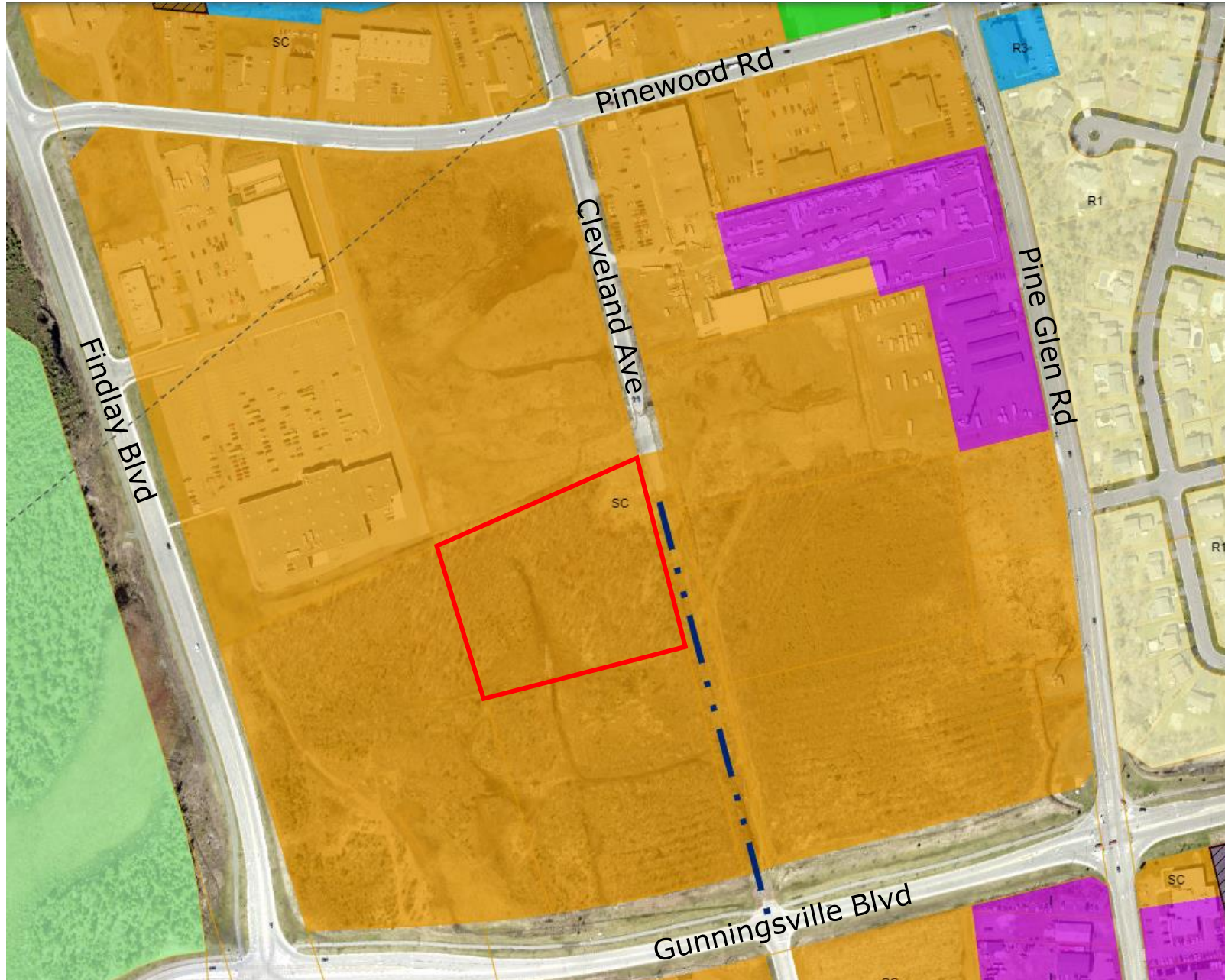
Zoning By-law Amendment 300-7-15

Public Hearing
Riverview Town Council

Presented by Kirk Brewer
June 11, 2024

The proposal is to rezone PID 05121330 from Suburban Commercial to Commercial Mix for the purpose of two six-storey multi-unit residential buildings.





- Cleveland Ave built 2022
- New Kent store built 2023
- Increased residential development in surrounding area (rowhouse and medium-to-large apartments)



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.

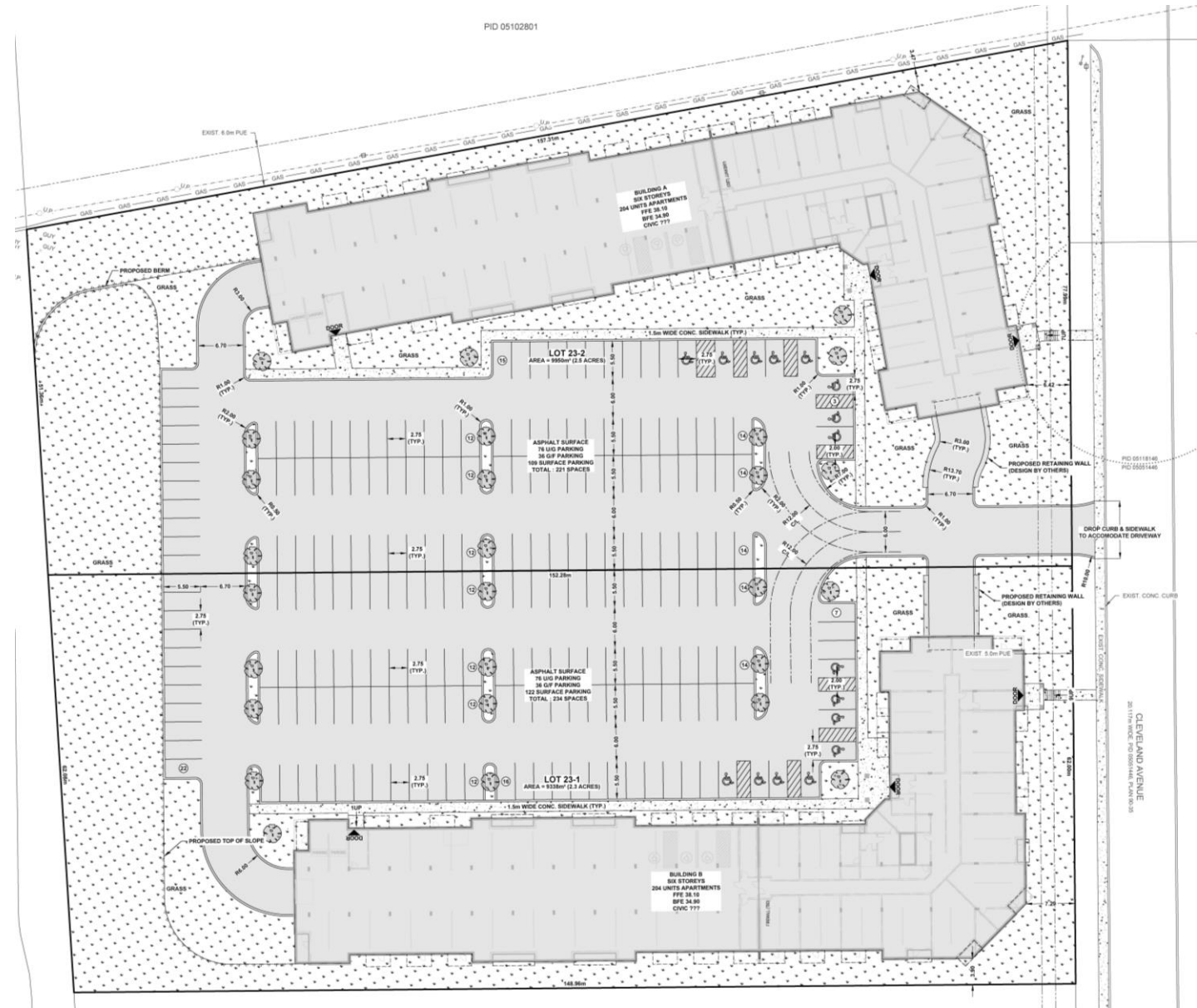
Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(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: ~5 acres
- CM permitted density: N/A
- Proposed density: 404 units (85/acre)
- Minimum landscape buffer: 3m wide
- Proposed landscape buffer: minimum 3m – variance requested to reduce landscaping to the north – elevation change, gas line
- Proposed parking: 231 surface, 224 underground (505 required, 455 provided) – variance requested
 - (1.1 spaces per unit instead of 1.25)





1 NORTH ELEVATION

1/16" = 1'-0"



2 CLEVELAND AVE - EAST ELEVATION

1/16" = 1'-0"

3 WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

Height variance required

- Maximum permitted height (CM Zone) – 18m (six storeys)
- Proposed height: ~21m (six storeys)



Proposal – Renderings 



Proposal – Renderings 



Proposal - Renderings 

- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
 - No major concerns or comments raised
- Engineering – Traffic Impact Study
 - Traffic study requested for intersections at Whitepine, Findlay, Pinewood, and Gunningsville
 - Report has been submitted and is under review pending updates requested by the department
- Engineering – Servicing
 - No concerns regarding servicing

- Resolution from Council – April 9, 2024
- Views of PAC – May 8, 2024
- Public Hearing/1st reading – June 11, 2024
- 2nd and 3rd Reading – July 8, 2024

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-13 in order to rezone PID 05121330 from SC - Suburban Commercial to CM - Commercial Mix 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-15-1 and A-15-2;
- 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 notwithstanding the Schedule D parking requirements, the minimum parking ratio shall be 1.1 spaces per unit;
- d) That notwithstanding section 91(2)(b) of the zoning by-law, no landscaping buffer shall be required along the northern property boundary;
- e) That notwithstanding section 91(4)(b) of the zoning by-law, a 36.45% parking lot coverage shall be permitted;
- f) 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
- g) That as-built drawings for engineering submissions shall be required within 30 days after construction of each building.