



# TOWN OF RIVIERVIEW PUBLIC HEARING

OCTOBER 15, 2024

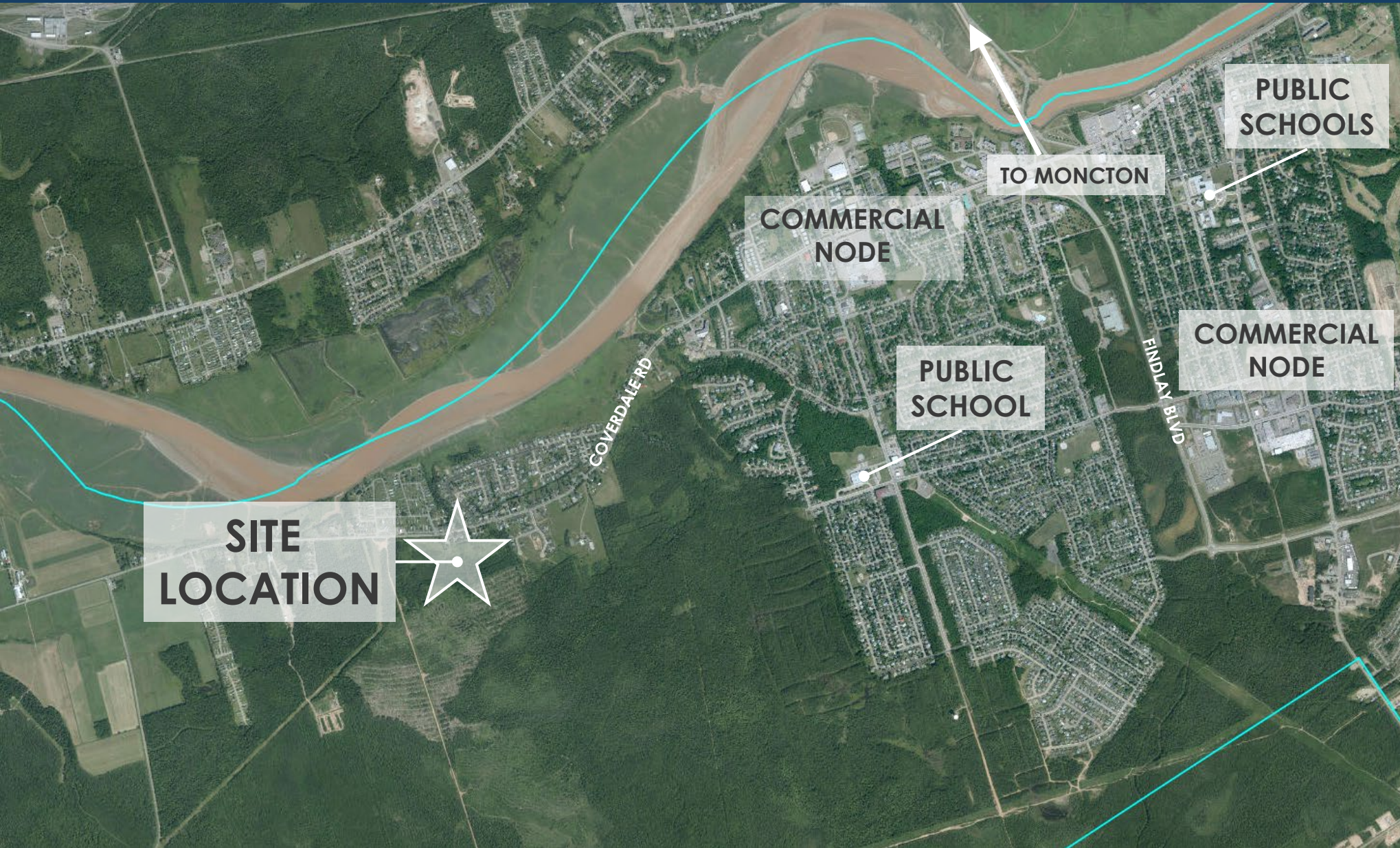
APPLICATION 23-0241 TO REZONE A PORTION OF THE  
PROPERTY FROM RURAL AREA (RA) TO MANUFACTURED  
DWELLING (MD)

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PRESENTED BY **zap**  
architecture + planning

ON BEHALF OF  
JD IRVING LTD. 

# SITE LOCATION



## PID

- 006645754

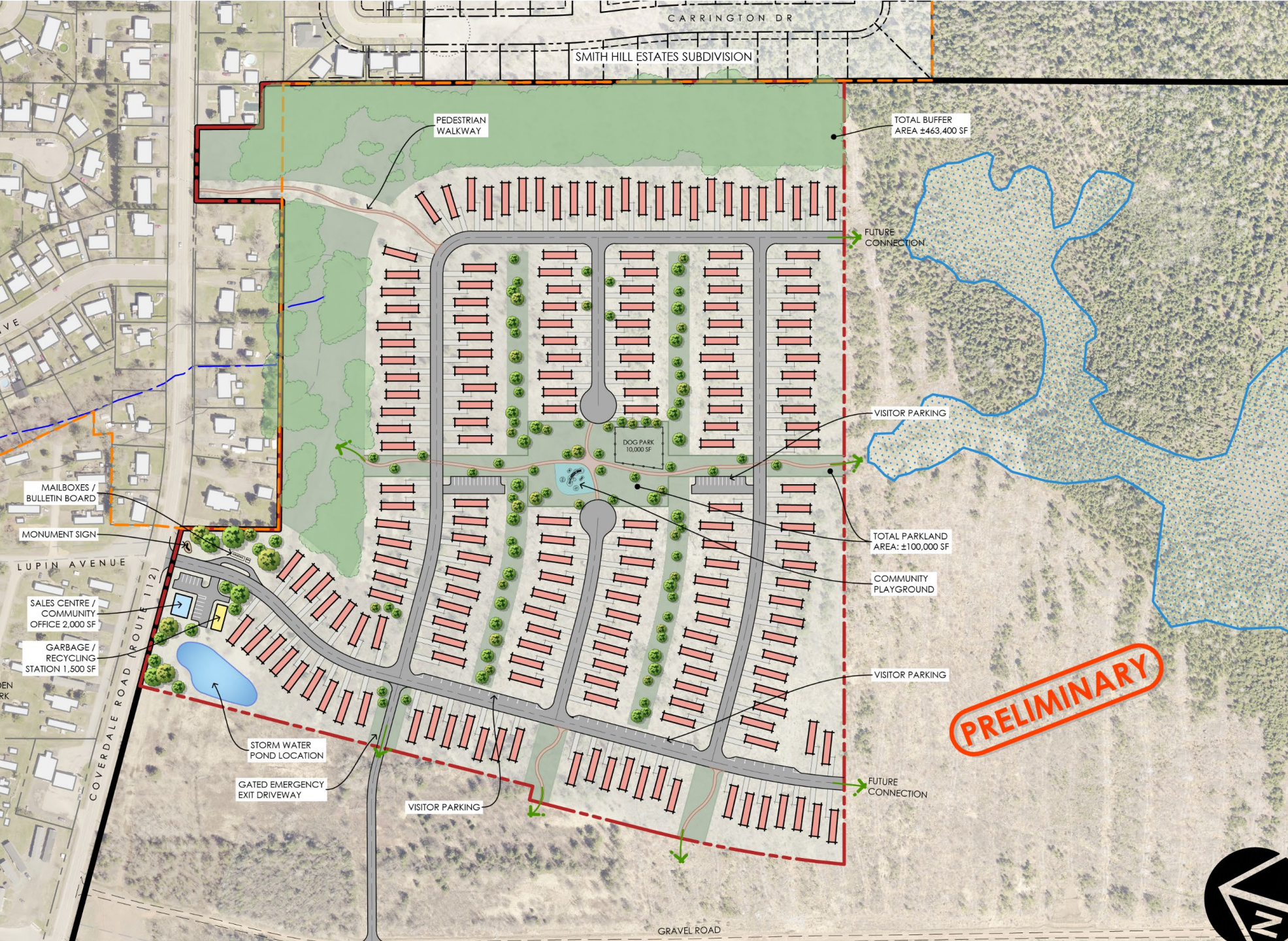
## SITE AREA

- 22 HA
- 55 ACRES

# SITE PLAN

## KEY FEATURES

- 196 Units



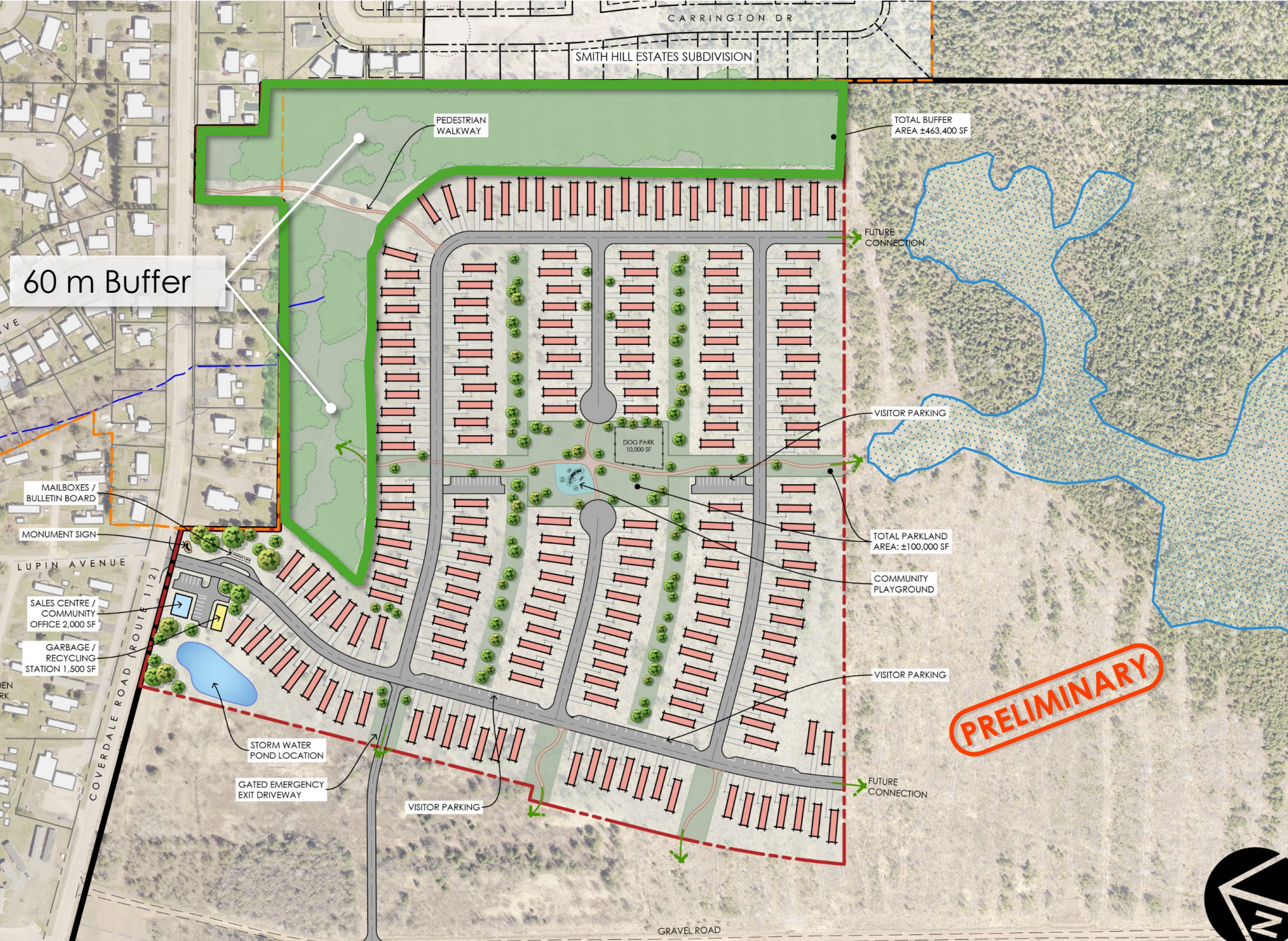
**PRELIMINARY**



# SITE PLAN

## KEY FEATURES

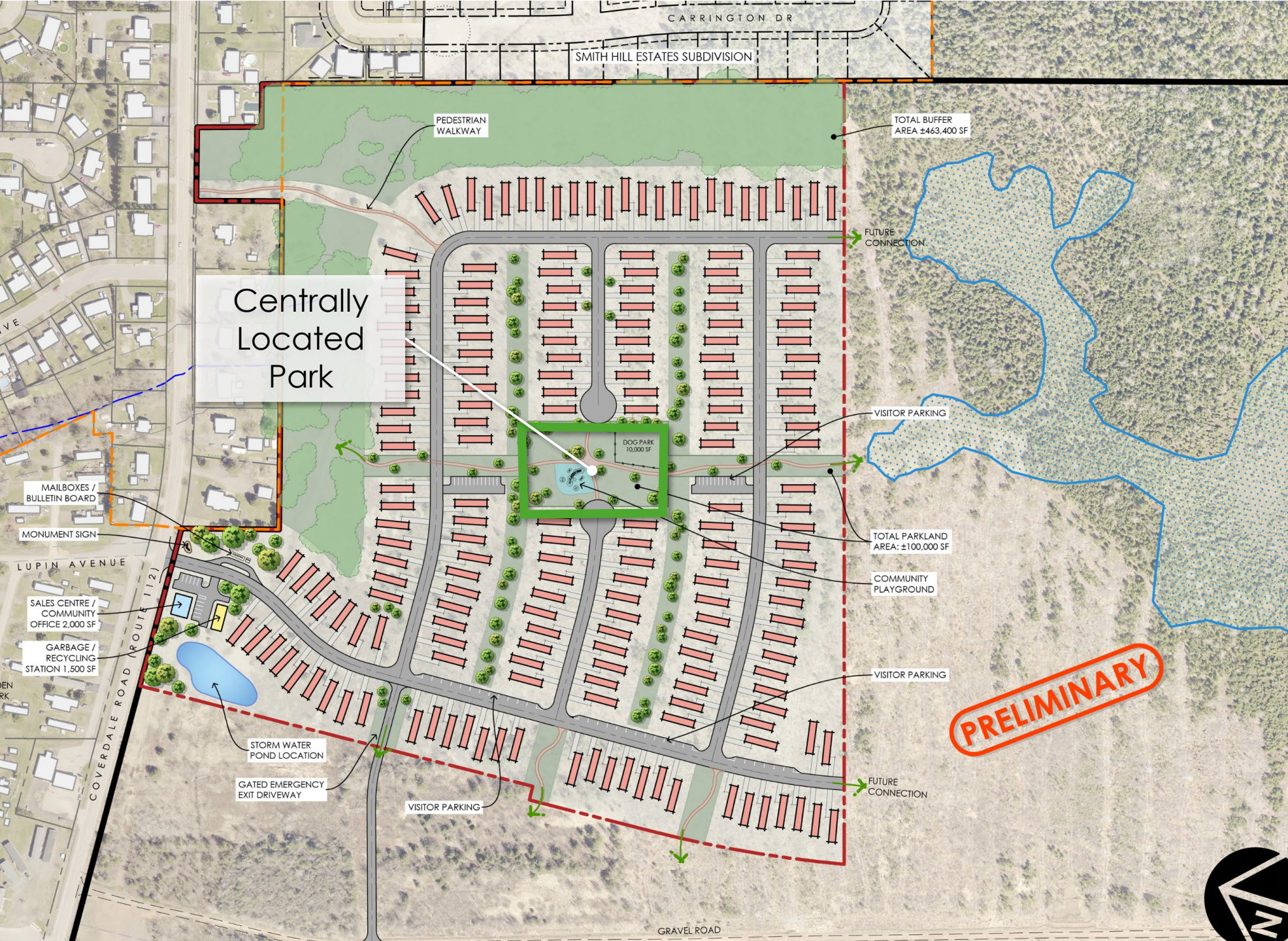
- 196 Units
- 60 metre buffer



# SITE PLAN

## KEY FEATURES

- 196 Units
- 60 metre buffer
- Centrally Located Park



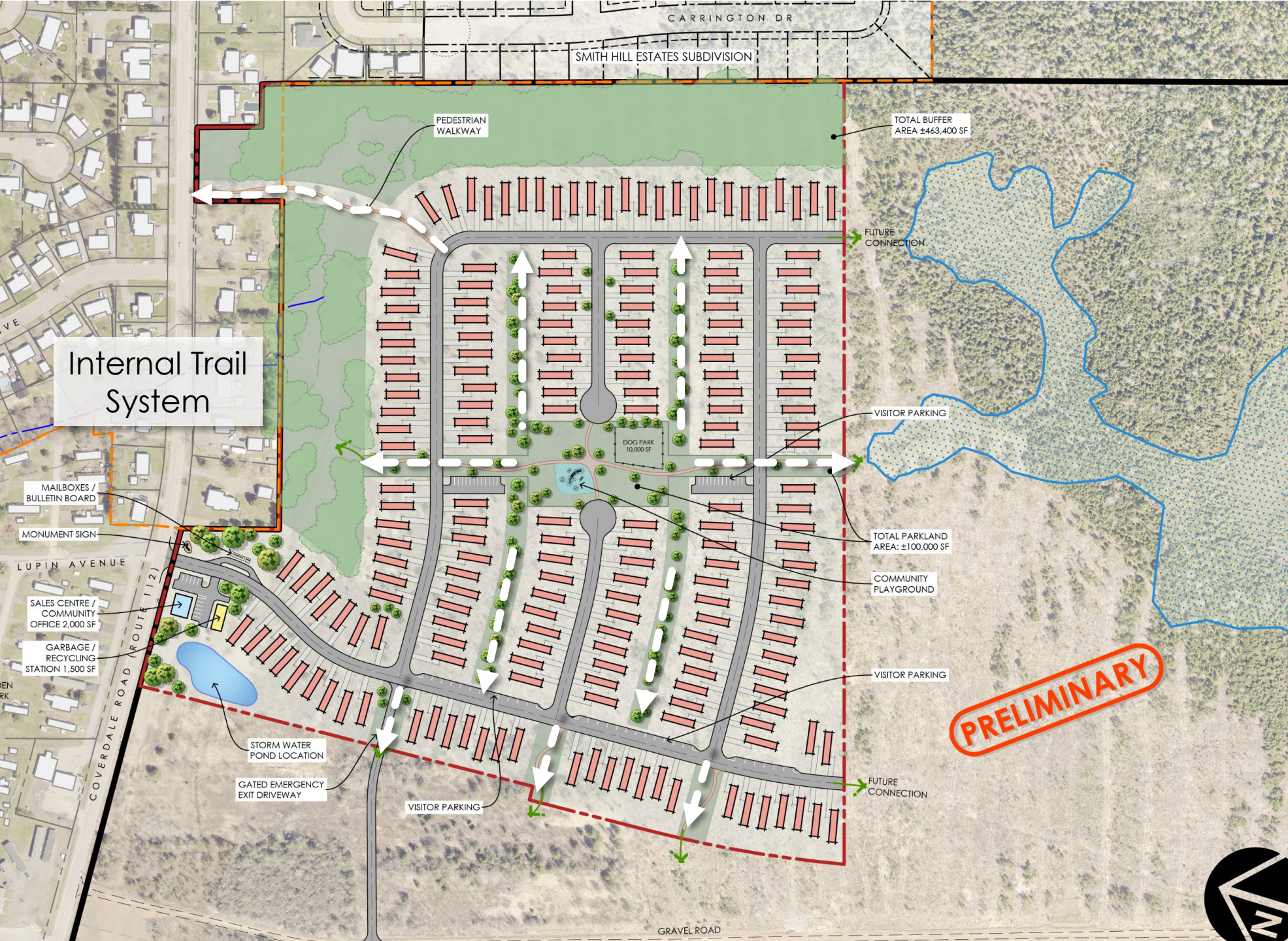
**PRELIMINARY**



# SITE PLAN

## KEY FEATURES

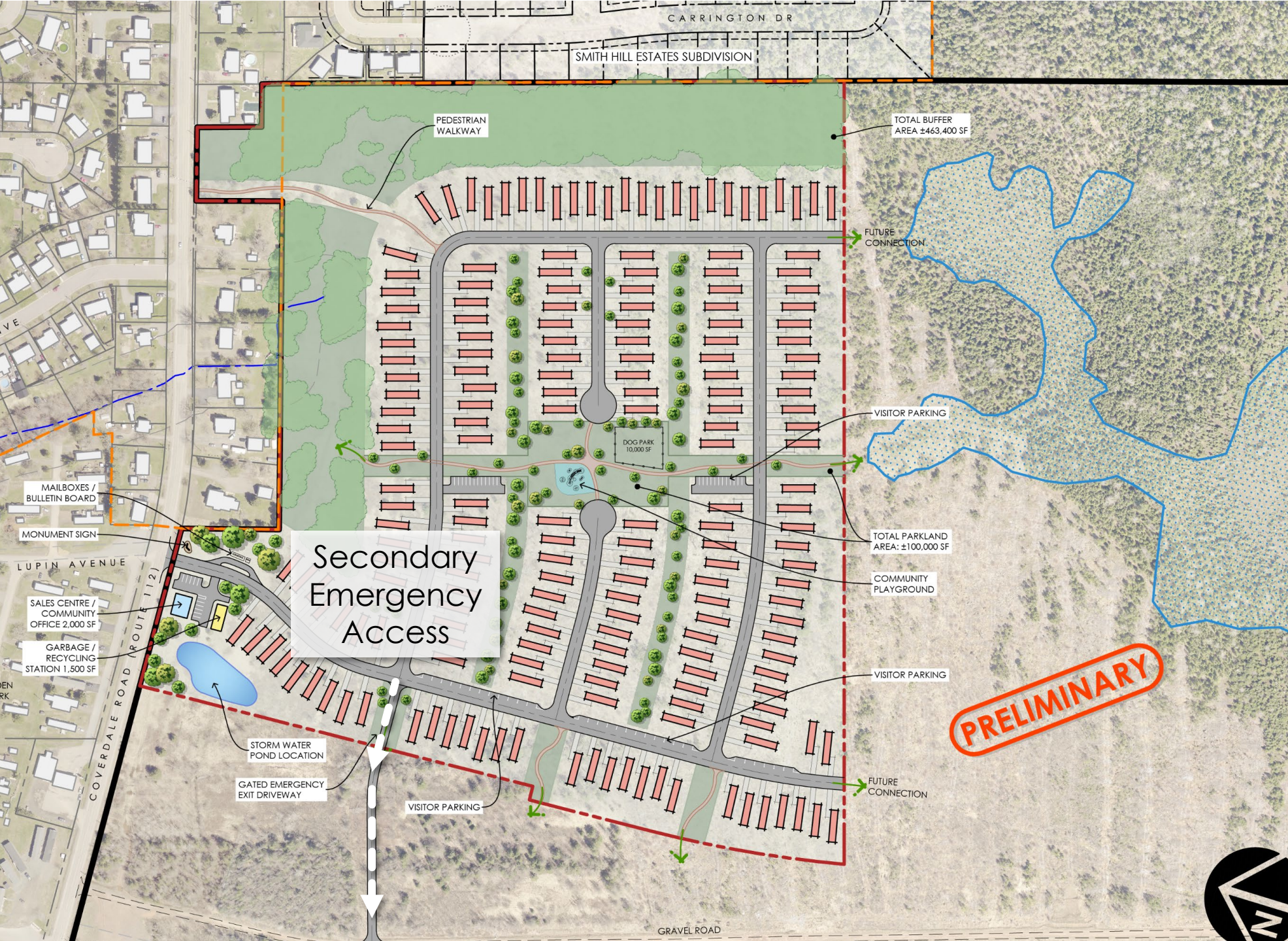
- 196 Units
- 60 metre buffer
- Centrally Located Park
- Internal Trail System



# SITE PLAN

## KEY FEATURES

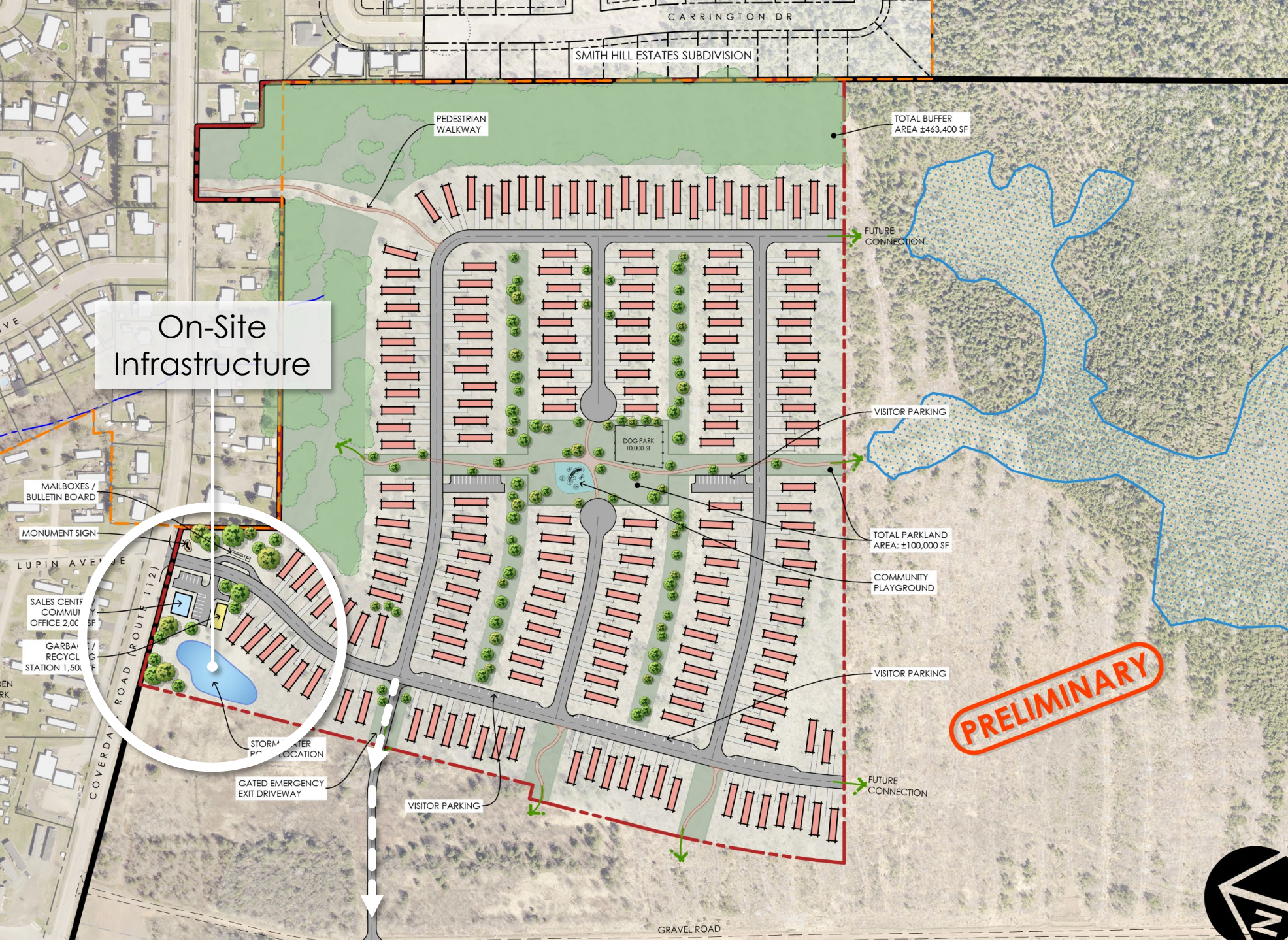
- 196 Units
- 60 metre buffer
- Centrally Located Park
- Internal Trail System
- Secondary Emergency Access



# SITE PLAN

## KEY FEATURES

- 196 Units
- 60 metre buffer
- Centrally Located Park
- Internal Trail System
- Secondary Emergency Access
- All private infrastructure on site

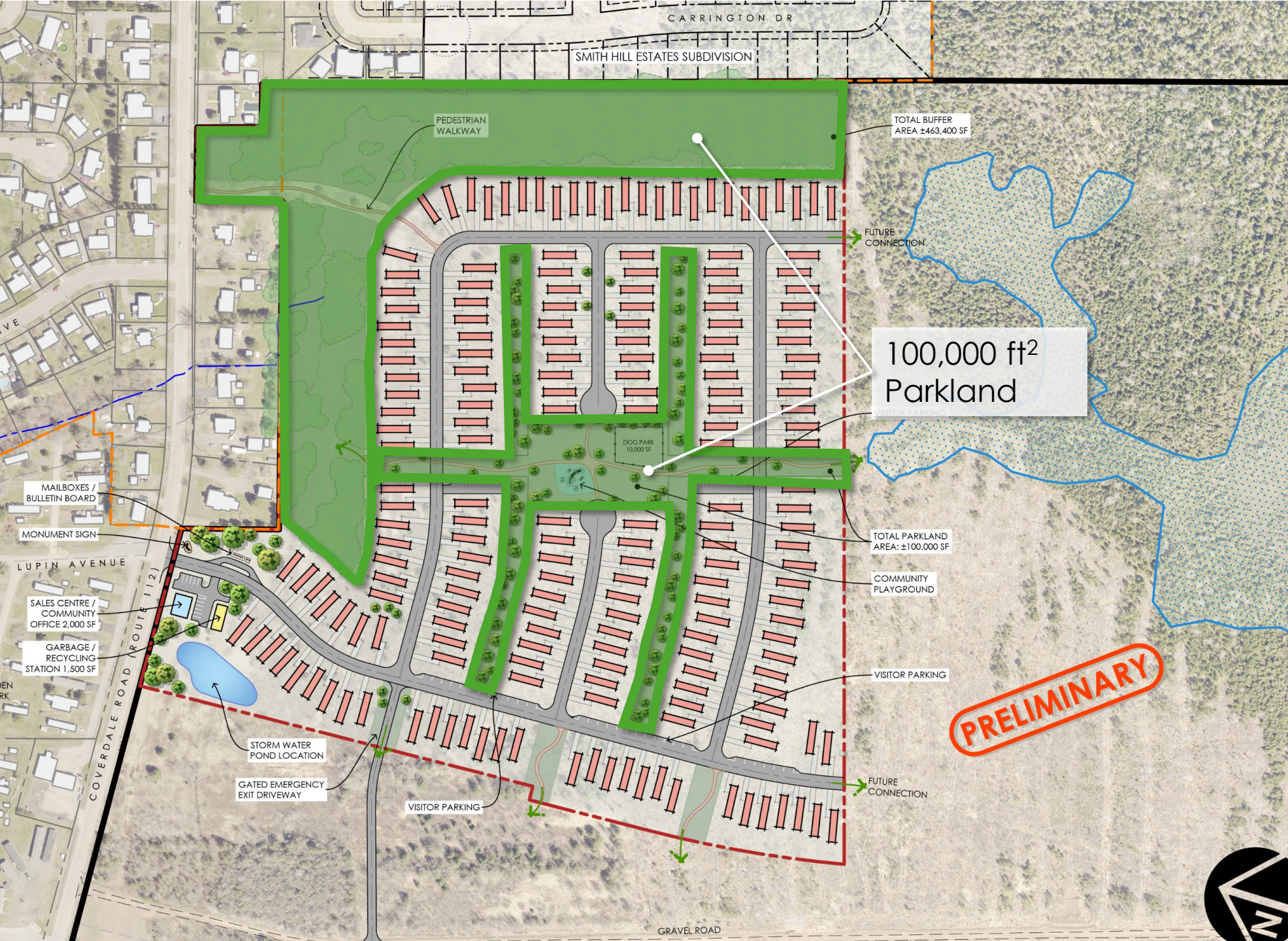




# SITE PLAN

## KEY FEATURES

- 196 Units
- 60 metre buffer
- Centrally Located Park
- Internal Trail System
- Secondary Emergency Access
- All private infrastructure on site
- 100,000 ft<sup>2</sup> parkland



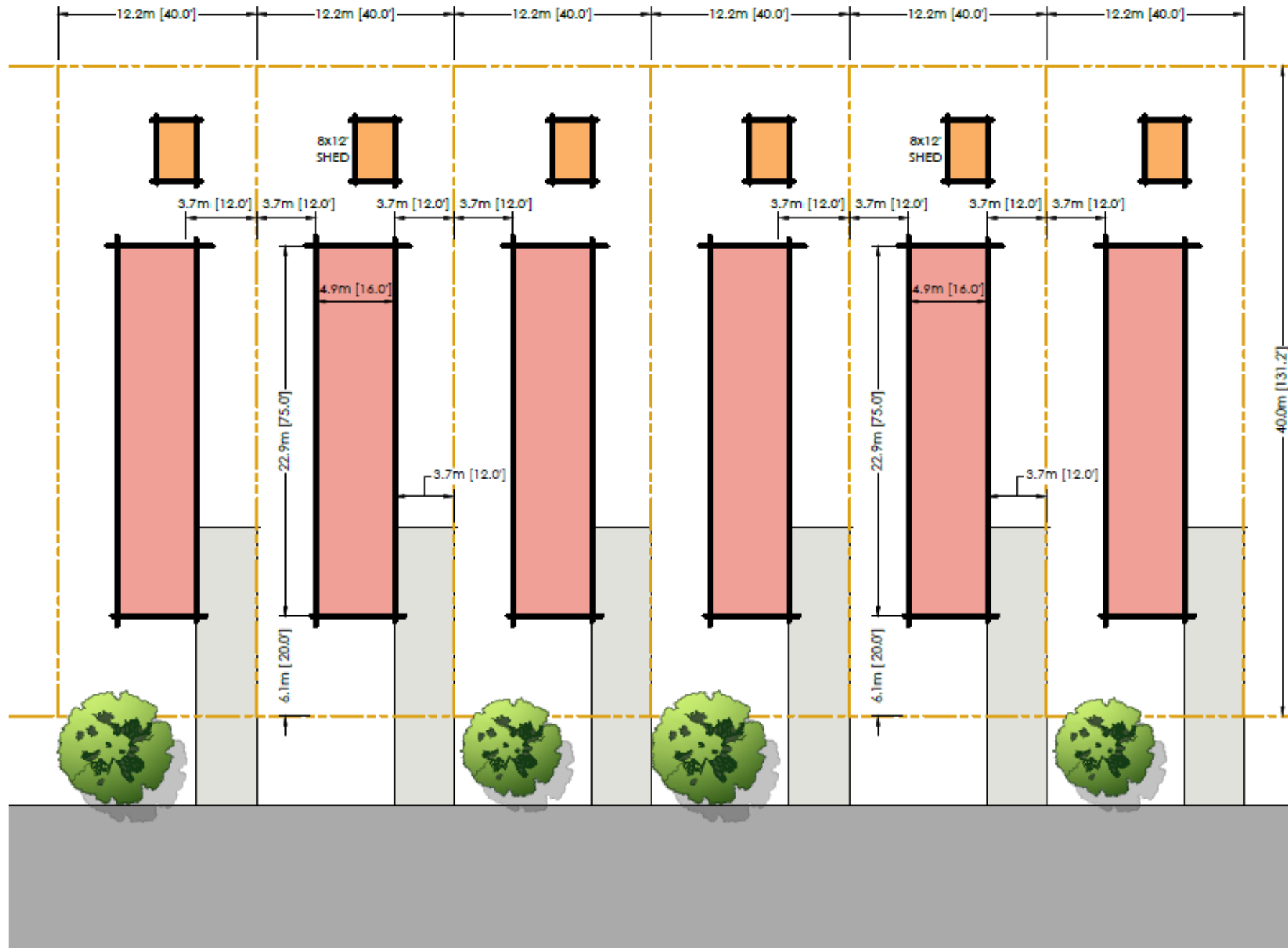
# LOT DETAIL

## KEY FEATURES

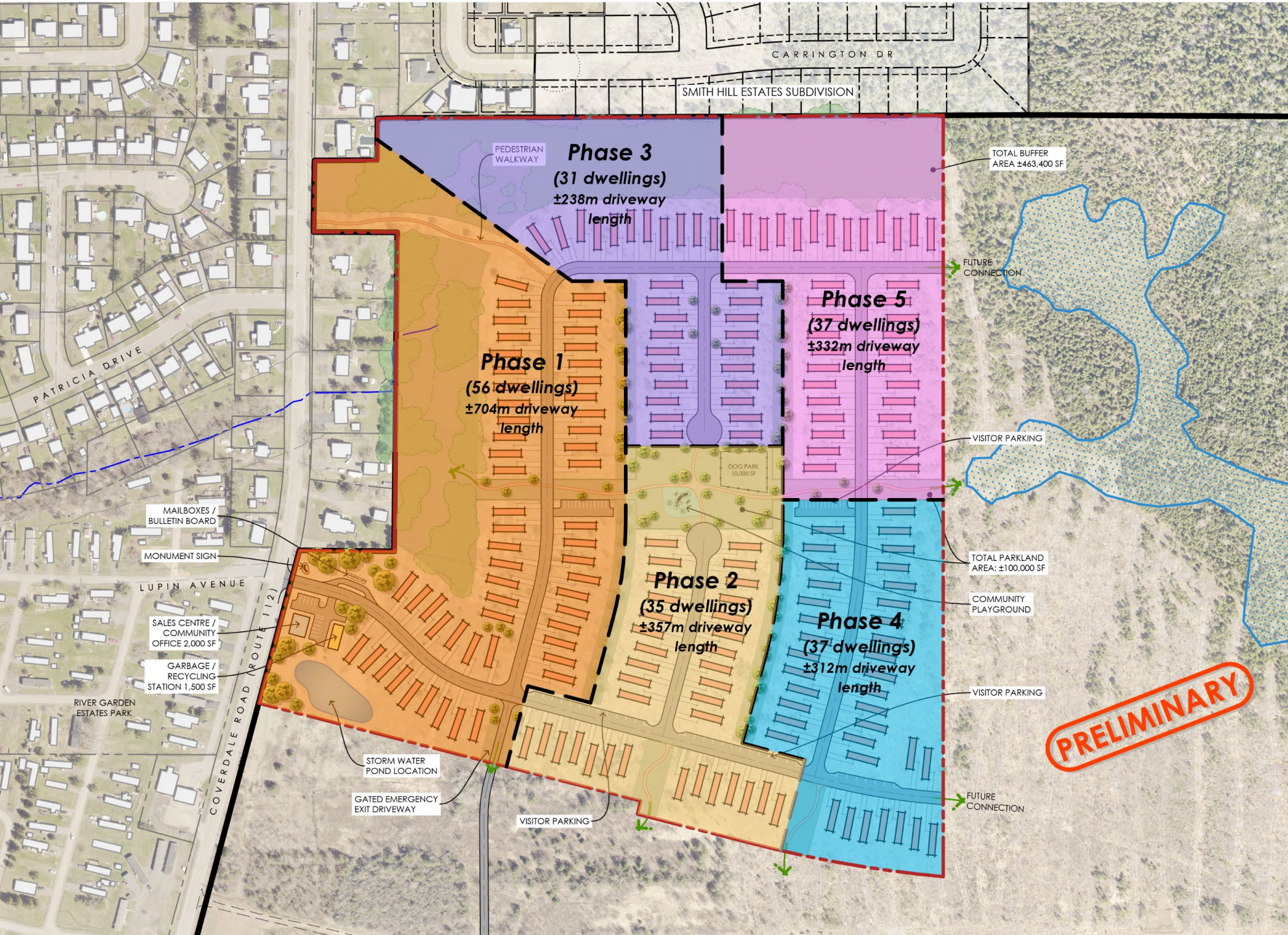
- 40 ft x 131 ft
- 5,240 ft<sup>2</sup> area
- 24 ft separation between units
- 25% lot coverage

## TYPICAL RESIDENTIAL LOT IN RIVERVIEW

- ~50 ft frontage
- 4950 ft<sup>2</sup> area
- ~14 ft separation between dwellings
- 50% lot coverage



# PHASING PLAN



- PHASE 1**
- 56 Dwellings
  - Stormwater Pond
  - Water Transfer Station
  - Emergency Access

- PHASE 2**
- 35 Dwellings
  - Park

- PHASE 3**
- 31 Dwellings

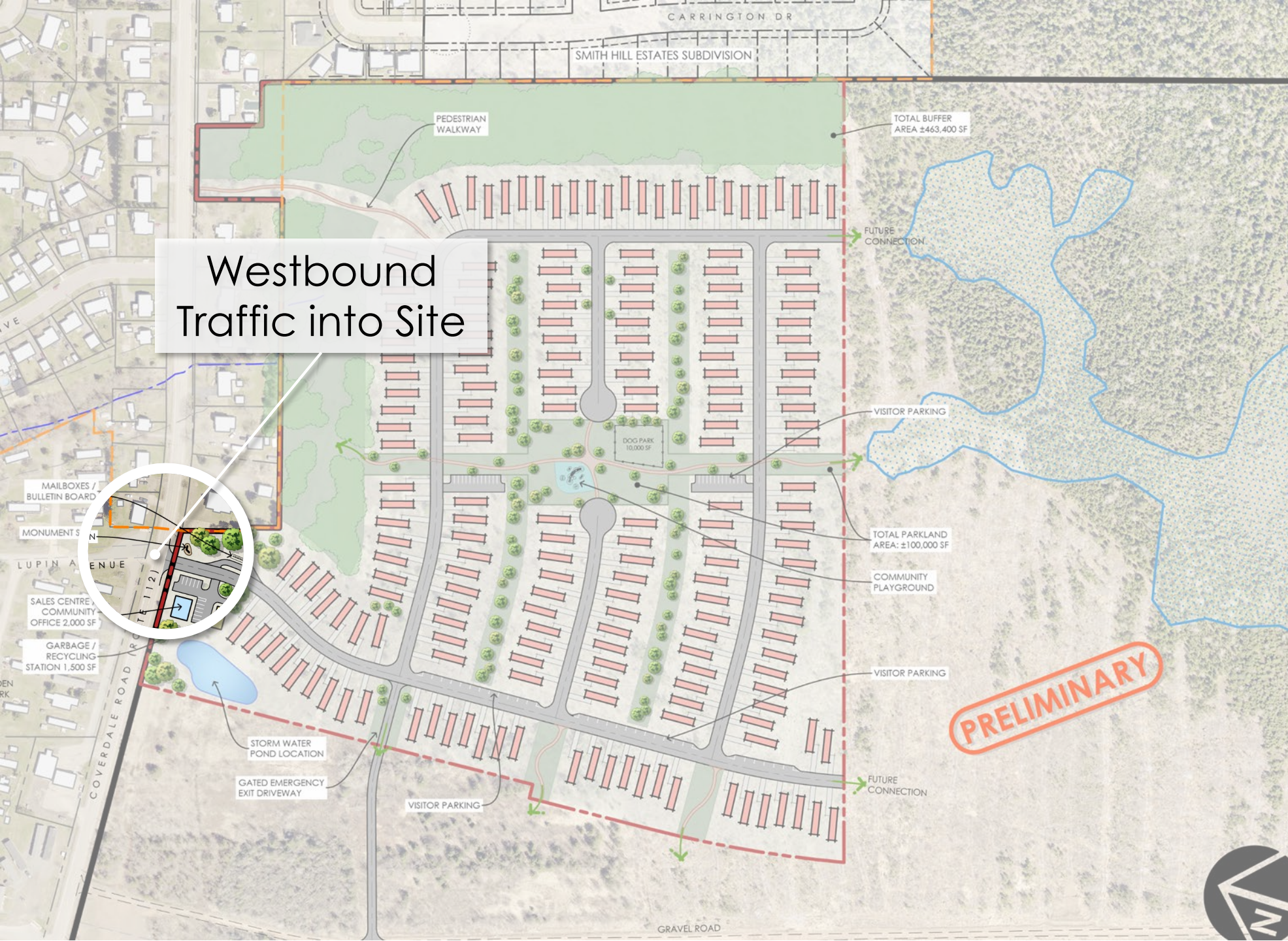
- PHASE 4**
- 37 Dwellings

- PHASE 5**
- 37 Dwellings

- TOTAL (ALL PHASES)**
- 196 Dwellings

# NEW LEFT TURN LANE

- Coverdale Road westbound traffic into site



Westbound  
Traffic into Site

**PRELIMINARY**



# LEFT TURN LANE LOCATION



# ENGINEERING CONCEPT



# LEFT TURN LANE

## KEY ELEMENTS

- Coverdale Road westbound traffic
- Existing road centreline to remain the same
- Constructed during Phase 1

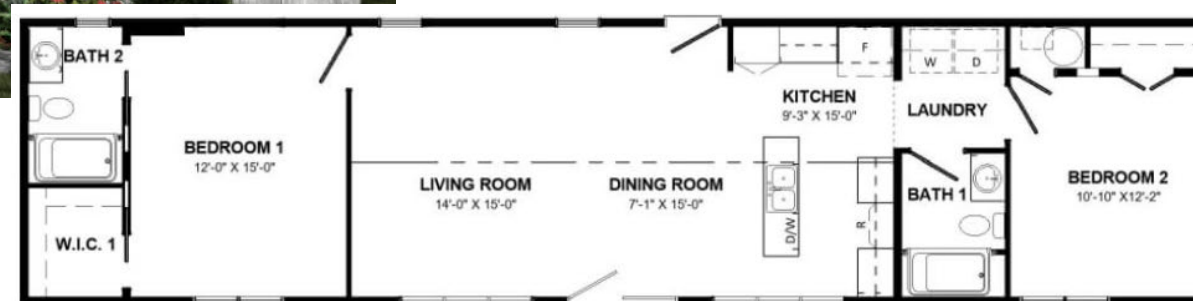
# HOUSING TYPE

## KEY ELEMENTS

- **Modular Homes**
- **Efficient** (insulation and sealing)
- **Easily Customizable**
- **Range of Sizes**
  - Up to 1,200 ft<sup>2</sup>
- **Affordable**
  - \$180K-250K
  - Monthly lot lease
- **Demand**
  - Numerous inquiries for Kent Homes from Riverview residents
- **Accessible**
  - Can be made fully wheelchair accessible



## 1, 2 & 3 Bedroom Options



# Community Concepts



THANK YOU  
GREG ZWICKER – [greg@zzap.ca](mailto:greg@zzap.ca)



**PRELIMINARY CONCEPT**

\* Preliminary concept to artistically demonstrate the general development approach. Subject to municipal approvals, and subject to change in detailed design.

