



Rezoning – Stonehouse and Danbury St. (PID 05117668)

Zoning By-law Amendment 300-7-18

Public Hearing

By Sam Gerrand
December 9, 2024

The applicant is proposing to rezone a portion of PID 05114668 from single unit residential (R1) to Residential Mix (RM) to allow the construction of semi-detached dwellings



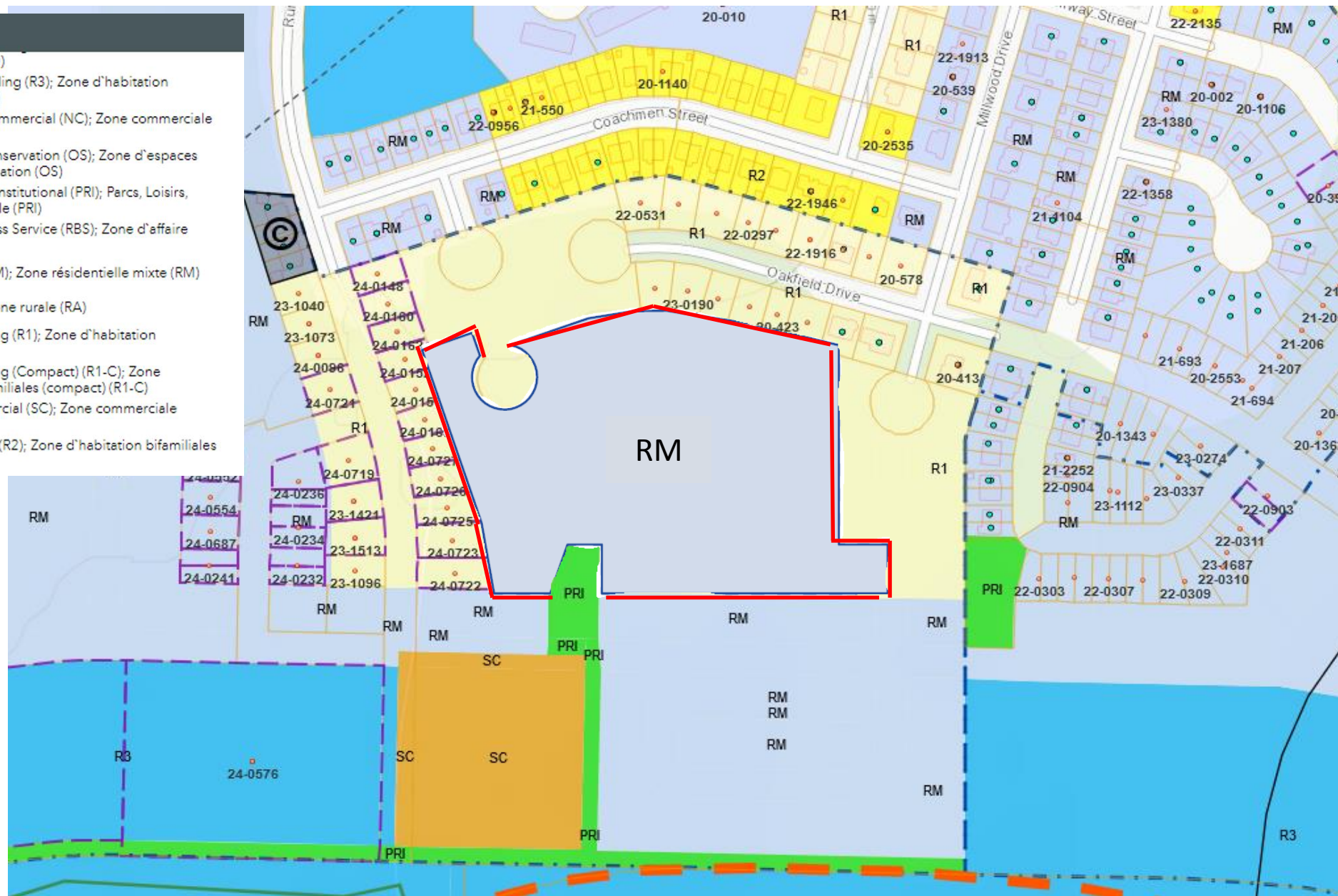
Legend; Légende

- préfabriquées (MD)
- Multiple Unit Dwelling (R3); Zone d'habitation Multifamiliales (R3)
- Neighborhood Commercial (NC); Zone commerciale de quartier (NC)
- Open Space & Conservation (OS); Zone d'espaces verts et de conservation (OS)
- Parks, Recreation, Institutional (PRI); Parcs, Loisirs, Zone institutionnelle (PRI)
- Residential Business Service (RBS); Zone d'affaire (RBS)
- Residential Mix (RM); Zone résidentielle mixte (RM)
- Rural Zone (RA); zone rurale (RA)
- Single Unit Dwelling (R1); Zone d'habitation unifamiliales (R1)
- Single Unit Dwelling (Compact) (R1-C); Zone d'habitation unifamiliales (compact) (R1-C)
- Suburban Commercial (SC); Zone commerciale suburbaine (SC)
- Two Unit Dwelling (R2); Zone d'habitation bifamiliales (R2)



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- In 2013, the subject project zoned R1 as a part of the Carriage Hills Subdivision secondary plan
- Road network and land use plan (pictured right) were approved by council
- In total this secondary plan included 862 residential units, much of which has been built out over the last 10 years

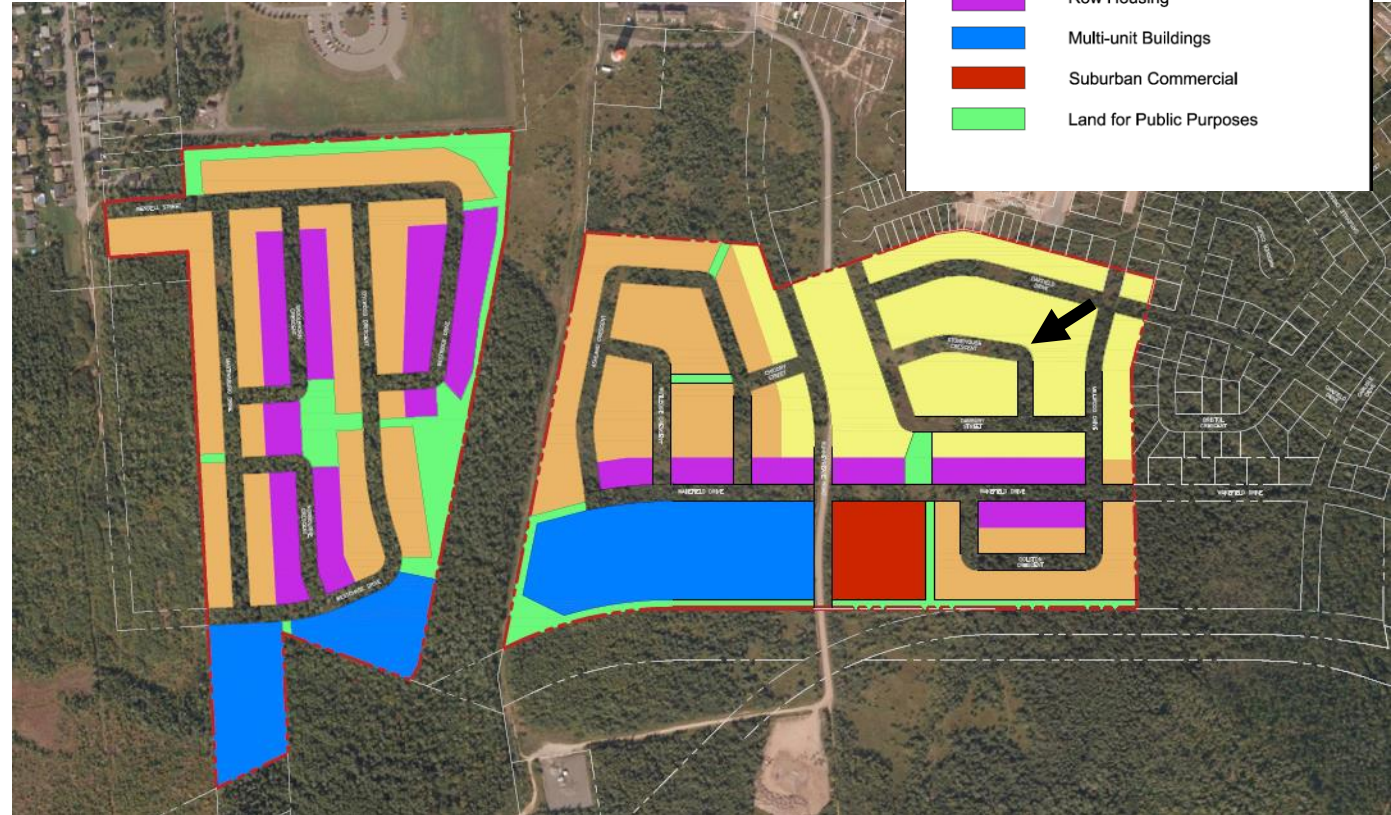


TABLE 11.1 (a) RESIDENTIAL ZONES USE TABLE

P = Permitted
 C = Conditional Use Subject to Terms and Conditions
 - = Use Not Permitted

ONE OR MORE OF THE FOLLOWING MAIN USES	R1	R1-C	R2	RM	R3
Single unit dwelling	P	P Subject to section 91.1	P	P	-
Semi-detached dwelling	-	-	P	P	-
Two unit dwelling	-	-	P	P	-
Multiple unit dwelling subject to section 91	-	-	-	C (maximum 15 units / acre)	C
Townhouse / rowhouse dwelling unit subject to section 90	-	-	-	C (maximum 15 units / acre)	C
Assisted living facility or independent living facility	-	-	-	C	C
Church	C	C	C	C	C
Daycare Centre	-	-	-	-	P
Fire and/or police station	C	C	C	C	C
Funeral home	-	-	-	-	C
Philanthropic use	-	-	-	-	C
Public park	P	P	P	P	P
Public or private school	C	C	C	C	C
Retail commercial or office use on the ground floor in conjunction with a multiple dwelling unit	-	-	-	C	C
ACCESSORY USES, BUILDINGS & STRUCTURES					
Accessory building, structure or use, subject to Division 3.1	P	P	P	P	P

Residential Mix Zone

Single dwelling units and semi-detached units are both permitted uses in the Residential Mix zone.

5.6 Residential Mix Zone

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:

(b) Medium Density within the RM – Residential Mix Zone: may consist of townhouses, row houses, apartments and other housing combinations and forms where density generally does not exceed 15 units per acre.

Policy 5.6.1 It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town.

Policy 5.6.2 It shall be the intention of Council to provide, within the Residential Mix zone (RM) a variety of housing styles, including single and two unit dwellings and semi-detached dwellings as well as permitting within single unit dwellings secondary uses such as an accessory dwelling unit, a garden suite, a home occupation, a bed and breakfast or, as per Policy 5.4.5, a home daycare.



- The applicant proposes to build 36 semi-detached dwellings and 11 single dwelling units with the proposed zoning change
- The rezoning would result in an overall increase of 37 residential units
- There are no changes to the existing or planned road network



Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire)

There was a clarification made that a single dwelling unit will be located on an empty lot.

No concerns were raised by the committee.



That the Riverview Planning Advisory Committee RECOMMEND that the Riverview Town Council Adopt By-law 300-7-18 in order to rezone PID 05117668 from Single Unit Dwelling - R1 to Residential Mix - RM.

- Public notice was posted on the Town of Riverview website and landowners within 100m of the subject property were notified on **November 15th**.
- One written letter of objection
- One phone call inquiry – seeking information on proposal

Comments

- Concerns for increased density
- Concerns of property values



- Resolution from Council – September 23, 2024

- Views of PAC – November 13, 2024

- Public Hearing – December 9, 2024

- 1st reading – December 9, 2024

- 2nd and 3rd Reading – January 13, 2024