



Amendment to Rezoning Agreement – Dobson Landing

Zoning By-law 300-7-3 (2020)

Presented to the
Riverview Town Council

By Sam Gerrand
March 17, 2025

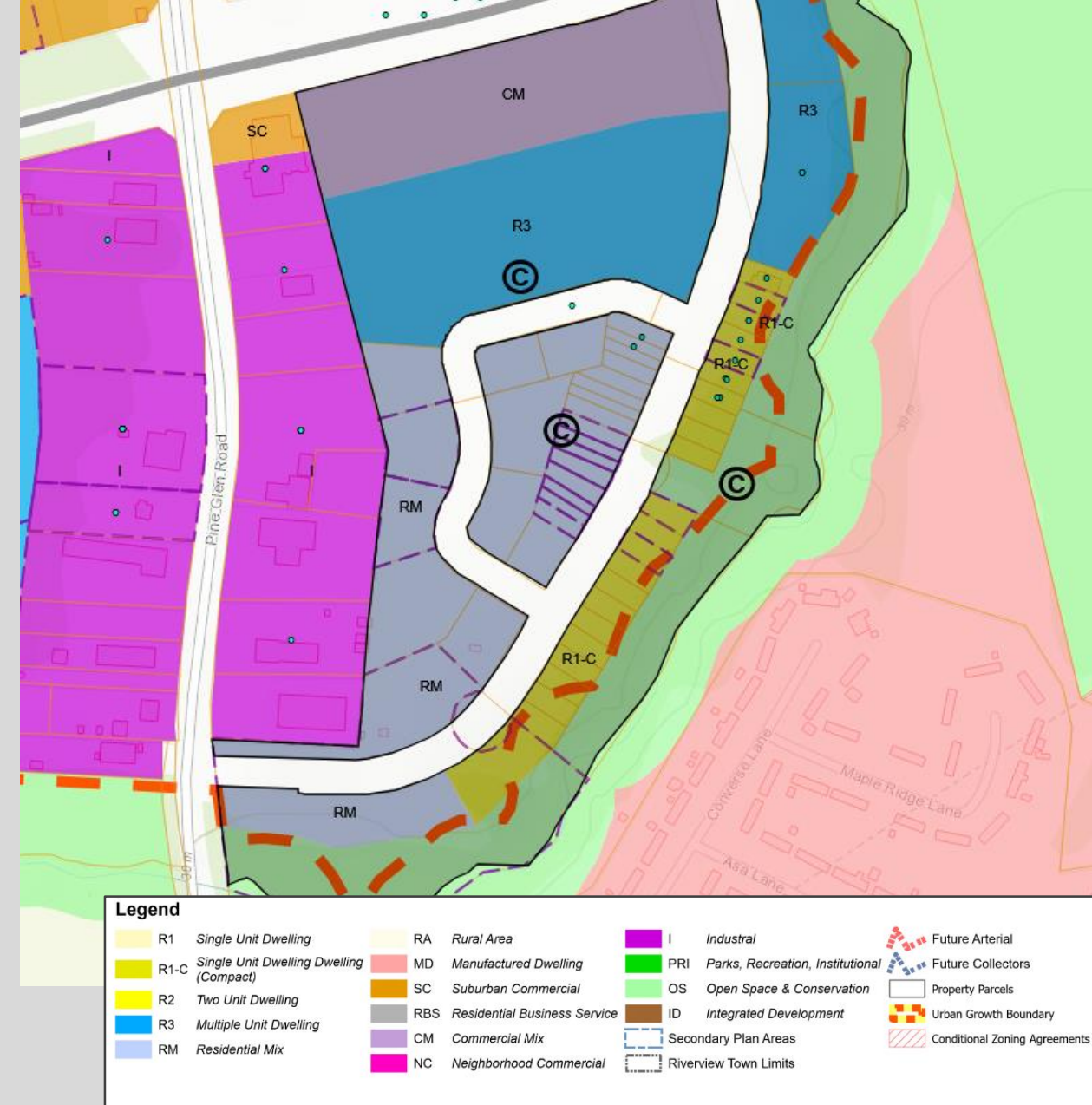
The applicant is proposing to amend the existing conditional rezoning agreement (CZA) for Dobson Landing to permit:

- (1) the development of 6 new lots for townhouse development
- (2) change the location of a proposed stormwater detention pond



Dobson Landing is primarily zoned RM zone with R1-C zoning along Mill Creek and R3 and CM zoning at the north end of site.

Dobson Landing is also subject to a CZA which imposes further requirements for the development of the site. (darker grey shaded area)



5.1 Residential Development

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.
- (c) High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.
- (d) Notwithstanding (c), 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.

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

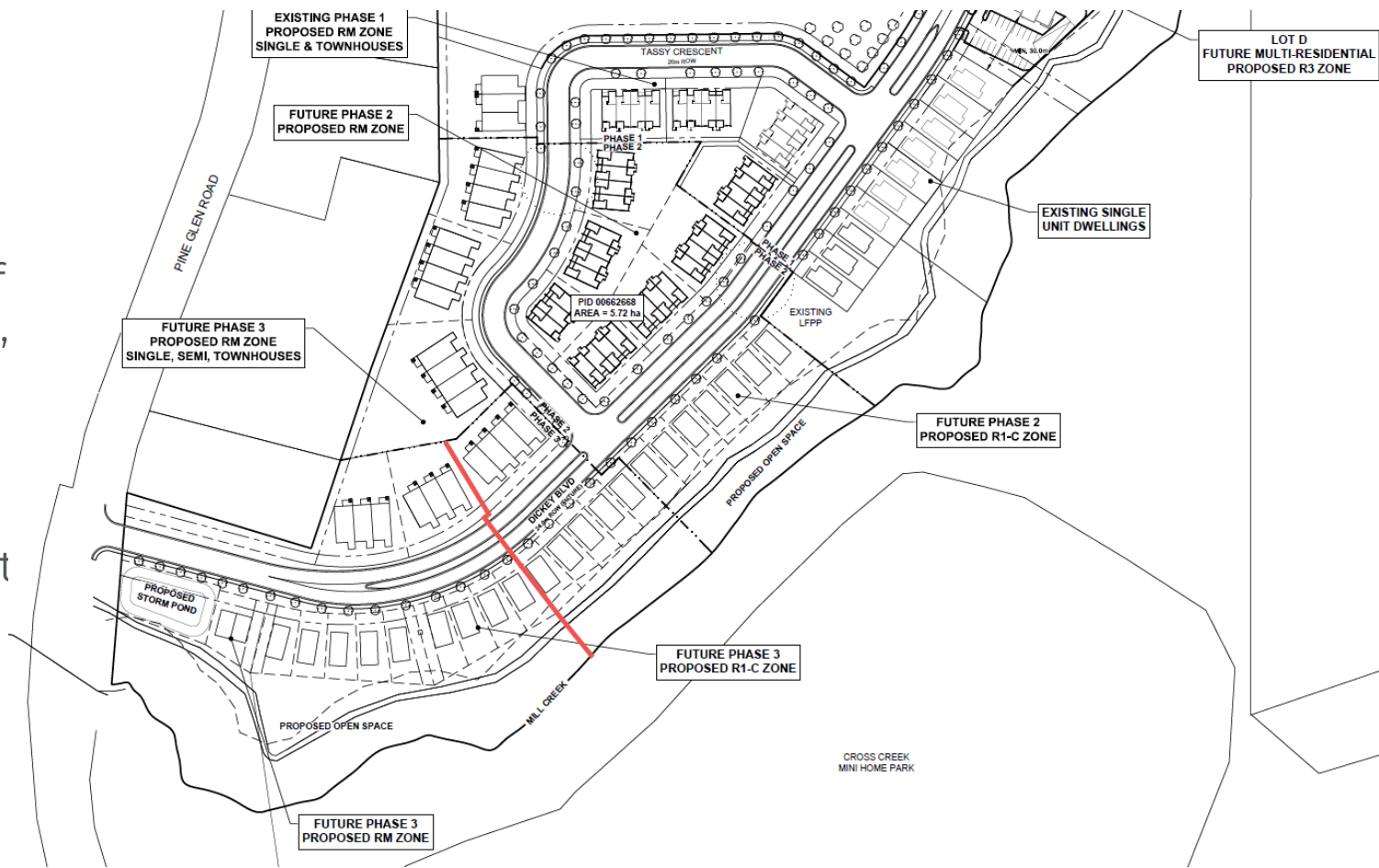
Residential Mix Zone

Single dwelling units and townhouses/rowhouses are both permitted uses in the Residential Mix zone.

Townhouses are a conditional use requiring final approval from PAC.

In 2015, the property was rezoned and subject to a CZA for the development of a mixed use neighborhood (single units, townhouses, multiple unit dwellings, commercial)

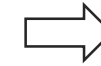
In 2020, the CZA was amended to adjust a timeline imposed in the original application and to alter the number of residential units



Dobson Landing Master Plan 2020

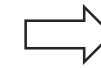
Riverview ZBL 300-7-3 CZA

- e) That work shall commence on one of the multi-unit buildings as well as one of the commercial buildings no later than five years from the date this agreement comes into effect, otherwise this agreement shall be cancelled and the zoning of those properties left undeveloped shall revert to the Residential Mix (RM) zone;
- f) That planting of street trees shall comply with the Street Tree By-law No. 700-80;
- g) Notwithstanding subsection 91(1)(b) and the Maximum Height provision in Table 11.3(a) of the Zoning By-law, the Planning Advisory Committee may consider 5 story multiple unit residential buildings within the R3 (Multiple Unit Dwelling) Zone subject to Terms and Conditions provided they respect all other design requirements that relate to R3 buildings being located next to R1-C Zone properties and maintain a building separation of 30 metres from the property line of any abutting single unit dwelling property;
- h) Sidewalks shall be required on one side of all streets within the subdivision;
- i) That the Owner enter into a cost sharing agreement for the 4 metre wide curbed and landscaped median (eg., naturalized/tall grasses & ornamental trees) within the 24 metre wide boulevard right-of-way and that the final landscape design and costs be dealt with as part of the Subdivision Agreement;
- j) The development shall be carried out in general conformance with the plans and drawings submitted. It is understood that the arrangement of buildings, lots, streets and lands within the concept plan are general in nature and their final location will be determined through the subdivision and building permit process;
- k) Notwithstanding subsection 80(b) of the Zoning By-law, the Planning Advisory Committee may consider reasonable variances for accessory buildings and structures between 15 and 30 metres of the Mill Creek watercourse setback.

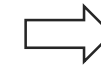


Timeline for development of Commercial building.

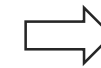
Expires August 2025



Allows 5 story multiple dwelling unit on R3 portion. Must be 30m from R1 properties



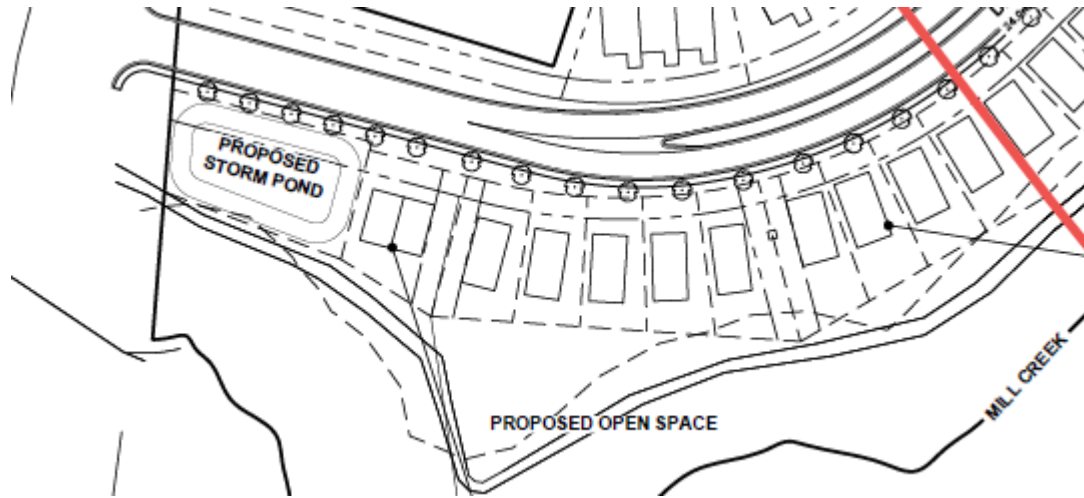
Provide 3m landscaped medians



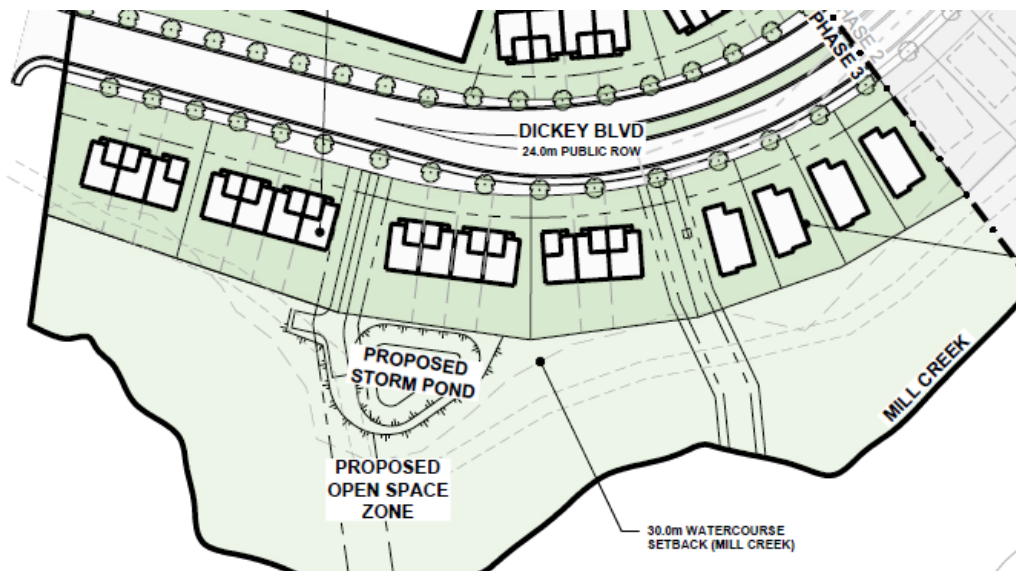
Development be in conformity with Site Plan (2020)



2020



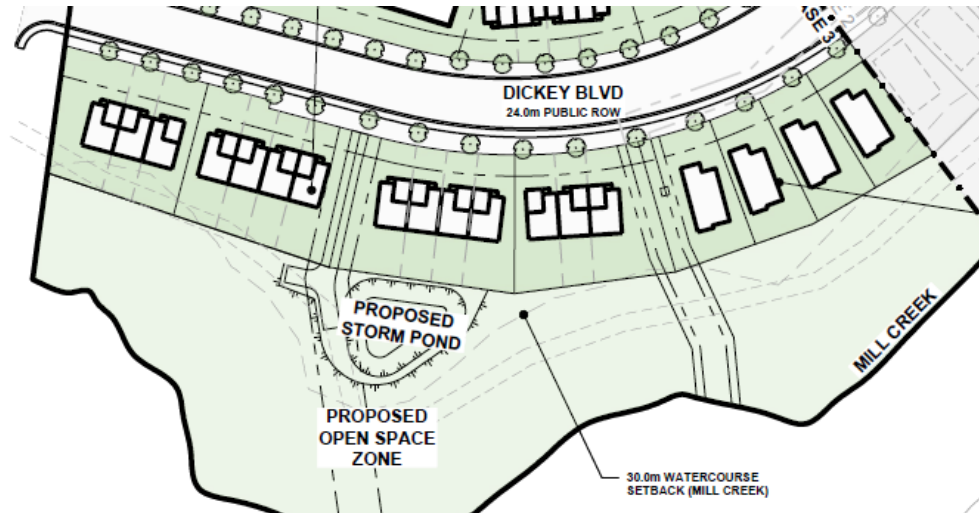
2025



(1) Reconfigure townhouse lots and location of stormwater detention pond

- Proposed stormwater pond location would require a WAWA permit from Province of NB
- Proposed stormwater pond location is within the Land for Public Purpose (LFPP) which would require a change and be assented to by council in a separate subdivision approval process.
- New proposed lots result in a net increase of 9 residential units

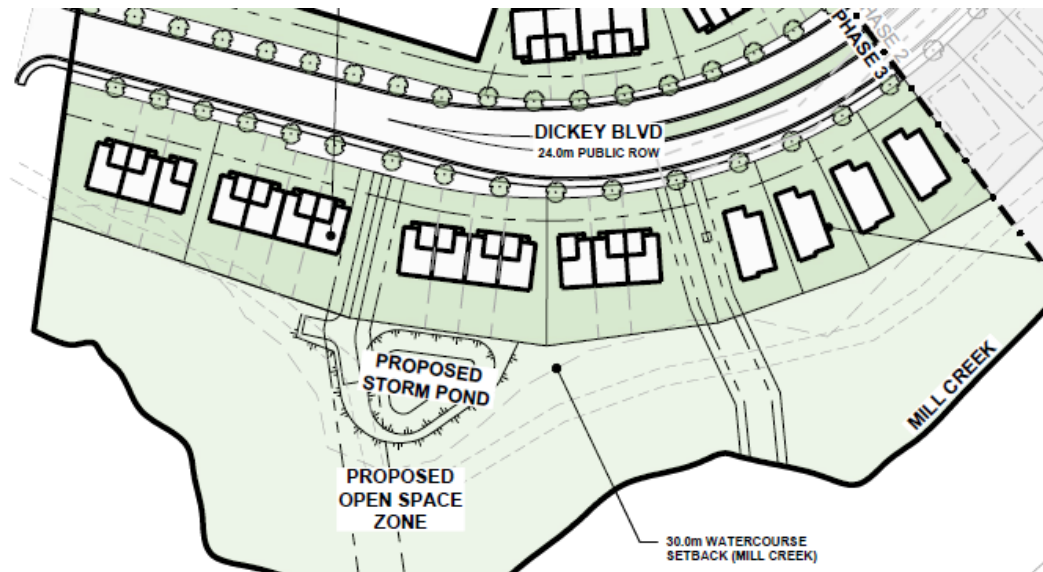
Without median



(2) Requested removal of 4m wide landscaped median

- Landscaped median was provided as a part of original application to facilitate snow removal near R1-C lots
- Engineering recommends that median is provided in final phase for consistency as well as to mitigate potential safety concerns

With median



Summary Table – Change to residential units



2015	2020	2025
5 commercial buildings with communal parking	2 commercial buildings with frontage on Gunningsville Blvd.	No change proposed
35 single-unit dwellings on 40' wide compact lots Total = 35 units	7 existing + 24 single-unit dwellings on 42'-46' wide compact lots Total = 31 units	10 existing + 16 single unit dwellings on 42'-46' wide compact lots Total = 26 units
64 units in semi-detached and townhouse dwellings Total 64 units	4 existing + 62 units in semi-detached and townhouse dwellings Total 66 units	58 existing + 22 proposed in semi detached and townhouse dwellings Total 80 units
156 units across three multi-unit buildings with underground and above ground parking Total 156 units	244 units across three multi-unit buildings (4-5 storeys) with underground and above ground parking Total 244 units	48 existing + proposed multiple unit buildings on R3 zoned portion of lot No change proposed at this time

Overall = 255

Overall = 341

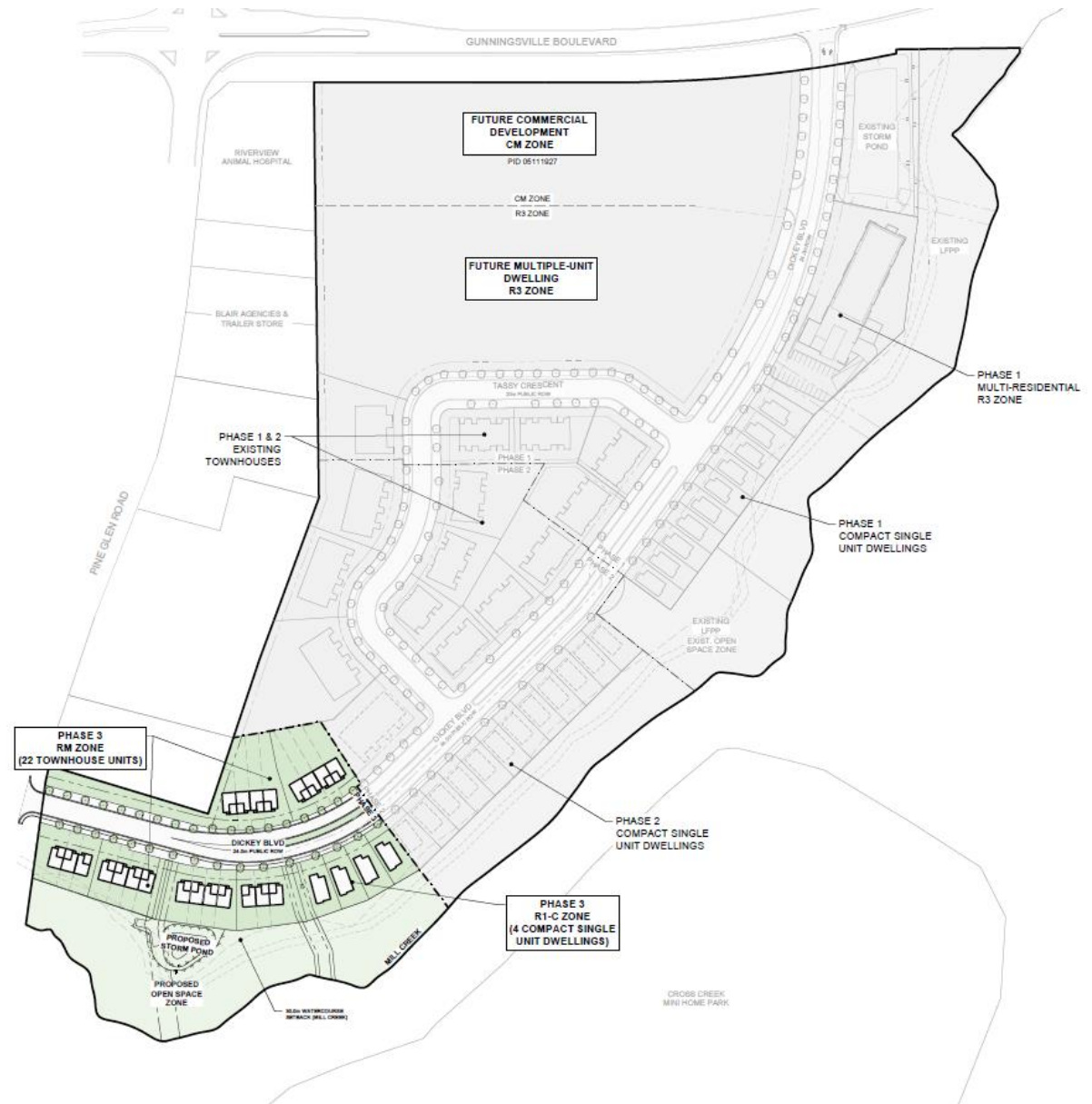
Overall = 350

Proposed Masterplan - 2025



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

- Engineering has confirmed access to stormwater pond for maintenance is possible and final designs for the stormwater pond will be required.
- Engineering recommends that the landscaped median along Dickey Boulevard be provided
- Parks confirmed that while there was once a vision for trail connectivity to Mill Creek Park from Dobson Landing there are challenges with topography and the trail is not likely to move forward. As such, the proposed stormwater pond location is sufficient.



Resolution

- To set the date of the public hearing (June 9th)
- Only one reading of the bylaw is required for an amendment to the CZA

Public Notice

- Public notice will be posted on the Town's website.
- Property owners within 100m will receive written notification.

- Resolution from Council – April 14th, 2025
- Public Hearing – June 9th, 2025
- 1st reading – June 9th, 2025