

# **PUBLIC HEARING PRESENTATION**

## **Application to Amend**

## **Plan Amendment 300-6-12**

Text amendment to change subsection 91.1 – Single Unit Compact Lot Design requirements as well as side yard setbacks for the R1-C Zone.

APPLICANT: Mattie Capital Inc.

DATE: January 8<sup>th</sup> 2018



Compact Single Unit Dwelling Zone (R1-C), was introduced as part of the Dobson Landing secondary plan.

Homes are now being built.

As this is a new housing product, a few issues have been identified with the By-law.



# Current Design Standards – 91.1

- a) the façade, is finished with traditional materials that includes at least twenty-five percent brick or masonry;
- b) the main entrance to the dwelling shall face a street;
- c) a garage door shall include design elements such as windows, plastics inserts and decorative hardware;
- d) no building façade and color shall be repeated on adjacent lots within the same side of a street as well as the lot on the opposite side of the street;
- e) despite 43(4), the driveway shall be paved or finished with other hard surfaces such as stone pavers or bricks; and
- f) despite 43(5), the driveway shall have a maximum width of 4 m at the street line and may open up to a maximum width of 5.5 m in the front yard”

# Proposed Design Standards – 91.1

- a) the façade, is finished with ~~traditional materials~~ **at least three different materials** that includes at least twenty-five percent brick or masonry;
- b) the main entrance to the dwelling shall face a street;
- c) ~~a garage door shall include design elements such as windows, plastics inserts and decorative hardware;~~
- d) no building façade and color shall be repeated on adjacent lots within the same side of a street as well as the lot on the opposite side of the street;
- e) despite 43(4), the driveway shall be paved or finished with other hard surfaces such as stone pavers or bricks; and
- f) despite 43(5), the driveway shall have a maximum width of 4 m at the street line and may open up to a maximum width of 5.5 m in the front yard”

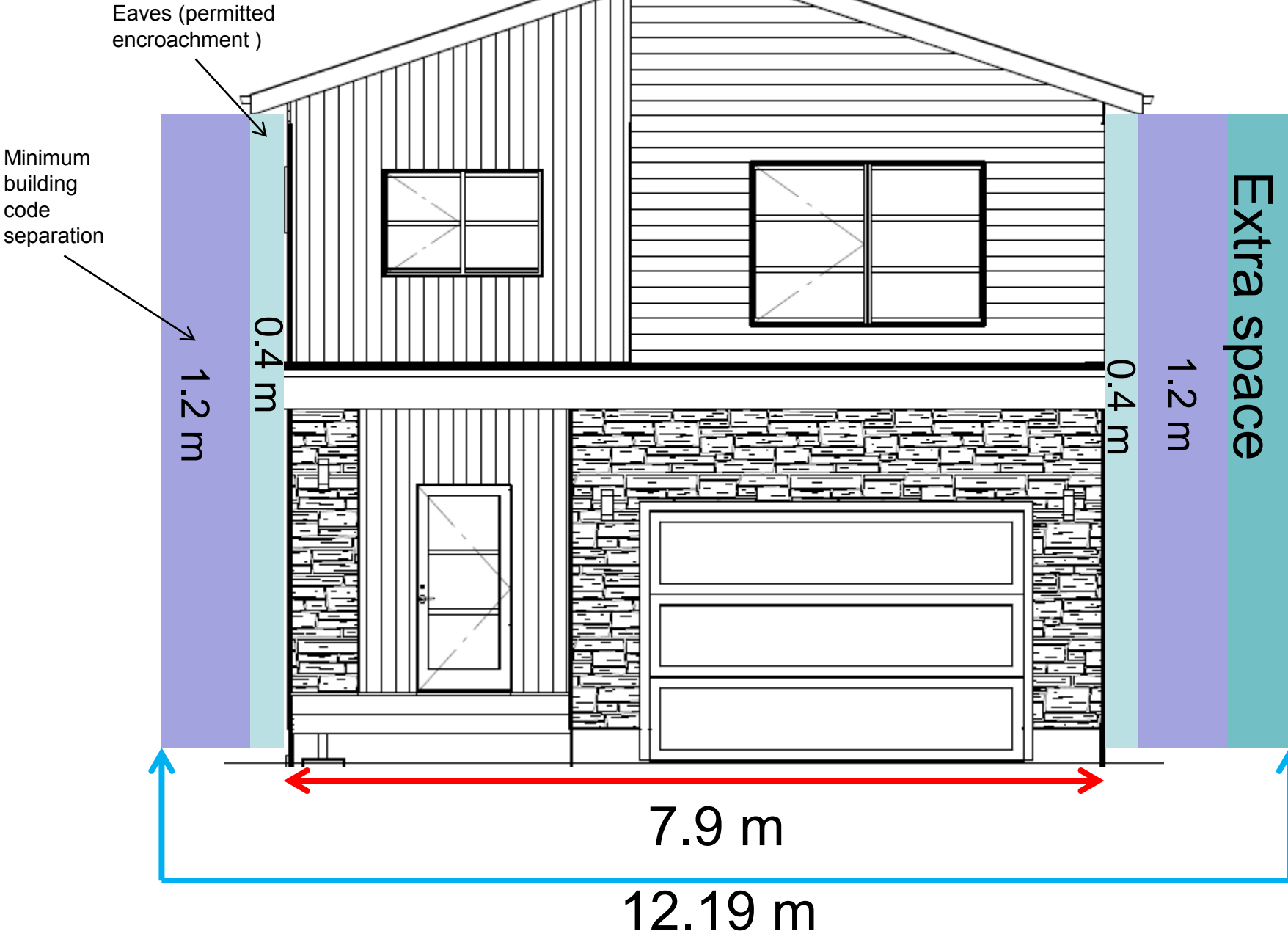


Material 1

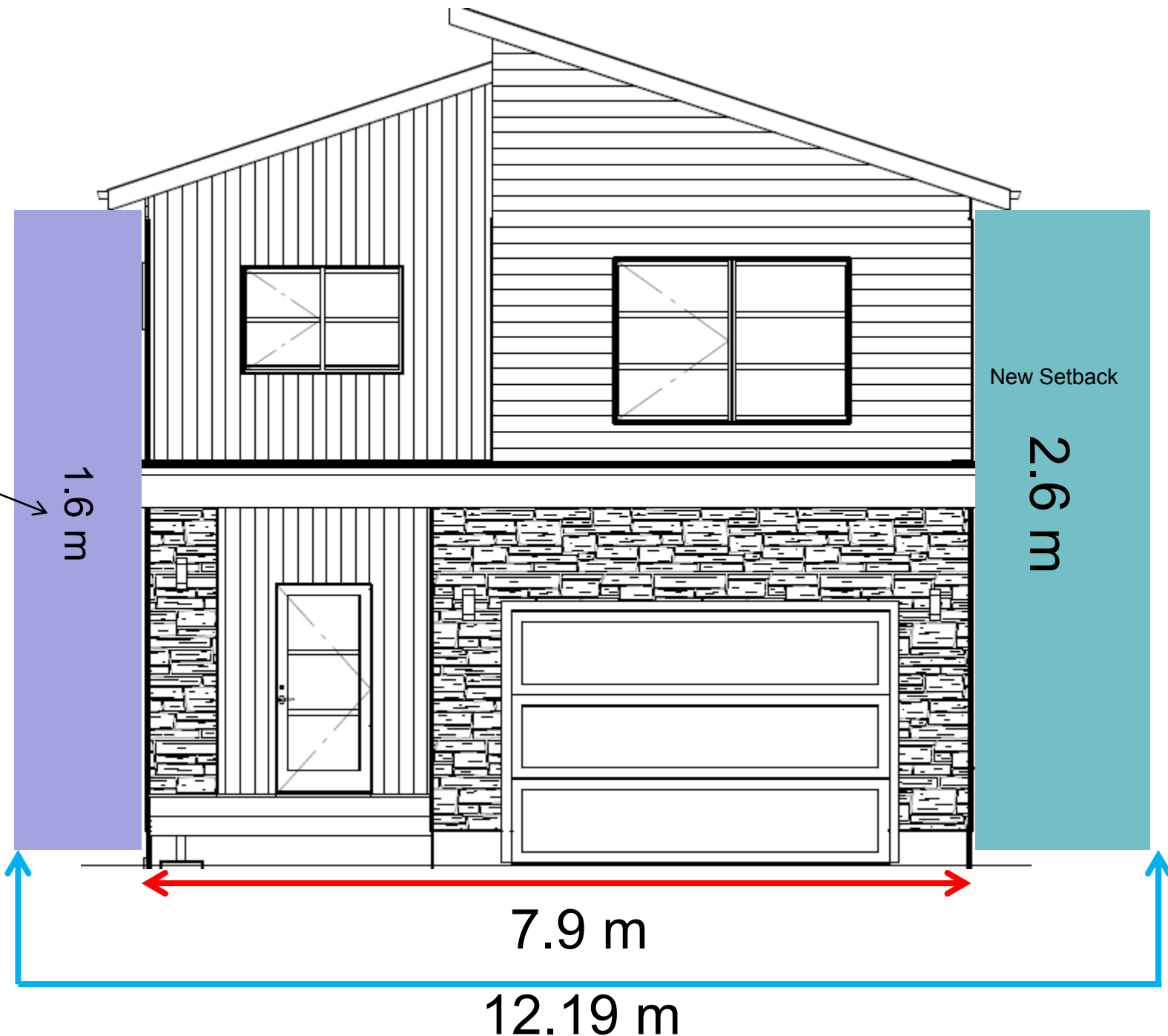
Material 2

Material 3 /  
brick/masonry





New Setback



1.6 m

New Setback

2.6 m

7.9 m

12.19 m

# Planning Advisory Committee (PAC) Recommendation

The Planning Advisory Committee recommends that Riverview Town Council **proceed with the amendment process** for Zoning By-law 300-6-12.

