



Planning Advisory Committee

Agenda Item	4(a)
File No.	17RZ-41554
Meeting Date	December 12, 2017

**Type of application:** Zoning By-law Amendment

**Owner:** Mattie Capital Inc.

**Agent:** Marc Ouellet

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

**Attachments:**

- Aerial Map
- Building Elevations
- By-law

**Location:** This text amendment will affect the R1-C Zone in the Town. However, the only area of Town which is currently zoned R1-C is located in the “Dobson Landing” subdivision.

**PID:** N/A

**Existing use:** N/A

**Adjacent properties zoning & use:**

N/A

**Municipal Plan**

A new zone, Compact Single Unit Dwelling Zone (R1-C), was introduced as part of the Dobson Landing secondary plan. This new zone with compact lot configuration is a new trend that has been growing in popularity in other communities across North America. By introducing this zone, it was important to have accompanying design requirements to ensure quality neighborhoods with good streetscape. See policy excerpt below:

**Policy 5.4.3.a.3** In order to introduce this new compact form of residential development in the community without sacrificing quality streetscapes, Council shall enforce specific design provisions through the Zoning By-law, related, but not limited, to:

- (a) finishing materials;
- (b) architectural design;
- (c) building repetition;
- (d) parking accommodations;
- (e) lot configurations; and
- (f) landscaping.

**Zoning By-law**

As per the Municipal Plan policy statement above, the following design requirements have been included in the Zoning By-law:

**Single unit dwelling with a compact lot configuration**

**91.1** When permitted, a lot developed for the purpose of a compact single family dwelling shall be subject to the following conditions:

- (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;



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- (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"

Jurisdiction of the Committee:

Community Planning Act  
As per subsection 66(1) of the Community Planning Act, Council must request the views of the committee before enacting a by-law made under the Act. The committee's role is to provide a recommendation to Riverview Town Council. .

Interdepartmental review:

- Engineering Department
- Economic Development

Outside agencies review: N/A

Public notice and input: N/A

Discussion & Analysis:

Staff has received an application from Marc Ouellet, on behalf of Mattie Capital Inc. to modify the text of the Zoning By-law as it relates to the design standards for compact single family dwellings.

The overall development plan for this area through a rezoning and secondary planning process in 2014. The idea is to develop a high quality unique mix housing neighborhood with commercial offerings and services along the Boulevard.

The developer has completed the model house and is currently in the process of building a new home. The overall look of the building is influenced by modern architecture. The home currently being built as well as other planned homes required variances to the design standards. After discussing these variances with the developer, it has been identified that the Zoning By-law design standards should be modified slightly to cater to the overall look of the neighborhood.

The text amendment application is required to modify section subsection 91.1 – Single Unit Compact Lot Design requirements. (File 17RZ-41554)



Given that the concept of the narrow lot configurations would essentially mean that homes would be closer together, it was important that design elements would ensure that proximity would not affect overall streetscape. One element that was introduced was the idea of traditional materials on the entire façade. Again, the idea was to ensure quality design and built



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form.

However, the first home (model home) has been constructed without a 100% traditional materials. This had been overlooked at permitting stage. That being said, staff are in agreement that the overall finish product is of superior quality even though traditional materials were not used on the entire façade. The reason for this is the careful thought that was put into selecting materials that are in harmony of the architectural elements of the building.

Another important element to consider is that the homes in this neighborhood will be required to be Net-Zero Ready and meet the Natural Resources Canada’s Solar Ready Guidelines through covenants. This means that the dwelling will be pre-wired to accept, with little modification, roof-top solar panels, as well as be insulated to the extent required to lower the total energy demand needed to achieve Net-Zero. As we can imagine, this adds some cost to the homes. There is only a definite amount of flexibility in terms of housing price and what the market can handle in our context. In our opinion, the fact that these homes will be able to achieve net-zero is a unique feature for the community and therefor has merits to reconsider the overall design standards.

Nonetheless, it’s worth highlighting that the overall products being proposed are above average quality and won’t negatively affect streetscape. These amendments consider providing greater flexibility in the choice of finishing materials on the façade as well as removing the design elements of the garage doors. Attached are examples of building elevations that would be permitted under the new proposed standards.

Proposed Changes:

91.1 When permitted, a lot developed for the purpose of a compact single family dwelling shall be subject to the following conditions:

- (a) the façade, is finished with at least three different materials ~~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)~~(c) \_\_\_\_\_ 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)~~(d) \_\_\_\_\_ despite 43(4), the driveway shall be paved or finished with other hard surfaces such as stone pavers or bricks; and
- ~~(f)~~(e) 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”

Side Yard Setbacks

Currently, the side yard setbacks are 3m on one side and 1.2m on the other. An issue has been brought to our attention on the 1.2m side yard because of new Building Code requirements. The 2010 National Building Code has been adopted in Riverview in 2015. This brought changes to combustible projections within yards.

The Building Code states that a “combustible projections on the exterior of a wall that are more than 1 m above ground level and that could expose adjacent building to fire spread shall not be permitted within:

- a) 1.2m of a property line”.



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The current issue we are facing is that our 1.2m side yard setback applies to the exterior wall of buildings and not the eaves (which are allowed to project to a maximum of 0.6m). From a Building Code point of view, conventional eave design is considered a combustible projection.

Home designs in this development have been designed to maximise building footprint and thus the exterior walls are located on the minimum required side yards. This would be fine under zoning as eaves are able to encroach further within the side yards. However, as mentioned earlier, the issue is with Building Code and minimum separation of combustible projections.

As the lot have already been delineated with curbing and parks space, there is no wiggle room to move them. The solution is to increase the setback on side and to reduce it on the other.

- 1.2m to 1.6 m (Exterior wall at 1.6 m - 0.4 m (16”) encroachment = 1.2m)
- 3 m to 2.6 m (no Building Code issue on this side)

This would allow an 8 m (26’) wide home with 0.4 m (16”) projecting eaves to locate on the 12.19 m requirement of the R1-C Zone without any conflicts with the Zoning By-law nor National Building Code.

From a land use perspective, these changes will not be perceptible from the road and will match with the overall intent of this mix use neighborhood.

CONCLUSION

Given that façade includes a variety of finishing materials that will be harmonized with the design of the building, staff are of the opinion that these standards will follow the overall intent of the Municipal Plan to create high quality residential neighborhoods. Therefore, staff is in support of this application as proposed.

Consequently staff recommend that Council proceed with the Text Amendment. The necessary amending by-law, being By-law 300-6-12 is attached for Council’s consideration.

Recommendation

Staff recommend to the Planning Advisory Committee that Riverview Town Council **proceed with the amendment process** for Zoning By-law 300-6-12 as submitted

Submitted by:

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