



# RIVERVIEW

## Round 2 Engagement – What We Heard

June 2025



# Table of Contents



<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Community Open Houses</b>	<b>3</b>
	Big Move #1: A New Approach to Building Heights .....	4
	Big Move #2: 4 Units As-of-Right.....	5
	Big Move #3: Town Centre .....	6
	Big Move #4: Introducing a Secondary Planning Area .....	6
	General Comments.....	7
	Other Concerns and Feedback .....	8
<b>3.0</b>	<b>Online Engagement</b>	<b>9</b>
	Big Move #1: A New Approach to Building Heights .....	11
	Big Move #2: 4 Units As-of-Right.....	12
	Big Move #3: Town Centre .....	13
	Big Move #4: Introducing a Secondary Planning Area .....	14
<b>4.0</b>	<b>Conclusion and Next Steps</b>	<b>15</b>

## Appendices



# 01



## Introduction

The Town of Riverview (Riverview) has grown significantly in recent years. Between 2011 to 2022, Riverview's population increased by approximately 8.5% with about 2,000 new residents added to the community and totalling 20,749. Since 2020, Riverview has also experienced an increase in demand for housing, community services, and facilities. As a result of these growth pressures and provincial legislative requirements, Riverview is undergoing a review and update to its Municipal Plan and Zoning By-law documents.

Throughout the past year, the Town of Riverview has been working on a review and update of the Municipal Plan and Zoning By-law. This has included an initial round of community engagement in June 2024, which collected feedback from residents to determine what types of policy should be incorporated into the Town's development framework and developing a draft Municipal Plan and Zoning By-law to reflect the community's vision and needs. In June 2025, the Town of Riverview conducted a second round of community engagement, which focused on gathering feedback on the following "Big Moves", which have been proposed in the draft Municipal Plan and Zoning By-law:

- **Big Move #1:** A new approach to **building heights**, which aims to address housing needs while maintaining the character of Riverview by requiring larger setbacks for taller buildings.
- **Big Move #2:** Permitting **4 Units as-of-right**, which aims to address housing needs by providing opportunities for gentle density in existing and future neighbourhoods through permitting accessory dwelling units, garden suites, and townhouses.
- **Big Move #3:** Supporting the development of a distinct and vibrant **Town Centre**, which will allow for taller and visually appealing buildings, support a central mixed-use area, and support local businesses.
- **Big Move #4:** Introducing a **Secondary Planning Area**, which will require a detailed planning approach to support significant development of the area, while seamlessly integrating into the character of the Town and accounting for environmental features and infrastructure opportunities.

A detailed explanation of these Big Moves can be found in the open house poster boards attached under **Appendix A**.

The purpose of this report is to capture the feedback and priorities expressed by community members during second round of community engagement for the Municipal Plan and Zoning By-law review and update process. Activities that took place during the second round of engagement included:

- Between June 10-22, 2025: online quick polls and feedback forms were used to capture feedback on each of the proposed Big Moves; and
- June 12, 2025: two community open house events at Council Chambers at Riverview Town Hall.



# 02



## Community Open Houses

Two (2) community open house events took place Thursday, June 12, 2025 at the Riverview Town Hall. Approximately 100 comments were received from approximately 75 participants across the two (2) open houses.

Dates and locations of open houses are outlined below:

### Open House #1

June 12, 2025

1-3 pm

30 Honour House Court

### Open House #2

June 12, 2025

6-8 pm

30 Honour House Court



The Community Open Houses featured informational and interactive poster boards, which attendees were invited to leave sticky notes on to share their thoughts about the proposed changes to the Municipal Plan and Zoning By-law. The interactive poster boards asked attendees their thoughts on the proposed Big Moves (**see Appendix A**), as well as any other concerns or feedback that they may have had. A townhall-style question and answer event was held during each open house allowing residents to seek clarity on the proposed changes presented at the Community Open House. The following sections provide an overview of key themes arose during these open houses, categorized by the proposed Big Moves.

## Big Move #1: A New Approach to Building Heights

---

### General Reception

- There was appreciation for Riverview's proposed approach to building heights, which two (2) participants voting for the "I like it" option on the poster board.
- Other attendees believed there was room for improvement, with two (2) attendees voting for the "I think we can do better" option.
- The townhall question and answer periods included limited conversation about height, with no specific criticism about the approach received.

### Setbacks and Character

- One (1) attendee was initially concerned about apartments near low-rise residential areas, but became supportive of the idea of larger setbacks for taller buildings after talking with the facilitators.



- Some questions arose from attendees regarding what type of character is being protected in Riverview.
- A suggestion was made to limit setbacks from arterial streets to keep density along these corridors.

### **Green Space:**

- One (1) comment on the poster board noted that green space should be prioritized between R1 and other zones to allow for wildlife corridors and active transportation.

## **Big Move #2: 4 Units As-of-Right**

---

### **General Reception**

- General support for the "4 units as-of-right" concept was noted, with one (1) individual, unable to attend the full presentation, voicing strong support for this change. One (1) individual asked several questions about the approach, voicing general concerns about several aspects of the approach (owner-occupied condition, size of garden suites, parking, etc).
- Comments suggested that despite site planning challenges, builders are creative and many lots in Riverview could accommodate four units.
- Five (5) Open House attendees placed dots which voted in favour of increasing housing options through gentle density and three (3) voted in favour of designing gentle density to integrate into our neighbourhoods.
- One (1) dot was placed under the "I don't like it" option for both increasing housing options through gentle density and designing gentle density to integrate into our neighbourhoods.
- Two (2) dots were placed under the "I'm generally okay with this but have questions" option for increasing housing options through gentle density.

### **Impact on Neighbors:**

- Concerns were raised about the traffic and congestion that 4 units as-of-right could create.
- Attendees expressed concerns that they will not be able to have a say on unwanted density on neighboring properties.
- One (1) attendee noted the concern that 4 units as-of-right could lead to the creation of rooming houses.
- One (1) comment noted concern about the "social consequences" of increased housing.

### **Design Guidelines and Integration into Neighborhoods:**

- One (1) attendee suggested that setback requirements should be reduced so garden suites can be built closer to property lines.
- One (1) attendee expressed that the R-1 zone to be reserved for the existing R1 neighborhoods, and that a new zone should be created for the 4-units as-of-right in future neighborhoods.
- One (1) question was asked regarding how close an apartment could be to a person's home.

### **Parking**

- An attendee noted that the parking stipulation makes 4 units as-of-right more practical.
- Some comments noted that underground parking could be an option.
- One (1) attendee expressed that street parking should be more accepted in Riverview.

### **Increased Taxes**

- Some attendees noted that 4 units as-of-right dwellings should pay increased taxes, with one noting that they should specifically pay more taxes if none of the units are owner-occupied.
- One (1) comment noted that these units should pay more in taxes to account for water and wastewater services, but that there could be other property tax incentives for these dwellings.

### **Enforcement and Legal Recourse**

- One (1) attendee noted that there should be legal recourse if a resident wants to build a development that their neighbours disagree with.
- One (1) attendee asked how owner occupancy would be enforced for accessory dwelling units/garden suites.

### **Logistics and Limitations**

- It was noted that 4 units as-of-right will have minimal impact, due to economic factors.
- One (1) attendee asked about what would happen to the residents of accessory dwelling units/garden suites if the owner of the property was to move (i.e. if they would get evicted).

## **Big Move #3: Town Centre**

---

- **General Reception:**
  - There was general support for "a more urban feeling Town Centre in Riverview" and positive sentiment towards the proposed idea.
- **Services and Amenities**
  - Some attendees called for more services and amenities in the Town Centre area.
- **Design Guidelines:**
  - Attendees expressed hesitation toward 8+ story buildings in some areas within the Town Centre, such as Chocolate River Station. It was noted that the old Kent location was an exception to this hesitation.
  - One (1) attendee noted that "design standards are a must" for the Town Centre area.
  - One (1) attendee noted that design guidelines should encourage businesses to be "trail-facing" rather than facing parking lots or streets.
- **Parking and Transportation:**
  - Attendees noted a desire to minimize or limit parking in the Town Centre.
  - Some questions arose regarding transportation in the Town Centre, and how people would be transported in and out.

## **Big Move #4: Introducing a Secondary Planning Area**

---

### **General Reception**

- Attendees had mixed feelings about the introduction of a Secondary Planning Area, with two (2) noting that they were in favour of this area having its own planning process, and two (2) noting that they were opposed to it.
- One (1) of the opposing comments noted that all neighbourhoods should have the same stipulations.

### **Land Use Designations and Types of Development**



- Attendees asked questions regarding the mapping of the future Bridgedale Boulevard connection, and expressed understanding and support once its mixed-use designation were clarified.
- One (1) attendee noted that the Secondary Planning Area needs services and amenities, not just housing.
- One (1) comment was left which noted they did not want more multi-family housing in this area, noting that they did not want it to be like Gunningsville Boulevard.

### Environmental Features

- One (1) attendee noted that environmental features should be considered for their importance to the ecosystem.
- A comment was left which asked how trees that provide carbon sequestration would be replaced.

## General Comments

---

In addition to questions about the Big Moves, Open house attendees were asked questions that were more general in nature, and were provided the opportunity to express anything that they thought had been missed in the proposed changes to the Municipal Plan and Zoning By-law. This section provides a summary of more general feedback from the Open Houses.

### Vision Statement

Attendees were presented with the following vision statement for development in Riverview, and asked if it reflected how they see Riverview in ten (10) years:

***“Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all.”***

- Nine (9) attendees noted that this vision statement aligned with how they see Riverview in ten (10) years
- One (1) attendee noted that this vision statement did not align with how they see Riverview in ten (10) years.

### Priorities in Riverview

Open House attendees were given a list of pre-determined priorities for the Town of Riverview and were asked to indicate their number one priority. The table below summarizes the results from this activity.

Priority	Number of Votes
A distinct and vibrant Town Centre which promotes diverse employment opportunities and economic development	6
Diverse and affordable housing options	4
Robust public infrastructure and services	4
Sustained and transparent community engagement practices	3
Enhancing resilience to flooding and preserving green spaces	2

Sensitively incorporating density	1
Enhanced public transit and active transportation options	1
A more streamlined approval process for developers	1

## Other Concerns and Feedback

---

- **Overall Planning Approach & Vision:**
  - Attendees expressed a sentiment that New Brunswick's planning processes could be more advanced, advocating for more localized and detailed neighborhood or secondary plans.
  - One (1) attendee expressed concerns about Riverview becoming too much like a city and losing its suburban character.
- **Housing Developments:**
  - Attendees raised concerns regarding the long-term affordability of housing and the broader social implications of large-scale housing developments.
  - One (1) attendee specifically expressed a desire for more senior-focused housing options, such as bungalows or non-nursing home/apartment developments, to cater to the needs of the aging population.
  - One (1) attendee raised a concern about the impact of infill development on existing home and property owners.
- **Environmental Stewardship & Climate Change:**
  - Attendees emphasized the critical importance of environmental planning, including resilience to climate change and flooding, and alignment with existing sustainability plans.
  - Specific concerns were voiced about tree loss due to development and the need for robust strategies for tree replacement and carbon sequestration, along with overall wildlife and green space protection.
  - A specific concern was raised by one (1) attendee about the area east of the causeway being in a flood plain.
  - Some attendees asked questions about the impact of development on carbon emissions and carbon pricing.
- **Infrastructure & Services:**
  - Attendees highlighted the importance of robust public infrastructure and services.
  - Support was noted for increased active transportation and pedestrian connectivity, particularly for children, with one attendee specifically supporting more active transportation and pedestrian connectivity.
  - Some attendees noted the need for a potential expansion to the serviceable boundary.
- **Administrative Processes & Permitting:**
  - Attendees expressed significant frustration with the existing building permit application process, particularly for residential uses in commercial areas within the Town Centre, advocating for a more streamlined approval process for developers.
  - Some attendees noted that the Town should be more supportive of rural subdivision.
- **Backyard Hens:**
  - One (1) request was made to allow backyard laying hens in residential zones.



# 03

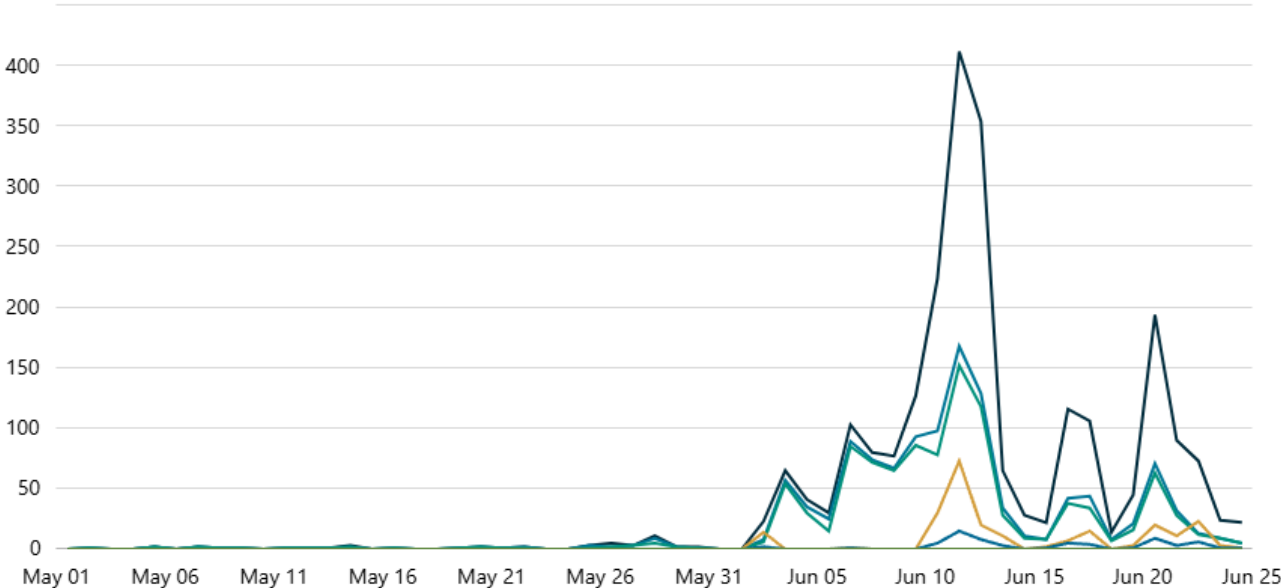


## Online Engagement

Online engagement was conducted via quick polls and feedback forms developed for each Big Move, which were hosted on the project’s website: [Riverview Plan Review](#). The project website was established as part of the first round of engagement in 2024m, and administered using Social Pinpoint, an online engagement platform used by organizations, government bodies, and private sector firms for engagement and research. The project website had a separate page for each Big Move, which included information about the proposed changes to the Municipal Plan and Zoning By-law, 1-2 quick poll questions which evaluated how respondents felt about the proposed change, and a 1-2 feedback forms that allowed respondents to leave comments about the proposed change. Comments left by respondents were posted publicly on the website, and other website visitors had the opportunity to upvote and downvote each comment.

Between May 25-June 22, 2025, the project website was visited by 866 people and received approximately 220 contributions (i.e. quick poll responses and responses to feedback forms, including upvotes and downvotes) by 55 unique contributors.

The project website was advertised using Riverview’s website and social media accounts.



**Figure 1: Website Engagement from May-June 2025**

The following sections provide an overview of the feedback received through online engagement, categorized by Big Move. Additional data from online engagement can be found in **Appendix B**.

# Big Move #1: A New Approach to Building Heights

---

## Quick Poll

- 48% (11 votes) of respondents indicated that they were in favour of Riverview's proposed new approach to building heights.
- 30% (7 votes) of respondents indicated that they "somewhat agreed" with Riverview's proposed new approach to building heights.
- 22% (5 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed new approach to building heights.

## Feedback Form

- **Suitability and Character:**
  - Some respondents expressed reservations about taller buildings fitting Riverview's suburban character, with some believing only very limited areas are suitable for structures above two stories.
  - Concerns were also raised about high buildings blocking sunlight and negatively affecting plant growth.
- **Height Limits and Setbacks:**
  - Respondents suggested various caps on building heights, including a four-story and a six-story maximum.
  - Some respondents noted that the setback distances were insufficient, and will lead to issues like blocked views and shaded properties.
- **Location and Restrictions:**
  - Respondents emphasized the need for careful placement of taller buildings. One (1) respondent noted that they would accept taller buildings if they were limited to very strict areas.
  - Similarly, another respondent agreed that tall buildings are acceptable, but not in public gathering spaces or along the Riverwalk, advocating for thoughtful spatial planning.
- **Green Space and Buffers:**
  - Respondents expressed the importance of environmental considerations, such as protecting green space and adding buffers.
  - One (1) respondent emphasized the need for trees and green space requirements to be planned around multi-story buildings.
  - Another respondent questioned whether the Town would approve buffer zones of trees and plants.
  - One (1) respondent suggested that specific areas, such as along Findlay, would be better suited for trees and landscaping to create a welcoming entrance to the town.
- **Density:**
  - One (1) respondent highlighted the importance of creating more density in Riverview.



## Big Move #2: 4 Units As-of-Right

---

### Quick Poll

- **Increasing housing options through gentle density (i.e. permitting accessory dwelling units and garden suites single family or semi-detached dwellings):**
  - 66% (19 votes) of respondents indicated that they “think we can do better” in response to Riverview’s proposed approach to increasing housing options through gentle density.
  - 28% (8 votes) of respondents indicated that they were in favour of Riverview’s proposed approach to increasing housing options through gentle density.
  - 7% (2 votes) of respondents “somewhat agreed” with Riverview’s proposed new approach to increasing housing options through gentle density.
- **Designing gentle density to integrate into our neighbourhoods.**
  - 89% (16 votes) of respondents indicated that they “think we can do better” in response to Riverview’s proposed approach to integrating gentle density into existing neighbourhoods.
  - 11% (2 votes) of respondents indicated that they were in favour of Riverview’s proposed approach to integrating gentle density into existing neighbourhoods.
  - 0% (0 votes) of respondents “somewhat agreed” with Riverview’s proposed new approach to integrating gentle density into existing neighbourhoods.

### Feedback Forms

- **Neighborhood Character Concerns:**
  - Some respondents expressed opposition to 4 units as-of-right, particularly in existing single-family neighborhoods. They worried it would fundamentally alter the established character and feel of their communities, leading to negative changes.
  - One (1) respondent voiced the concern that this change could lead to businesses buying properties for rental conversion, potentially harming home ownership.
- **Infrastructure Strain and Resource Concerns:**
  - A major theme among respondents was the concern over increased traffic and parking challenges that more units would bring to local streets.
  - Respondents also questioned the capacity of existing infrastructure, including power supply, and sought assurance that water, wastewater, and stormwater services would be equitably billed to these multi-unit properties.
- **Implementation Questions:**
  - Many questions arose regarding the practicalities and implications of the change, such as the enforceability of owner-occupancy clauses. Respondents highlighted that these units could convert to rentals over time.
- **Support for Housing Diversity:**
  - While concerns about density were prevalent, some respondents saw value in specific aspects of the proposal.
  - The townhouse option was generally viewed as a positive step towards housing affordability and diversity, providing potential starter homes.
  - There was a strong desire for more ownership opportunities rather than just rentals.
  - Some respondents advocated for limiting multi-unit developments strictly to new subdivisions, preserving existing single-family areas.

## Big Move #3: Town Centre

---

### Quick Poll

- 48% (10 votes) of respondents indicated that they were in favour of Riverview's proposed new approach to the Town Centre.
- 43% (9 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed new approach to the Town Centre.
- 10% (2 votes) of respondents indicated that they "somewhat agreed" with Riverview's proposed new approach to the Town Centre.

### Feedback Form

- **Building Height and Density:**
  - Some respondents opposed tall buildings, believing they would fundamentally alter the town's existing charm and feel, emphasizing that Riverview is a "town," not a "city".
  - Many respondents indicated that 4 or 5 storeys would be an acceptable height, particularly if thoughtfully located downtown.
  - There was a sentiment among respondents to maintain the current look and functionality of the Town Centre, suggesting new, larger developments be built in separate, spacious, and well-planned areas.
  - Some concerns were raised that increased density could lead to issues like rodent and insect infestations and create safety problems.
  - Some comments supported more density on Coverdale Road, indicating a nuanced view on increased development in specific areas.
- **Infrastructure and Traffic Management:**
  - A major theme among respondents was the concern over increased traffic and the necessity for more traffic lights or additional roads, particularly around areas like Pinewood/Pineglen and Findlay.
  - Respondents questioned whether the existing infrastructure could support increased development, especially considering the proximity of proposed projects to residential areas.
  - There were specific suggestions for improving the highway interchange, including eliminating ramps and installing roundabouts or signals where they intersect Coverdale Road, and enhancing bikeway crossings.
- **Vibrancy and Walkability:**
  - Respondents expressed a strong desire for a defined "core" or "center" for the town, rather than an extended "strip," to encourage walking and reduce reliance on cars.
  - There was support for creating a retail walking area and a boardwalk along the river with shops focusing on tourism.
  - Suggestions included developing a civic park by acquiring specific lots in the downtown core.
- **Preferred Developments and Design Guidelines:**
  - Respondents indicated a preference for ground-floor commercial with residential or office spaces above.
  - Suggestions for parking included not requiring parking but allowing short-term on-street options or requiring parking to be hidden and accessed from side streets.
- **Backyard Hens:**

- One (1) respondent advocated for allowing backyard laying hens in all residential zones, not just rural ones, to promote diversity.

## Big Move #4: Introducing a Secondary Planning Area

### Quick Poll

- 53% (10 votes) of respondents indicated that they were in favour of Riverview's proposed new approach to the Secondary Planning Area.
- 42% (8 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed new approach to the Secondary Planning Area.
- 5% (1 vote) of respondents indicated that they "somewhat agreed" with Riverview's proposed new approach to the Secondary Planning Area.

### Feedback Form

- **Transparency and Planning Concerns:**
  - Respondents expressed a desire for more information and complete transparency regarding the Secondary Plan.
  - Respondents expressed the importance of environmental considerations, including compliance with climate mandates and protection for wildlife and carbon-absorbing trees.
  - One respondent noted concerns about tighter controls on individual movement and increased surveillance.
  - The desire for careful and thoughtful planning was consistently emphasized by respondents to ensure any changes genuinely improve livability.
- **Infrastructure and Transportation:**
  - Some respondents noted that Riverview lacks the necessary infrastructure for proposed changes (e.g., ongoing sewer issues on Yale Avenue).
  - The importance of efficient transportation was highlighted, with concerns being raised about long commute times.
  - Concerns were raised about increased traffic congestion and the lack of clarity on where this additional traffic would be accommodated.
  - Respondents questioned the logic of building new businesses in areas that might not be the busiest or best-built roads, advocating for retail to be located strategically.
- **Development Preferences:**
  - There's a preference for lower building heights, particularly in areas adjacent to individual housing, to avoid blocking views, creating shade, or encroaching on privacy.
  - Respondents emphasized the need for affordable housing options, specifically advocating for more houses rather than apartments, to support home ownership.
  - Support was expressed for a sustainability plan that includes smarter, cost-effective infrastructure and incentives for green buildings.

# 04



## Conclusion and Next Steps

The second round of community engagement for Riverview's Municipal Plan and Zoning By-law review provided valuable insights into residents' perspectives on the proposed changes to the Municipal Plan and Zoning By-law, with a focus on the designated Big Moves. The community open house sessions indicated that while there is general support for the proposed changes to address housing needs and promote a vibrant town center, several key reservations and suggestions for incorporation into the Municipal Plan and Zoning By-law were also identified. While online feedback indicated a higher degree of opposition to some concepts, the in-person engagement provided a valuable opportunity for direct dialogue and a deeper understanding of community perspectives, given that attendees actively engaged in discussions. Notably, the approximately 75 individuals who attended the open house sessions outnumbered the roughly 55 who engaged online, highlighting that in-person interactions were a more vital source of comprehensive community feedback.

Overall, participants in the open houses demonstrated a willingness to embrace new approaches to building heights and gentle density, recognizing Riverview's growth and housing demands. However, this support is often conditional on careful planning that preserves Riverview's unique character and addresses potential impacts on existing neighborhoods. Specific feedback highlighted the need for thoughtful design guidelines, adequate infrastructure (including traffic management and parking solutions), and transparent implementation processes. The vision for a vibrant, walkable Town Centre received positive reception, with calls for more services and amenities, and a preference for moderate building heights that complement the current scale of Riverview. Environmental considerations, long-term affordability, and improved administrative processes were also recurring themes.

The insights gathered from these open house sessions will be crucial in refining the updated Municipal Plan and Zoning By-law, ensuring it reflects the aspirations and concerns of the Riverview community. The feedback collected during this engagement phase directly informed the final draft of Municipal Plan and Zoning By-law. The timeline for further review and public participation is as follows:

- The draft Municipal Plan and Zoning By-law, along with this report, will be presented to Council and the public.
- A 30-day public comment period will commence.
- Official public feedback on the Municipal Plan draft will be due after the 30-day public comment period.
- The next draft of the updated Municipal Plan and Zoning By-law will be posted for public review.
- The updated draft will be presented to Council during a public hearing.

If approved by Council, the updated Municipal Plan and Zoning By-law are expected to come into effect during the winter of 2025 and undergo review every five years, starting summer of 2030.



# APPENDIX A

## Community Open House Poster Boards



# WELCOME TO THE **RIVERVIEW** OPEN HOUSE

For the Municipal Plan and Zoning By-law Update

Hello Riverview! We have drafted the updated Municipal Plan and Zoning By-law, and we want your input.

This is your chance to shape the future of Riverview. Learn about the proposed changes and engage.

**June 12, 2025**  
1-3 p.m. & 6-8 p.m.  
Riverview Town Hall  
30 Honour House  
Court

## **HOW TO ENGAGE:**

- **REVIEW** the information boards
- **DISCUSS** with the project team
- **SHARE** your thoughts and opinions
- **STAY INVOLVED** as the project progresses

Check out our project website at: [www.riverviewplanreview.com](http://www.riverviewplanreview.com)



# WHAT IS THE MUNICIPAL PLAN AND ZONING BY-LAW UPDATE?

The Municipal Plan is a document that provides the long-term vision for development in Riverview through clear and actionable policy direction. The Zoning By-law implements the Municipal Plan and prescribes detailed standards for the development of land.

## Why are we updating the Municipal Plan and Zoning By-law?

The Community Planning Act requires municipalities to update their Municipal Plan every 10 years. The timing is right – Riverview is growing, and things are changing!

The Municipal Plan and Zoning By-law update will:

- Help us facilitate balanced growth
- Prepare for the future
- Incorporate the Town's strategic goals
- Foster a complete community with diverse housing options, jobs, and high quality of life

Our goals are to create a development framework that:

- 1 Reflects the community's needs
- 2 Encourages orderly development
- 3 Facilitates a clear and efficient development process





## What We've Heard

Your insights and experiences have been invaluable throughout this process. Whether you're a longtime resident or new to town, your feedback is critical. Riverview community members have expressed interest in:

Place a dot next to your number one priority for Riverview!

Place your dot here!

Diverse and affordable housing options

Place your dot here!

Sensitively incorporating density

Place your dot here!

Robust public infrastructure and services

Place your dot here!

Enhanced public transit and active transportation options

Place your dot here!

Enhancing resilience to flooding and preserving green spaces

Place your dot here!

A distinct and vibrant town centre which promotes diverse employment opportunities and economic development

Place your dot here!

A more streamlined approval process for developers

Place your dot here!

Sustained and transparent community engagement practices

This feedback shaped the updates to the Municipal Plan and Zoning By-law. We want to know if we got it right. Tell us what you think!

Is there anything we missed?

Place a sticky note here

# THE RIVERVIEW MUNICIPAL PLAN AND ZONING BY-LAW

The Municipal Plan includes policy direction on the following topics:

- Land Use and Development
- Municipal Services and Infrastructure
- Economic Development and Growth
- Environmental Protection and Management
- Parks and Recreation
- Urban Design



The Municipal Plan also provides a vision that will guide development and land use decisions for the next 10 years. The updated vision is:

***“Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all.”***

**Does the vision for development reflect how YOU  
see Riverview in ten years?**

Yes

No

Place  
a sticky  
note here  
and tell us  
why!



# ZONES

The Municipal Plan provides the framework for development and is facilitated by the Zoning By-law. The Zoning By-law divides the Town into zones and provides development standards for each of those zones.

The Zoning By-law applies the following zones throughout the community:

## Residential Zone

### Low-Rise Residential



- Permits single, semi-detached, and townhouse dwellings with Accessory Dwelling Units and Garden Suites
- Intended to accommodate a mix of low-density housing types designed to align with the general character of the surrounding neighbourhood
- Generally 2 storeys in height

### Mid-Rise Residential



- Permits multi-unit, apartment buildings with a maximum of 6 storeys and townhouses
- Intended to accommodate a range of increasingly dense housing types alongside complementary community and low intensity commercial uses
- Located along collector or arterial streets

### High-Rise Residential



- Requires a rezoning
- Intended to accommodate high-rise apartment buildings in excess of 8 storeys
- Requires Council decision and includes public participation

### Group Dwelling



- Accommodates mini home parks and tiny home communities
- Currently applied to existing mini home parks
- New mini home parks or tiny home communities will require a rezoning
- Located outside of the Town's Urban Growth Boundary

## Commercial Zones

### Mixed-Use



- Accommodates a broad mixture of residential and commercial uses along key transportation corridors
- Suitable for larger scale commercial uses and high-density residential development and may also accommodate the mixture of uses within a single structure
- Maximum height is 8 storeys

### Town Centre Overlay



- Is applied to a specific area within the Town Centre that is positioned for increased growth including the accommodation of increased height and design standards
- Maximum height is 10 storeys

### General Commercial



- Accommodates low intensity commercial uses that typically serve the surrounding neighbourhood. characterized by small clusters of primarily commercial development or individual parcels of commercial development that exist outside of the Town Centre or the Findlay Business Park

## Other Zones

### Rural



- Located outside of the Town's Urban Growth Boundary
- Intended to preserve the municipality's agricultural, natural, and low-density rural character while allowing for a range of compatible uses. Also supports farming, resource-based activities, and rural residential living

### Parks & Recreation



- Applied to municipal parks and recreation facilities

### Open Space & Conservation



- Applied to environmentally sensitive areas and limits development in these areas

### Institutional



- Accommodates a range of public uses that serve the community such as schools, government buildings, and healthcare facilities

### Industrial

- Accommodates a range of manufacturing, warehousing, and distribution uses that support the local and regional economy

### Future Development

- Applied to land that requires additional planning considerations. Lands within this zone are intended to be planned through a secondary planning process or through incrementally phased development that is facilitated through amendments to the Municipal Plan and this By-law

### Integrated Development

- Applies to areas where a comprehensive site planning process was approved by Council through a development agreement under the Community Planning Act



# WHAT IS A BIG MOVE?

As we discuss updates to Riverview's Municipal Plan and Zoning By-law, we're talking about "Big Moves."

These are significant proposed changes to policies that are envisioned to have a positive impact on the community.

Big Moves address important issues like:

- The types and availability of housing
- Supporting the development of a Town Centre
- Preserving the character of our community

Your feedback on these "Big Moves" is important! Your input will help guide big development decisions that will shape Riverview's future.

## Our proposed Big Moves include:

**1** A New Approach to Building Height

**2** Defining a Town Centre

**3** 4 Dwelling Units Per Lot As-of-Right

**4** Identifying a Secondary Planning Area

.....

**Check out the remaining poster boards to learn more about each Big Move!**

.....

# BIG MOVE #1: BUILDING HEIGHTS



We're looking at new regulations for building heights in Riverview.

This will help new development to be compatible with the established character of the community while facilitating more housing options.

## The proposed types of Building Heights include:

### Low-Rise:

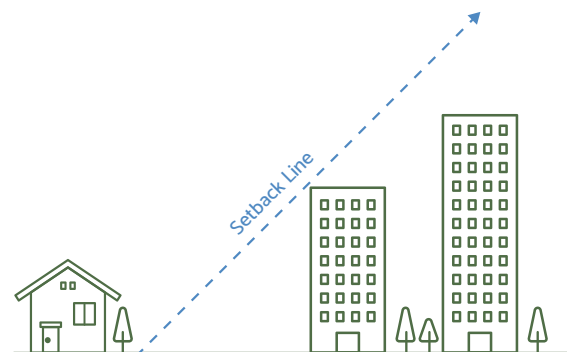
- Up to 9 meters (about 3 stories)
- The most prominent housing type, found in most existing neighbourhoods in Riverview

### Mid-Rise:

- Along busier streets like Pine Glen Road and Whitepine Road
- Up to 22 meters (about 8 stories)
- Found on arterial and collector streets

### Mixed-Use & Town Centre:

- For areas with a mix of residential and commercial land uses
- Found on arterial and collector streets throughout the Town, for example, Findlay Boulevard
- Up to 22 meters (about 8 storeys), and 26 meters (about 10 storeys) in the Town Centre



Balancing the character of Riverview with increasing housing needs and development pressure is a top priority. Setting back taller buildings from lower density areas through “height transitions” will allow for predictability in the development process while maintaining the look and feel of established subdivisions. **The taller the building, the bigger the setback.**

### Building Height      Setback Distance

3 storey and under	13 m
4 storey	16 m
5 storey	19 m
6 storey	22 m
7 storey	25 m
8 storey	28 m

# TELL US WHAT YOU THINK ABOUT OUR PROPOSED APPROACH TO BUILDING HEIGHT!

Cast your  
vote with a  
dot in the box  
provided.

I like it.

I somewhat agree

I think we can do better

**Tell us more!** *(Place your suggestions here using a sticky note!)*



# BIG MOVE #2: 4 UNITS AS-OF-RIGHT



To support **soft density**, increase housing affordability and accessibility, and to align with the Town's commitment through the Housing Accelerator Fund agreement, up to 4 dwelling units will be permitted on lots in all residential areas.

**Soft density** describes the integration of small-scale residential uses into existing neighbourhoods in a way that has minimal visual and operational impact.

## The goals of this approach are to:

- 1 Increase flexibility in established residential subdivisions for home owners to incorporate income suites on their property
- 2 Limit visual / character impacts in established residential subdivisions
- 3 Enable more housing units

## This “Big Move” is proposed to look like:

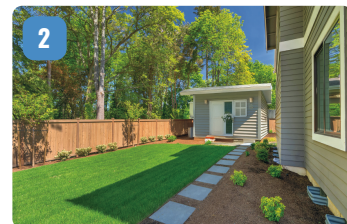
**1 Accessory dwelling unit:** Adding a small apartment of 80 square metres (approximately 860 square feet) to an existing single or semi-detached house by adding:

- A basement apartment
- A small apartment attached to the side or rear wall
- An apartment in the attic



**2 Garden Suite unit:** Building a small, detached dwelling unit no greater than 80 square metres (approximately 860 square feet) in the side or backyard and may include.

- An apartment over a detached garage
- A small detached dwelling unit



**3 Townhouses** with a maximum of 4 units in a row

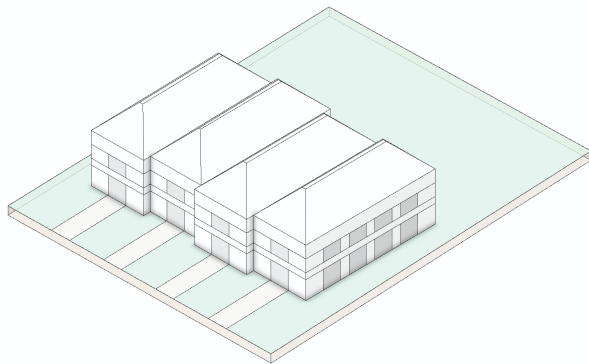




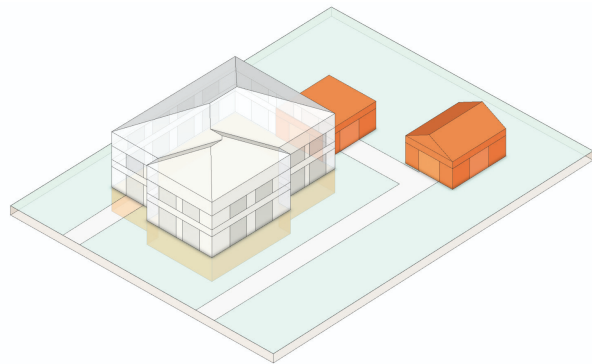
All **Accessory Dwelling Units** and **Garden Suites** are proposed to be subject to standards that will support sensitive integration into existing neighbourhoods:

- All Accessory Dwelling Units and Garden Suites are required to be 80 square metres or less
- Any lot proposing to have an Accessory Dwelling Unit or Garden Suite must have the owner of the lot living in one of the dwelling units on the site
- One on-site parking space per dwelling unit is required to be accommodated on the lot
- Accessory Dwelling Units and Garden Suites are required to match the design and materials of the existing main dwelling (same colours, materials, and design aesthetics)

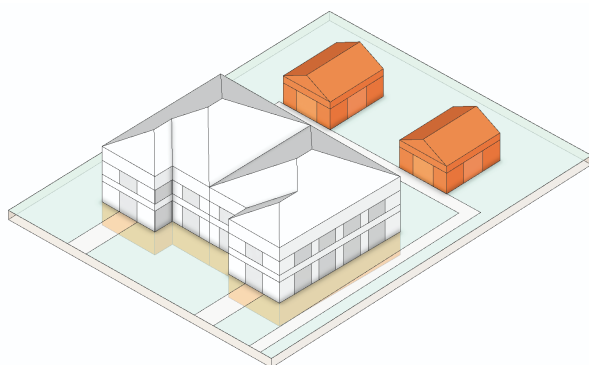
**4 unit townhouse dwelling**



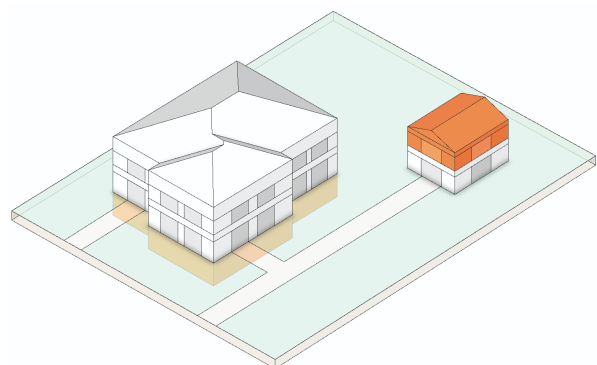
**Single dwelling with an attached accessory dwelling unit, a basement accessory dwelling unit, and a garden suite**



**Semi-detached dwelling with two basement accessory dwelling units and two detached accessory dwelling units**



**Single dwelling with a basement accessory dwelling unit and garden suite above the detached garage**



# TELL US WHAT YOU THINK ABOUT 4 UNITS AS-OF-RIGHT

Place a  
sticker in the  
box that most  
aligns with how  
you feel about  
the approach

## Increasing housing options through gentle density

The proposed approach focuses on adding Accessory Dwelling Units (like basement suites, in-law suites, attic apartments, etc) and Garden Suites (apartments over a detached garage or a backyard suite) to single family or semi-detached dwellings.

I like it.

I'm generally ok with  
this but have questions

I don't like it

**Tell us why** *(Add a sticky note in the box below)*

## Designing gentle density to integrate into our neighbourhoods

The proposed approach aims to introduce options to create additional housing units in existing residential areas. The approach is designed to limit impacts on the surrounding neighbourhood by requiring the additional dwelling units to have the same look and feel as the main dwelling unit, to accommodate parking on the site, and to be owner-occupied.

I like it.

I'm generally ok with this  
but have questions

I don't like it

**Tell us why** *(Add a sticky note in the box below)*

# BIG MOVE #3: TOWN CENTRE



We want to make our Town Centre even better!

## The Town Centre is the heart of the community.

We're looking to support the development of distinct and vibrant Town Centre through:

- Increasing building heights in the designated Town Centre area to support the development of a distinct and central mixed-use area
- Encouraging building design that supports a vibrant and visually appealing Town Centre through increased ground floor heights and building material standards that create architecturally interesting development patterns
- Encouraging mom and pop shops over big box stores by limiting ground floor area and permitted residential units on upper floors

Proposed Town Centre



**This will continue the commercial momentum in the area and support a lively and exciting heart of Riverview!**

The approach to the Town Centre includes increased height and design standards. **Do you think the area described in the map reflects Riverview's Town Centre? Is there anything else we should consider?**

Place a sticky note here

# BIG MOVE #4: SECONDARY PLANNING AREA



We've identified an area that is well positioned for significant development and provides an opportunity for a detailed planning approach.

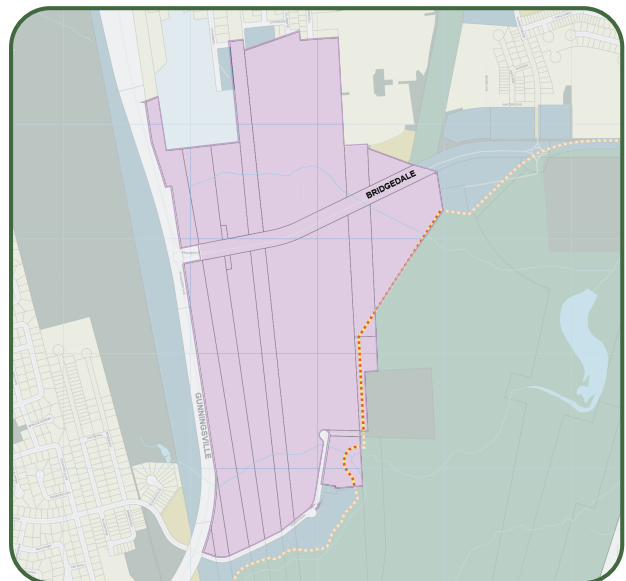
We are proposing this area have its own special plan with detailed policies and regulations that support its development. The plan would be developed in the near future and would be created as a Secondary Municipal Plan under the Community Planning Act.

## The Secondary Plan will provide guidelines for:

- A well connected transportation network
- The delineation and consideration of environmental features of significant environmental features as well as trailways, parks, and green spaces
- Criteria for the locating and design of different types of development

The goal of the future Secondary Plan is to support the development of a well-planned neighbourhood that seamlessly integrates into the character of the Town while accounting for the unique environmental features and infrastructure opportunities of the area.

Proposed Riverview Secondary Planning Area



Do you agree that this area should be subject to its own planning process? What are your thoughts about developing in this area?

Place a  
sticky note  
here

# DO THE "BIG MOVES" MEET RIVERVIEW'S NEEDS?

Please  
place your  
sticky note  
here!

What do you think about the "Big Moves"? Will they help balance growth with community character and quality of life?

Are we missing anything?

# NEXT STEPS

1

Compile and process feedback from today's public meeting and online engagement.

2

Finalize the Municipal Plan and Zoning By-law by incorporating the final round of community feedback into the documents.

3

Present the final documents to Council for approval or rejection of the updated Municipal Plan and Zoning By-law Plan.

**Thank you for participating in the second Open House for the Riverview Municipal Plan and Zoning By-law Update!**



- Your feedback is fundamental to this process.
- We will use your comments to help create the final updated Municipal Plan and Zoning By-law.
- Stay involved: [www.riverviewplanreview.com](http://www.riverviewplanreview.com)



# APPENDIX B

## Online Engagement Graphs

Closed

What do you think about our proposed approach to building height?

[Town of Riverview](#)

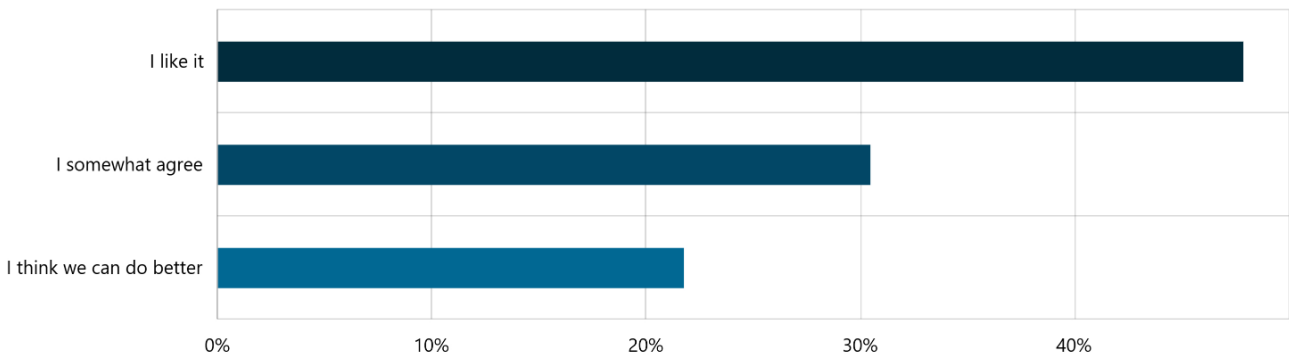
23  
Contributors

23  
Contributions

Contribution Summary

Voting Results

Summary of the poll results.



Option	Percent	Count
I like it	47.83%	11
I somewhat agree	30.43%	7
I think we can do better	21.74%	5

Closed

Increasing housing options through gentle density.

Town of Riverview

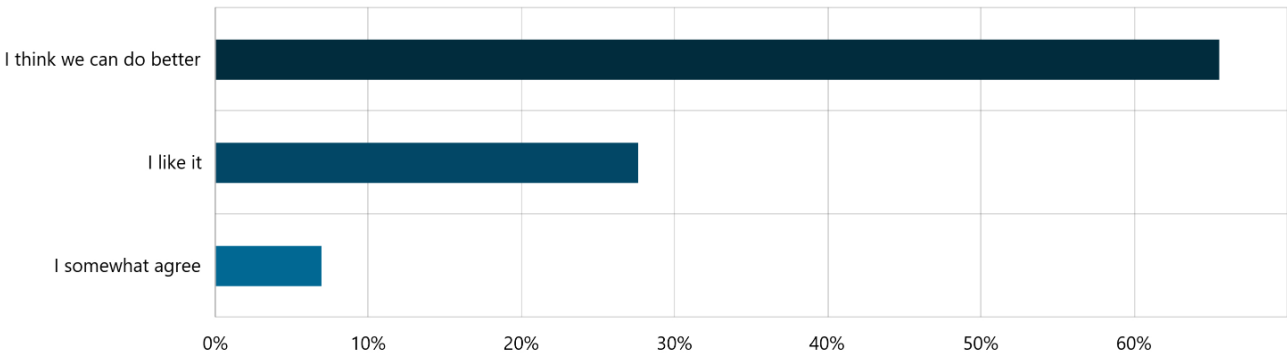
25  
Contributors

29  
Contributions

Contribution Summary

Voting Results

Summary of the poll results.



Option	Percent	Count
I think we can do better	65.52%	19
I like it	27.59%	8
I somewhat agree	6.9%	2

Closed

Designing gentle density to integrate into our neighbourhoods.

Town of Riverview

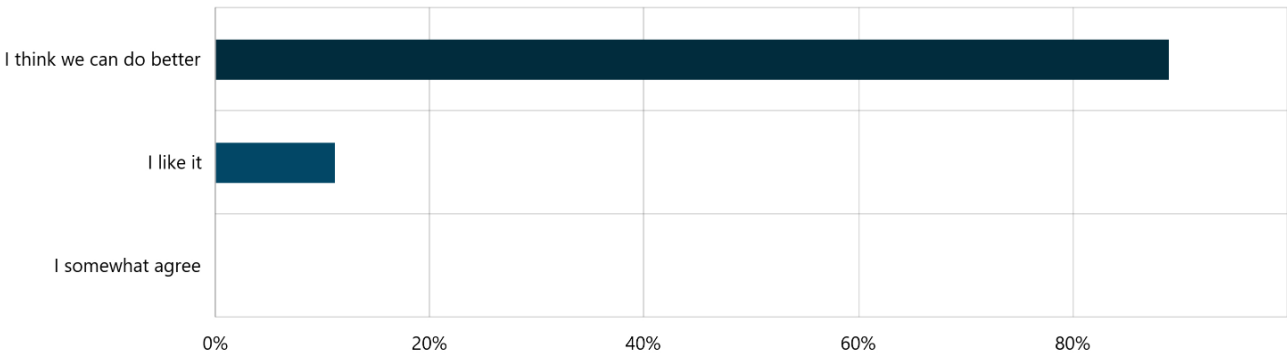
14  
Contributors

18  
Contributions

Contribution Summary

Voting Results

Summary of the poll results.



Option	Percent	Count
I think we can do better	88.89%	16
I like it	11.11%	2
I somewhat agree	0%	0

Closed

What do you think about our proposed approach to the Town Centre?

[Town of Riverview](#)

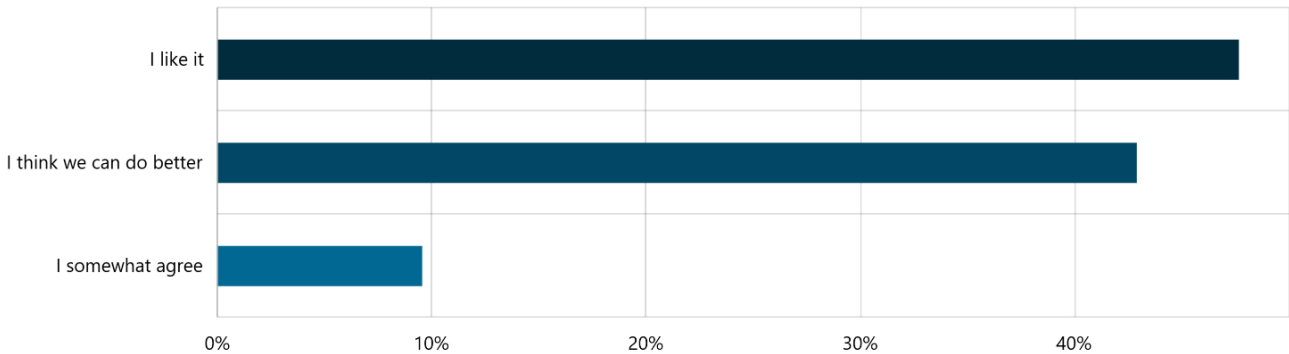
21  
Contributors

21  
Contributions

Contribution Summary

Voting Results

Summary of the poll results.



Option	Percent	Count
I like it	47.62%	10
I think we can do better	42.86%	9
I somewhat agree	9.52%	2

Closed

What do you think about our proposed approach to the Secondary Planning Area?

[Town of Riverview](#)

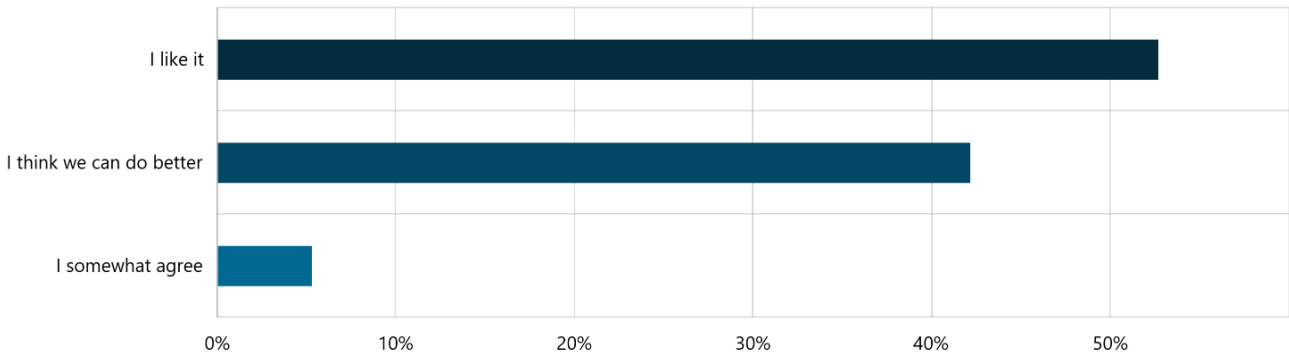
19  
Contributors

19  
Contributions

Contribution Summary

Voting Results

Summary of the poll results.



Option	Percent	Count
I like it	52.63%	10
I think we can do better	42.11%	8
I somewhat agree	5.26%	1



Error! No text of specified style in document.



**DILLON**  
CONSULTING