

PUBLIC HEARING PRESENTATION

Application to Amend

Plan Amendment 300-6-11

To rezone a portion of PID 05091202 from PRI Zone
(Parks, Recreation, Institutional) to RM Zone
(Residential Mix)

This will accommodate the potential for new mixed
residential development.

APPLICANT: Town of Riverview

DATE: March 13, 2017

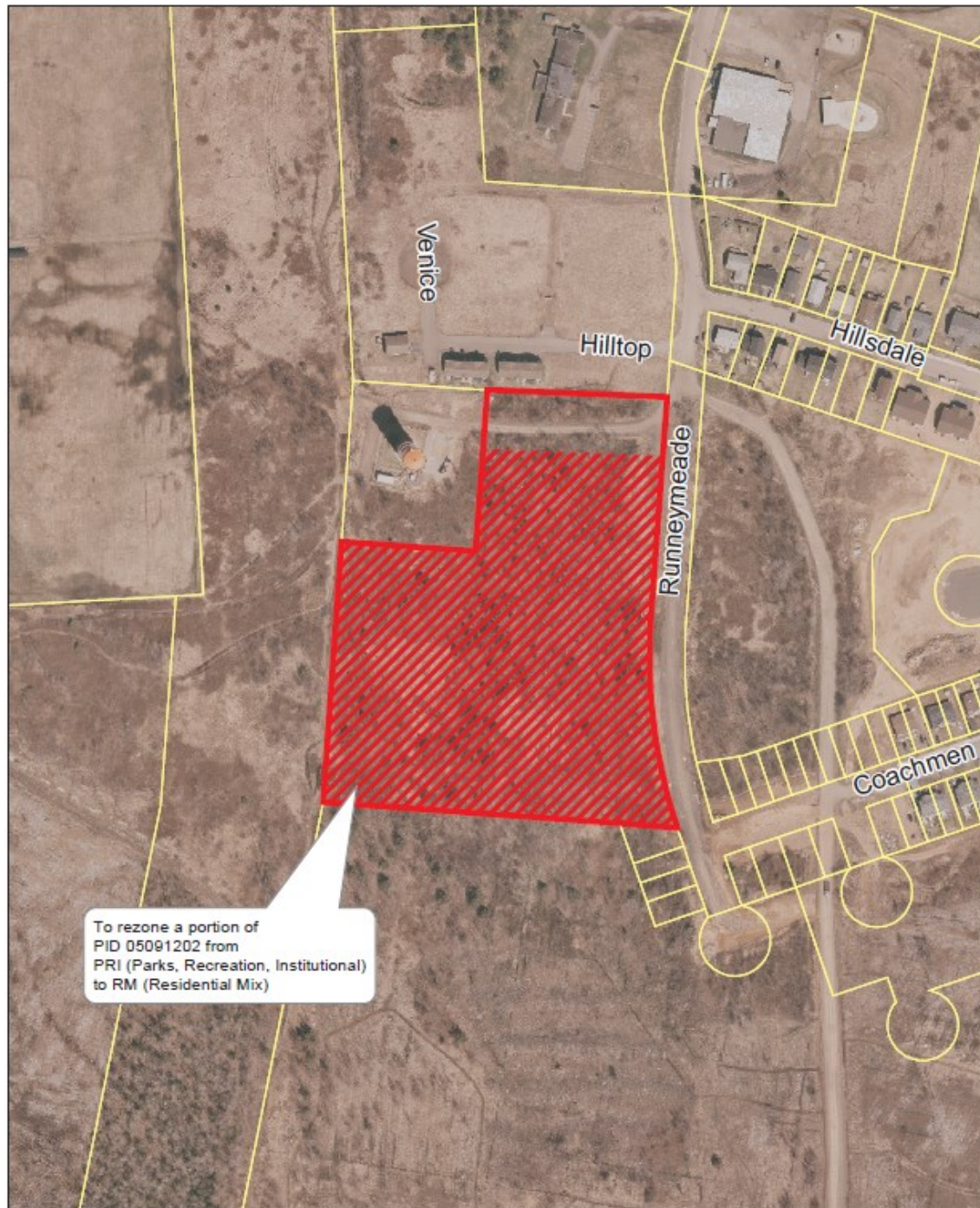


In 2007 the subject parcel of land located at the southern end of Runneymeade Road was vested into the Town as Land for Public Purposes and reserved for future recreational space.

Since then it has remained unused as open and vacant land.



Aerial Location Map



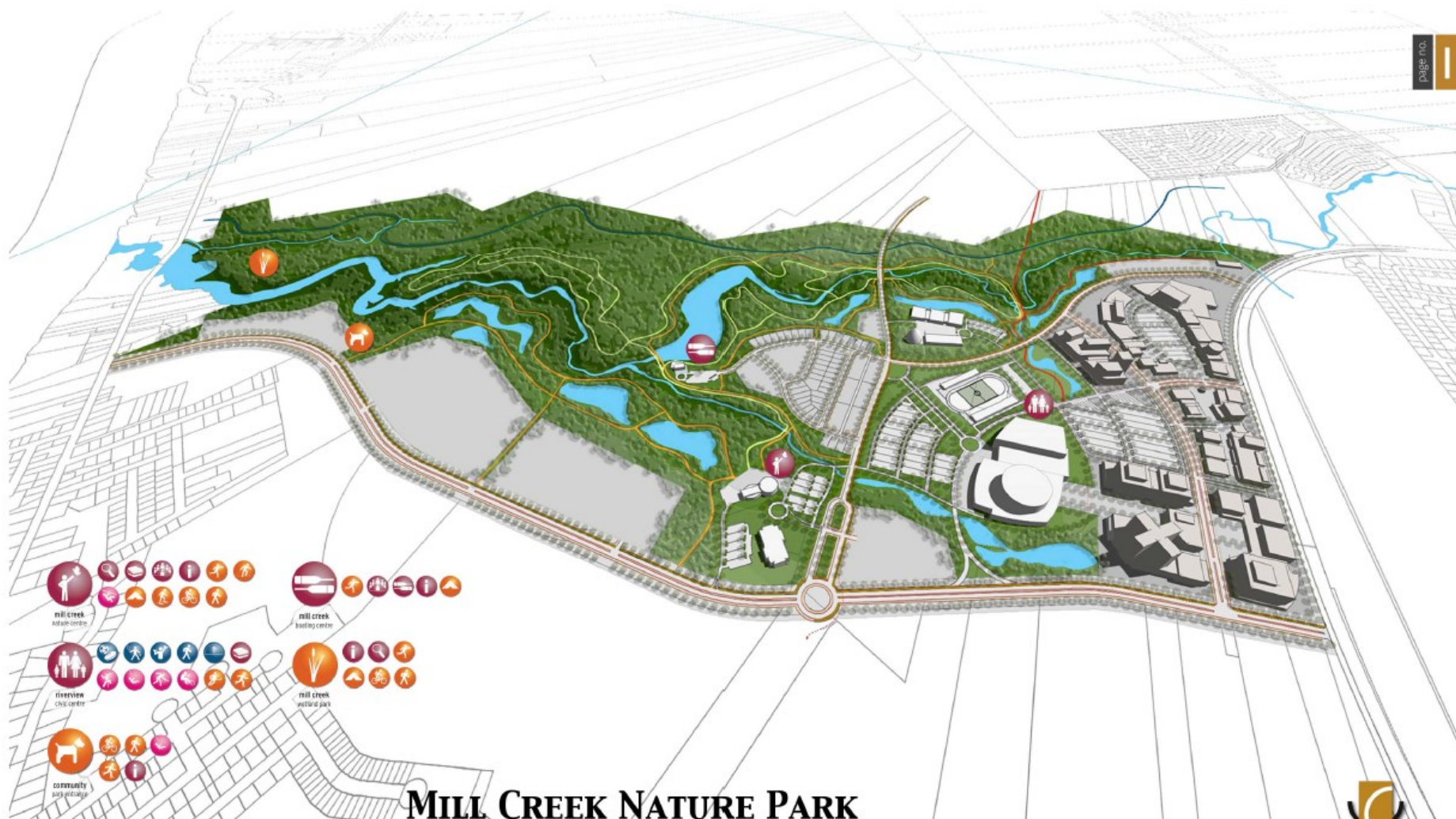
Context Map



It is now ten years later and the surrounding area has grown as a mixed use neighbourhood with the benefit of two recreational areas that are in close proximity.

In addition to the Coverdale Rec Centre and playground which is approximately 192 metres to the north of the subject land, the large Mill Creek Nature Park has been developed and is approximately 523 metres to the south of the subject land.





MILL CREEK NATURE PARK

CONCEPTUAL DEVELOPMENT MASTER PLAN

Mill Creek Nature Park Master Plan 2013 The Town of Riverview

Mill Creek Trail Map 2016



After extensive review it was felt that with the two recreational areas already in close proximity to the subject site, the recreational objectives for the overall area have been met.

Currently the land is zoned PRI (Parks, Recreation, Institutional), in which residential development is not permitted.

By rezoning the subject land to RM (Residential Mix), staff can be confident that the future built form of this property will be compatible with that of the surrounding residential neighbourhoods.



Residential Mix Zone

Permitted

- Single unit dwelling
- Semi-detached dwelling
- Two unit dwelling

Conditional Uses (Subject to terms and conditions)

- Multiple unit dwelling
- Townhouses / rowhouses
- Assisted living facility
- Church
- Fire/police station
- Public or private school
- Retail, commercial or office space on ground floor with multiple unit dwelling above



Planning Advisory Committee (PAC) Recommendation

The Planning Advisory Committee recommends that Riverview Town Council **proceed with the amendment process** for Zoning By-law 300-6-11.



Questions

