

PUBLIC HEARING PRESENTATION

Plan Amendment 300-32-2 Zoning By-law 300-6-14

To rezone property at 1174 Coverdale Rd. from PRI (Parks, Recreation, & Institutional) to NC (Neighbourhood Commercial) with the addition of entertainment uses permitted as a secondary use within a maximum of 40% of the existing gross floor area.

APPLICANT: Stephanie Hunter-Ing



Date: April 9, 2018

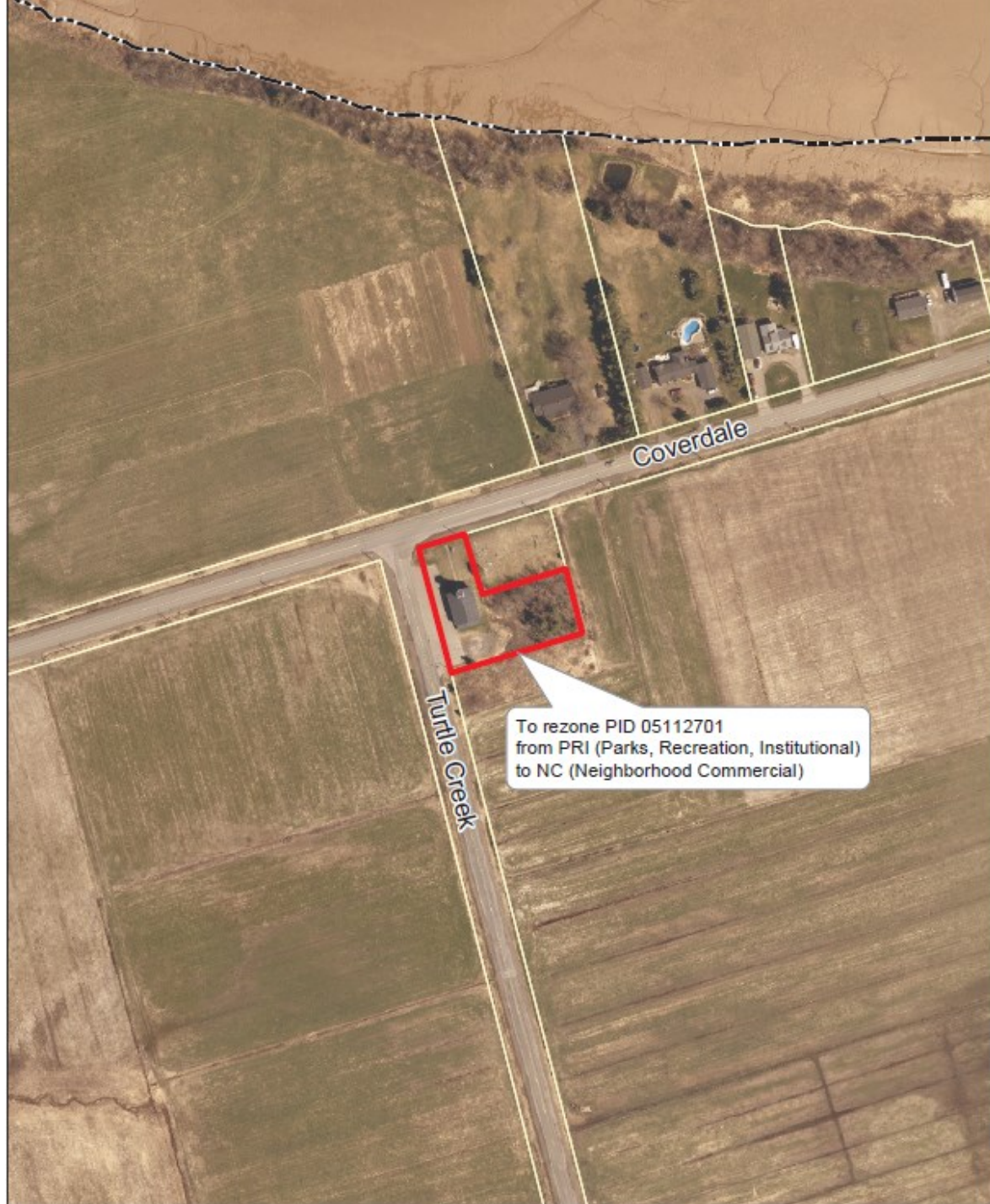
Rezoning from PRI to NC will require an amendment to the Town of Riverview Municipal Development Plan from CU (Community Use) to C (Commercial)

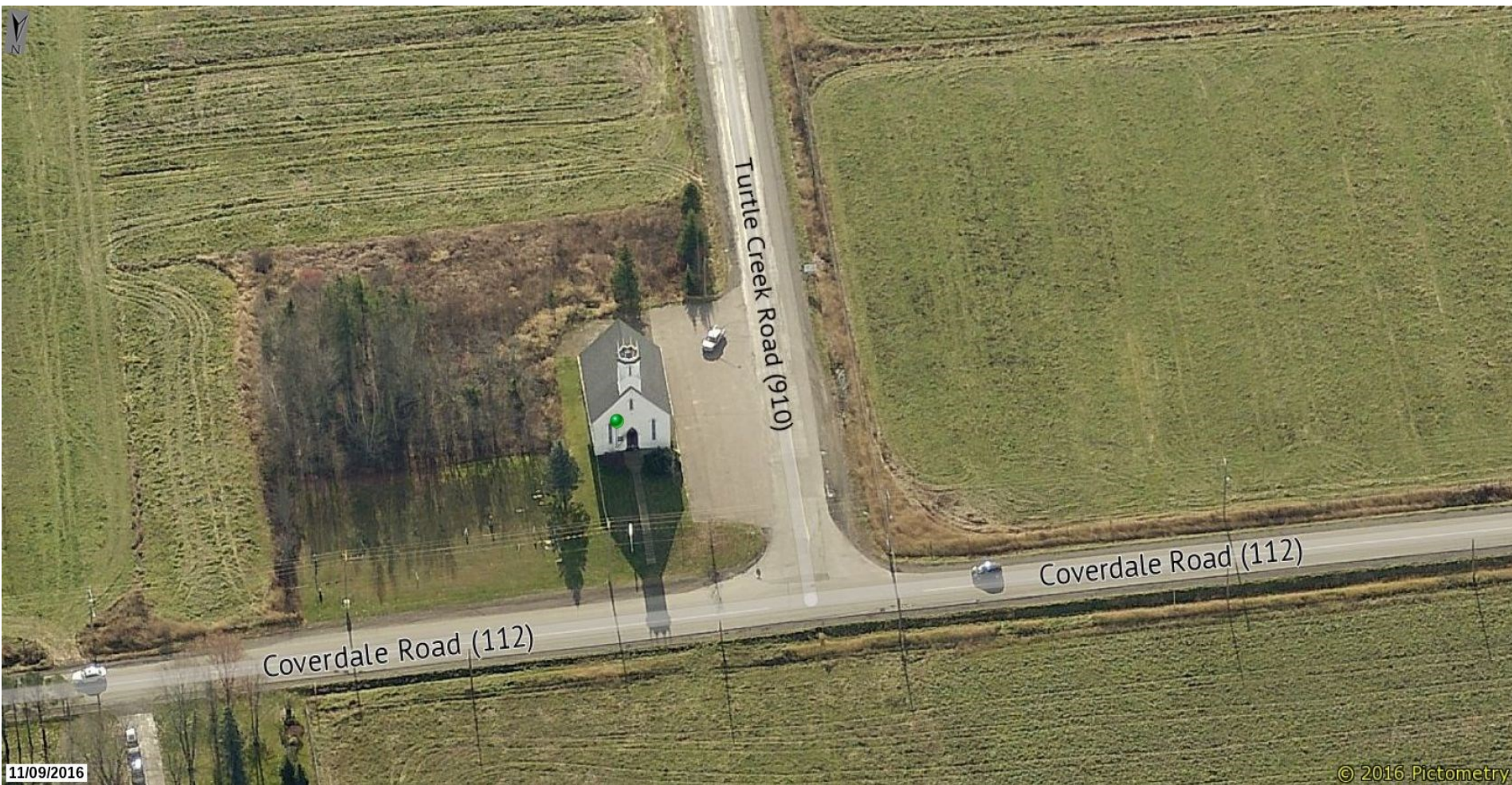


Context Map



Aerial Location Map







Currently the lot holds a vacant church.

The land and the church have recently been purchased.

- Renovate the inside to create a living space on the main floor.
- Use the basement as rentable space for things like small gatherings, meetings, social clubs and senior's groups



Proposed new uses:

- A residential home
- Small-scale retail
- Entertainment

Proposed Zone:

The NC Zone with entertainment as a secondary use (within a maximum of 40% of the existing gross floor area)







Recommendation

The Planning Advisory Committee recommends that Riverview Town Council **proceed with the amendment process** for Municipal Development Plan By-law 300-32-2 and Zoning By-law 300-6-14 for 1174 Coverdale Road, subject to the following terms and conditions:

- 1) That full floor plans for both floors be submitted as part of the application for a building and development permit; and
- 2) That entertainment uses be permitted in only 40% of the existing gross floor area of the building, and the area should be indicated on the above noted floor plans.

