

COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Kaitlyn Lacelle Urban Planner	Meeting Date
Date	February 11, 2019	
Subject	Application to amend the Zoning By-law at PID 05103080, Rosebank Crescent	
Length of presentation (if applicable)	10 minutes	

ISSUE

Staff has received an application to rezone property at PID 05103080, Rosebank Crescent from R1 (Single Unit Dwelling) to R2 (Two Unit Dwelling).

The purpose of the rezoning is to accommodate the development of semi-detached dwellings.

BACKGROUND

Secondary Plan

Under the previous Zoning By-law, the subject property was part of a large undeveloped area zoned Residential Mix (RM). In accordance with Policy 5.6.3 of the Municipal Plan, large undeveloped Residential Mix (RM) zoned lands must be developed through a secondary planning exercise to help guide the overall development of the land. A secondary plan was developed in 2011 for this area (see attached).

A secondary plan is not a legislative approval, but rather an affirmation to proceed to the implementation stage via the subdivision and rezoning process, as well as other amendments where necessary. It is simply a first step to demonstrate that due diligence care has been given to the overall design of the community and its relationship with the surrounding neighbourhoods. It is understood that the implementation of the Secondary Plan and the subsequent applications, must be carried out in substantial conformance with the Secondary Plan that has been presented.

Since 2011, several phases of the Fairways project have been developed including a mix of land uses and housing types. The current rezoning proposal differs slightly from the original concept in that semi-detached dwellings are now being proposed for the northerly extension of Rosebank Crescent, whereas the 2011 concept contemplated single unit dwellings. This is not a significant change as it remains a low density residential land use and is still compatible with surrounding land uses and the overall neighbourhood concept.

The total unit count remains comparable with the original concept. With this rezoning, there would be an additional 43 units throughout the entire Fairways development. While it appears that the number of semi-detached dwellings is much higher today than in 2011, this is offset by the reduction in single units and multiple units. A full breakdown of units is provided in Table 1 below.

Table 1: Number of Units by Unit Type

Unit Type	Total Unit Count (previous – 2011)	Total Unit Count (proposed – 2019)
Single Unit Dwelling	150	83
Semi-Detached Dwelling	18	156
Multiple Unit Dwelling	234	206
TOTAL	402	445

The proposal

The subject lot is currently vacant and is 20 acres in size. It is surrounded by the Moncton Golf & Country Club to the north and east (zoned RM and PRI), and existing single unit residential development to the south and west (zoned R1).

The site is currently designated Residential on the Generalized Future Land Use Map contained within the Municipal Development Plan and is zoned R-1 Single Unit Dwelling in the Zoning By-law.

The applicant is proposing to develop the next residential phase of the Fairways project in accordance with the R-2 (Two Unit Dwelling) Zone. The proposal is to extend Rosebank Crescent and develop 110 semi-detached dwelling units. It is the applicant's intention to develop single unit dwellings along Flagstone Court in the future. Locating semi-detached dwellings on the northern portion of Rosebank Crescent, rather than on Flagstone Court, allows more contiguous area to devote to this desirable land use. The increased ground based density enables the community to have a critical mass creating an identifiable community. Keeping the remainder of Flagstone as single unit dwellings is desirable as it is a cul-de-sac backing onto parkland which creates a different product altogether.

The applicant is proposing to retain existing vegetation at the southern portion of the site adjacent to Whitehall Terrace in order to:

1. Create a vegetative buffer between the proposed semi-detached dwellings and abutting single unit dwellings on Whitehall Terrace, Rosebank Crescent and Country Club Road.
2. Create a distinct transition, delineating a change in use between the existing abutting single unit dwelling phase and the proposed semi-detached dwelling phase.

These vegetative buffers are proposed to remain under private ownership. They would basically be an extended side yard for the southernmost lots in the new development. This will be added as a condition of the Conditional Zoning Agreement.

The applicant is also proposing to maintain a 5 metre treed buffer along the western property line. This is similar to what was done on the existing Rosebank Crescent, and will provide screening and privacy from existing residential homes on McAllister Road. This will be added as a condition to the Conditional Zoning Agreement.

The applicant is proposing three different types of semi-detached lots (based on unit width):

- Type 1: unit width of 9.14 metres
- Type 2: unit width of 9.75 metres
- Type 3: unit width of 10.97 metres

All unit types are intended to meet all of the lot requirements for semi-detached dwellings in the R-2 zone.

The lots on the western side of the subject property will be limited to one storey and will have the general appearance as those shown in Schedule B. This will be added as a condition to the Conditional Zoning Agreement.

The remaining lots in the development will not be restricted to one storey in order to provide flexibility and the ability to respond to market demand as the project develops over time. The two storey lots would have the general appearance as those shown in Schedule B. Nevertheless, all lots are intended to meet the maximum height requirement of 9 metres in the R-2 Zone.

Design criteria will be incorporated into the Conditional Zoning Agreement to ensure a quality design and streetscape within the development. This criteria is based on existing developer covenants throughout the Fairways project. Specifically, all semi-detached developments must generally conform to the following:

- Architectural detailing shall be incorporated including but limited to: lintels, pediments, pilasters, columns, porticos, overhangs, corner boards, frieze, fascia boards;
- Architectural treatment shall be continued around the side of the building for corner units;
- Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;

- Any exposed lumber on the front façade of any semi-detached dwelling shall be painted or stained;
- Any exposed foundation in excess of 1 metre (3.28 feet) shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent;
- A minimum 50% of the front elevations shall consist of masonry treatment or other similar product.

The applicant will be hosting a public information session in advance of the required public hearing. This open house will be an opportunity for residents to come and go as they please, review material boards, ask questions, and provide comments and feedback on the proposal.

MUNICIPAL DEVELOPMENT PLAN

The proposed development is consistent with applicable policies contained within the Town's Municipal Development Plan. The development incorporates smart growth principles by introducing more housing choice into a residential neighbourhood that complements surrounding uses and enhances the neighbourhood integrity.

The Municipal Plan provides urban design standards for new developments. The proposed development meets the applicable principles identified in Section 5.3 including:

- It proposes to introduce more housing choice into an existing residential neighbourhood to accommodate a wider range of residents who are in different family and economic situations;
- The development respects its context by introducing buildings that are of similar height, size and bulk to existing adjacent residential uses; and
- It will provide a pleasant streetscape through the inclusion of street trees and sidewalks.

Policy 5.5.3 of the Municipal Plan enables Council to consider rezoning the subject property to R-2 subject to specific criteria.

a) The siting of the proposed structure with the adjacent residential buildings.

The proposed semi-detached residential dwellings comply with all siting requirements (setbacks) of the R-2 zone. The setback requirements of the R-2 zone are the same as the R-1 zone, so the siting of the proposed semi-detached dwellings will be consistent with adjacent single unit dwellings.

b) The location and access to off-street parking and the design of the parking lot layout.

Off-street parking will be provided in the form of private driveways for each residential unit, similar to surrounding existing residential uses. There will be no off-street parking lots.

c) Provisions for the preservation of the existing landscape by minimizing tree and soil removal.

The proposal intends to maintain existing vegetation at the southern portion of the site adjacent to Whitehall Terrace. Existing vegetation within the rear yards of each semi-detached dwelling lot is proposed to be preserved in an effort to maintain privacy of existing and new homes.

d) Provisions for adequate site grading in respect of the impact on neighbouring properties.

The site is proposed to be adequately graded while also maintaining vegetation in rear yards as much as possible in order to minimize impact on neighbouring properties. A Lot Grading & Drainage Plan must be submitted and approved by the Town's Engineering Department before a building permit can be issued.

e) The design of the proposed development in terms of building height, setback, and roof type and pitch.

The semi-detached dwellings are proposed to be one-storey in height along the western portion of the property. This is less than the maximum allowable height within the R2-zone and R-1 zone and will be compatible with surrounding residential uses.

The proposed semi-detached dwellings comply with all the setback requirements of the R-2 zone. The setback requirements are the same as the setback requirements of the R-1 zone applied to existing surrounding residential uses and therefore new homes will be compatible with existing ones.

The semi-detached dwellings are proposed to have the same aesthetic, including roof type and pitch, as other residential dwellings within the Fairways development.

f) The availability and adequacy of municipal services.

The subject site is within the urban growth boundary and adequate municipal service is available for the proposed development.

Chapter 5 of the Municipal Plan describes the increasing proportion of lone-parent families and seniors in the Town of Riverview, putting pressure on the Town to diversify housing stock. The plan also intends to protect the character of existing residential neighbourhoods which are predominantly made up of single unit dwellings.

The applicant recognizes the demand for more diverse housing within their own Fairways development. The project includes certain phases that are made up of single unit dwellings (i.e. the existing Rosebank Crescent), and others that are made up of semi-detached dwellings (i.e. Summerdale Court). The phases containing semi-detached dwelling lots are being sold and homes are being built at a much more rapid rate than the phases containing single unit dwellings. Although Summerdale Court was developed after Rosebank Crescent, over 90% of that phase has been sold, whereas only 40% of the Rosebank Crescent phase has been sold.

In response to this demand for alternative housing choice, the applicant is proposing to rezone the subject property and develop it in a manner that compliments and enhances the neighbourhood while responding to market demand for this housing product. The proposed semi-detached dwellings address the need for more affordable and age friendly housing choice that caters to a more diverse segment of the population, all the while maintaining compatibility with its surrounding context.

ZONING BY-LAW

Provided this rezoning is accepted by Council, all development will be subject to the Zoning By-law regulations.

INTERDEPARTMENTAL REVIEW

The rezoning was reviewed by the Development Review team and no major issues were identified.

RECOMMENDATION

It is recommended that Riverview Town Council proceed with the Zoning By-law amendment being 300-7-1 and:

- 1) That a public hearing be set for March 11, 2019; and
- 2) That By-law 300-7-1 be referred to the Planning Advisory Committee for its written views.

The rezoning, if approved, should be subject to a conditional zoning agreement, including but not limited to:

1. All semi-detached dwellings shall generally conform to the following design criteria:
 - a. Architectural detailing including but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze and fascia boards shall be incorporated;
 - b. Architectural treatment shall be continued around the side of the building for corner units;
 - c. Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
 - d. Any exposed lumber on the front façade shall be painted or stained;
 - e. Any exposed foundation in excess of 1 metre shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent; and

- f. A minimum 50% of the front elevation shall consist of masonry treatment or other similar product.
2. That a 5 metre treed buffer be maintained along the rear lot line of the western property boundary to screen the new lots from existing homes on McAllister Road, as shown on Schedule B;
3. That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent as shown on Schedule B;
4. That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey; and
5. That the development be carried out in substantial conformance with the plans and drawings submitted.

ALTERNATIVES

- That Council table the request for additional information; or
- That Council deny the request.

RISK ANALYSIS

N/A

CONSIDERATIONS / ENJEUX

Financial N/A

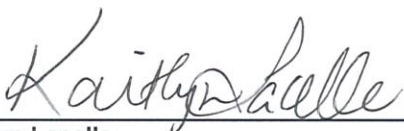
Environmental N/A

Public Consultation

A public hearing is being scheduled for March 11, 2019. First notice of the public hearing should be published in the newspaper on February 16, 2019. Second notice of the public hearing should be by mail to owners of properties within 100 metres of the subject site as per requirements of the Community Planning Act.

Attachments

- Area Map
- Aerial Location Map
- Master Plan (2011)
- Master Plan (2019)
- Schedule B
- Zoning By-law amendment 300-7-1 and Schedule A-1
- Council Resolution



Kaitlyn Lacelle
Urban Planner, Urban Planning



Bill Budd, MCIP, RPP
Director, Urban Planning