PUBLIC MEETING AGENDA

Town of Riverview Planning Advisory Committee

January 9, 2019 – 6:00 PM – Council Chambers

1. ADOPTION OF PUBLIC MEETING AGENDA

2. ADOPTION OF MINUTES OF THE REGULAR MEETING OF December 12, 2018.

3. BUSINESS ARISING FROM THE MINUTES

4. VARIANCE, TEMPORARY APPROVALS, CONDITIONAL USES, RULING OF COMPATIBILITY AND NON-CONFORMING USES

(a) Clayton Developments, Gunningsville Boulevard at Pinewood Road (PID's 05113022 and 05113030) a conditional use application for two 36-unit multiple unit dwelling buildings and to allow in a 'Multiple Unit Dwelling (R3)' zone, subject to terms and conditions (File: 18-42236)

5. ADJOURNMENT

Terms and Conditions

Pinewood Rd

Legend

PID / NID 05113030, 05113022

1:2,000

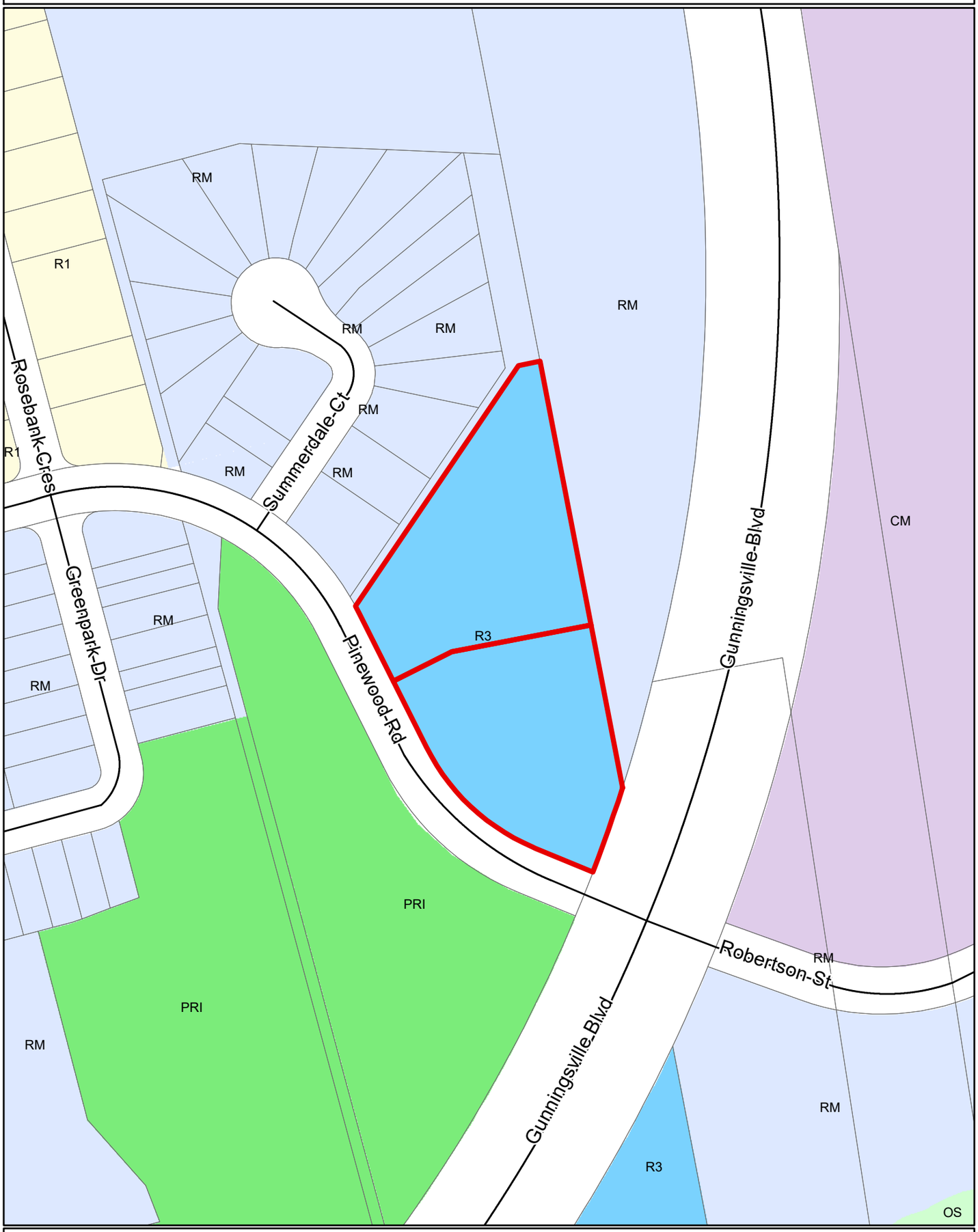
N
W E
S

0 25 50 100

meters / mètres

Terms and Conditions

Pinewood Rd



Legend

- PID / NID 05113030, 05113022
- R1 *Single Unit Dwelling*
- R3 *Multiple Unit Dwelling*
- RM *Residential Mix*
- CM *Commercial Mix*
- PRI *Parks, Recreation, Institutional*
- OS *Open Space*

1:2,000

N W E S

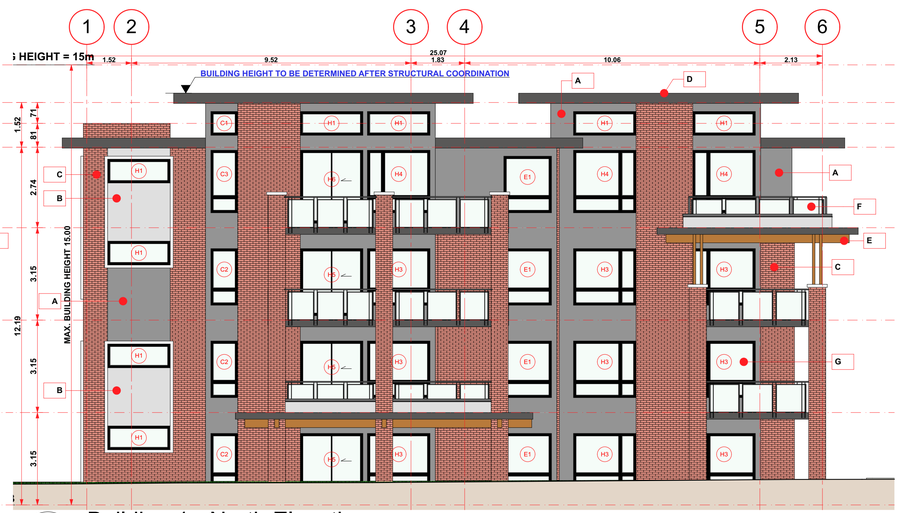
0 25 50 100

meters / mètres

1 Building 1 - East Elevation
SCALE: 1:96

2 Building 1 - West Elevation
SCALE: 1:96

3 Building 1 - South Elevation
SCALE: 1:96



4 Building 1 - North Elevation
SCALE: 1:96

A	HARDIE PANEL 2.0 CLADDING -DARK GREY
B	HARDIE PANEL 2.0 CLADDING -GREY
C	BRICK COMMON BOND CLADDING
D	WOOD FASCIA TRIM -CHARCOAL GREY
E	WOOD STRUCTURAL COLUMNS AND BEAMS
F	ALUMINUM GUARD RAIL -CHARCOAL GREY
G	VINYL WINDOW -BLACK

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[PROJECT TEAM]

THE FAIRWAYS
A CLAYTON COMMUNITY
Clayton The Community Builder
Milestone APARTMENTS

[ARCHITECT SEAL]

[CLIENT]
BYN Properties + Clayton Developments + Milestone Properties

[PROJECT]
Senior Independent Living Development
18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]
Building 1 Elevations

16457	[PROJECT]
1:96	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]
A-4.100

1 Building 2 - East Elevation
SCALE: 1:96

2 Building 2 - West Elevation
SCALE: 1:96

3 Building 2 - South Elevation
SCALE: 1:96

4 Building 2 - North Elevation
SCALE: 1:96

A	HARDIE PANEL 2.0 CLADDING -DARK GREY
B	HARDIE PANEL 2.0 CLADDING -GREY
C	BRICK COMMON BOND CLADDING
D	WOOD FASCIA TRIM -CHARCOAL GREY
E	WOOD STRUCTURAL COLUMNS AND BEAMS
F	ALUMINUM GUARD RAIL -CHARCOAL GREY
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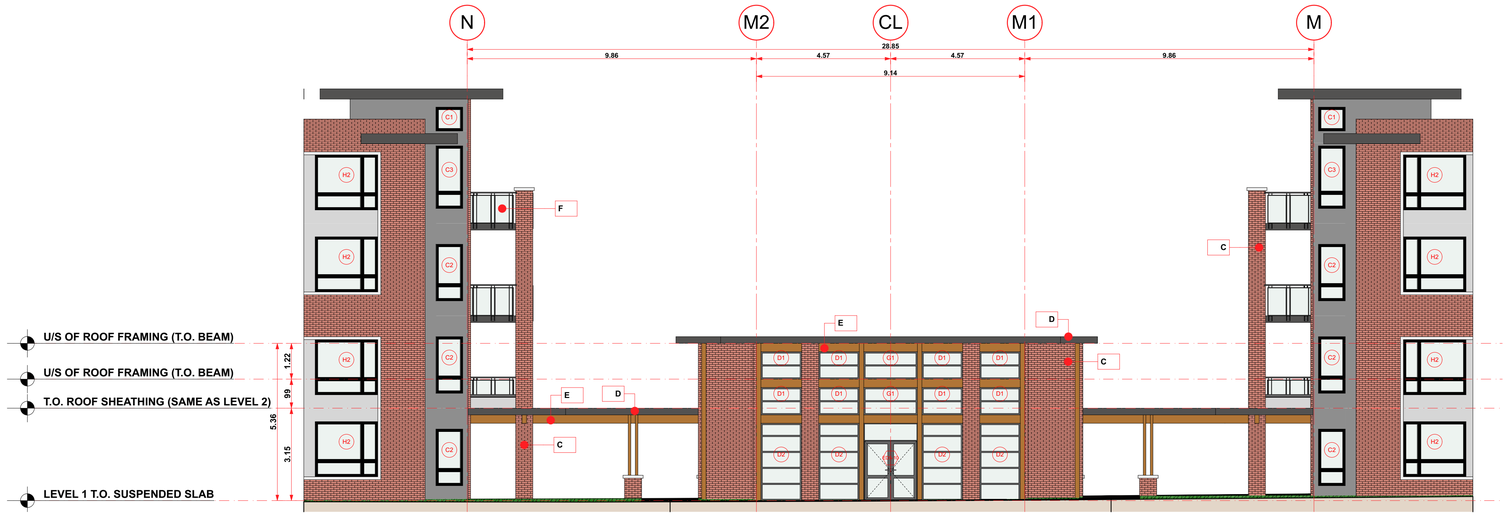
Town of Riverview, NB

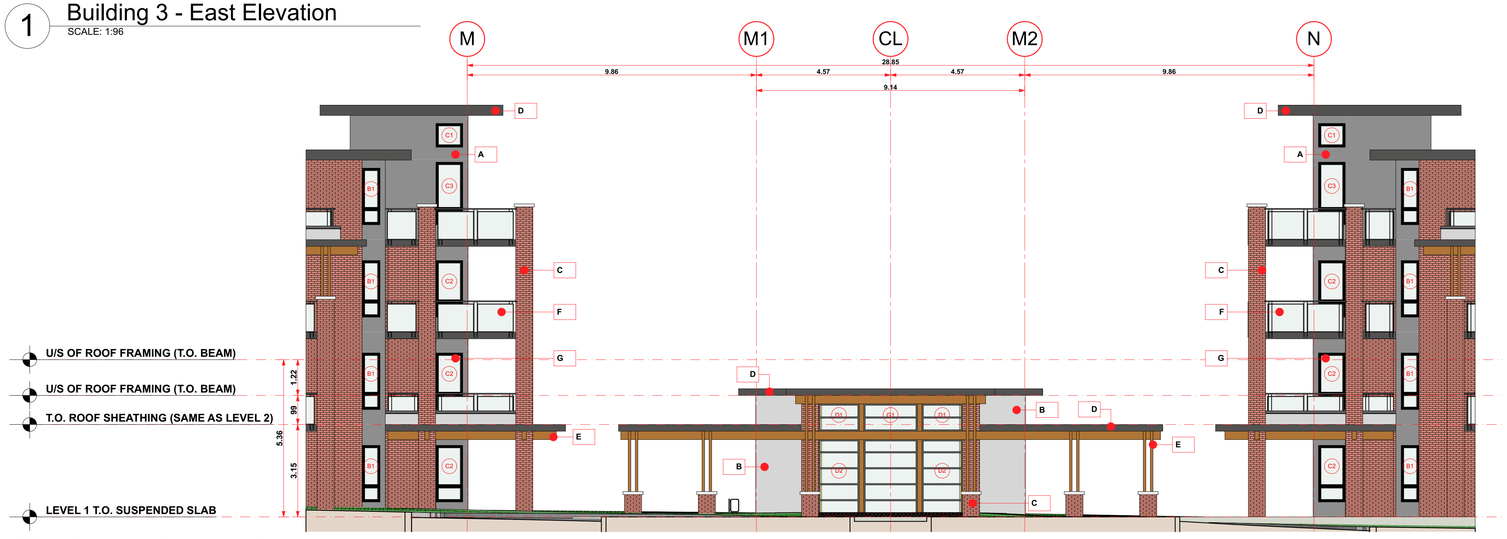
[TITLE]
Building 2 Elevations

16457	[PROJECT]
1:96	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

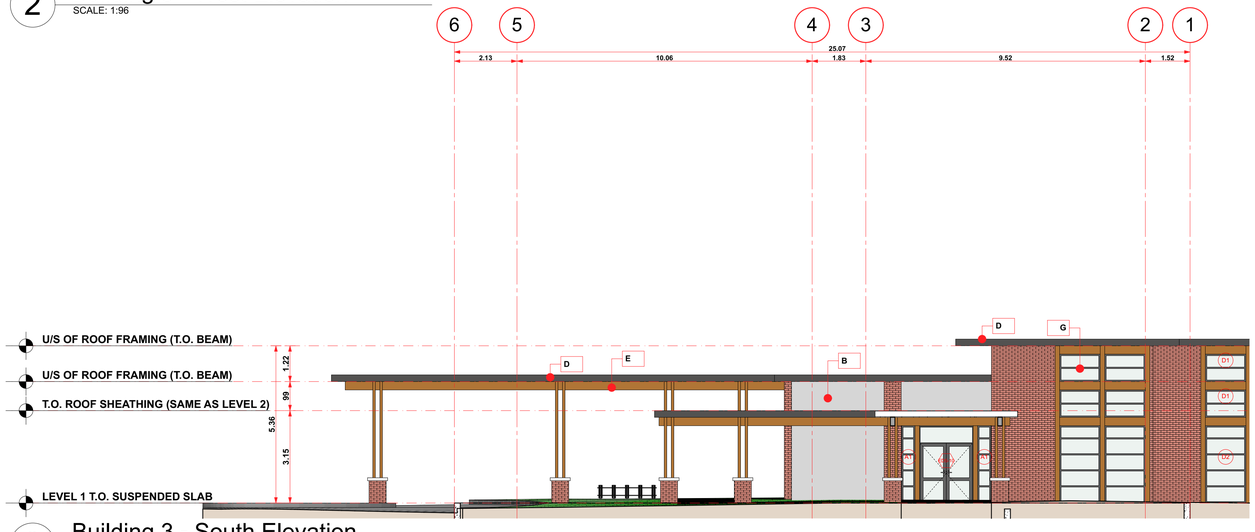
[DRAWING]
A-4.200



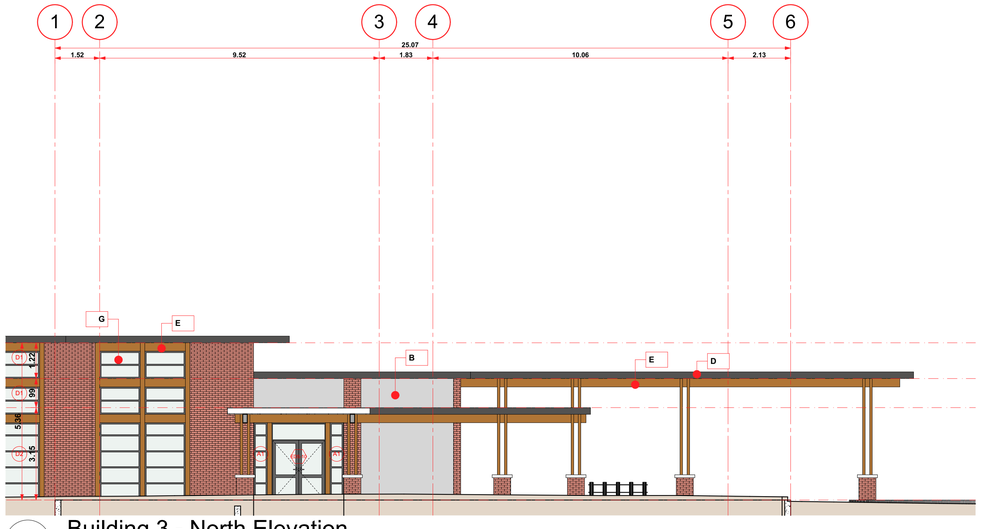
1 Building 3 - East Elevation
SCALE: 1:96



2 Building 3 - West Elevation
SCALE: 1:96



3 Building 3 - South Elevation
SCALE: 1:96



4 Building 3 - North Elevation
SCALE: 1:96

- A — HARDIE PANEL 2.0 CLADDING -DARK GREY
- B — HARDIE PANEL 2.0 CLADDING -GREY
- C — BRICK COMMON BOND CLADDING
- D — WOOD FASCIA TRIM -CHARCOAL GREY
- E — WOOD STRUCTURAL COLUMNS AND BEAMS
- F — ALUMINUM GUARD RAIL -CHARCOAL GREY
- G — VINYL WINDOW -BLACK

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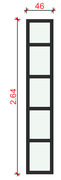
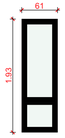
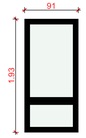
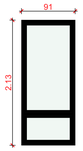
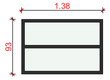
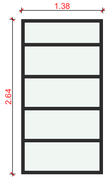
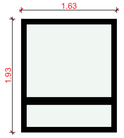
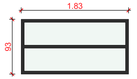
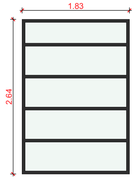
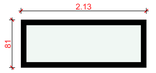
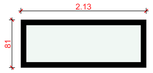
18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]
Building 3 Elevations

16457	[PROJECT]
1:96	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]
A-4.300

WINDOW TYPES

WINDOW TYPE	A1	B1	C1	C2	C3	D1	D2	E1	G1	G2	H1	H1
WINDOW ELEVATION												
WINDOW SIZE	1'-6"×8'-7 3/4"	2'-0"×6'-4"	3'-0"×2'-8"	3'-0"×6'-4"	3'-0"×7'-0"	4'-6 1/2"×3'-0 3/4"	4'-6 1/2"×8'-7 3/4"	5'-4"×6'-4"	6'-0"×3'-0 3/4"	6'-0"×8'-7 3/4"	7'-0"×2'-8"	7'-0"×2'-8"
SILL HIEGHT	0'-0"	1'-8"	1'-4"	1'-8"	1'-8"	0'-0"	0'-0"	1'-8"	0'-0"	0'-0"	1'-0"	1'-4"

WINDOW TYPES

WINDOW TYPE	H1	H1	H2	H2	H3	H4	H5	H6	K1	K2	K3
WINDOW ELEVATION											
WINDOW SIZE	7'-0"×2'-8"	7'-0"×2'-8"	7'-0"×6'-2"	7'-0"×6'-2"	7'-0"×6'-4"	7'-0"×7'-0"	7'-0"×7'-6"	7'-0"×8'-2"	9'-0"×2'-8"	9'-0"×7'-6"	9'-0"×8'-2"
SILL HIEGHT	5'-0"	6'-2"	1'-6"	2'-8"	1'-8"	1'-8"	0'-6"	0'-6"	1'-4"	0'-6"	0'-6"

1 Window Types
SCALE: 1:1

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Clayton
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Milestone
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[ARCHITECT SEAL]

[CLIENT]
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[PROJECT]
Senior Independent Living Development
18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]
Window Schedule

16457	[PROJECT]
1:1	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]
A-7.200

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APARTMENTS

[ARCHITECT SEAL]

[CLIENT]

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[PROJECT]

Senior Independent Living Development

18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]

Perspective Render 1

16457	[PROJECT]
	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]

A-8.101

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[ARCHITECT SEAL]

[CLIENT]

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[PROJECT]

Senior Independent Living Development

18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]

Perspective Render 2

16457	[PROJECT]
	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]

A-8.102

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Clayton
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Milestone
APARTMENTS

[ARCHITECT SEAL]

[CLIENT]

BYN Properties + Clayton Developments + Milestone Properties

[PROJECT]

Senior Independent Living Development

18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]

Perspective Render 3

16457	[PROJECT]
	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]

A-8.103

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THE FAIRWAYS
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Milestone
APARTMENTS

[ARCHITECT SEAL]

[CLIENT]

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[PROJECT]

Senior Independent Living Development

18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]

Perspective Render 4

16457	[PROJECT]
	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]

A-8.104

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THE FAIRWAYS
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Clayton
The Community Builder

Milestone
APARTMENTS

[ARCHITECT SEAL]

[CLIENT]

BYN Properties + Clayton Developments + Milestone Properties

[PROJECT]

Senior Independent Living Development

18-1000 Chemin Pinewood Road
Town of Riverview, NB

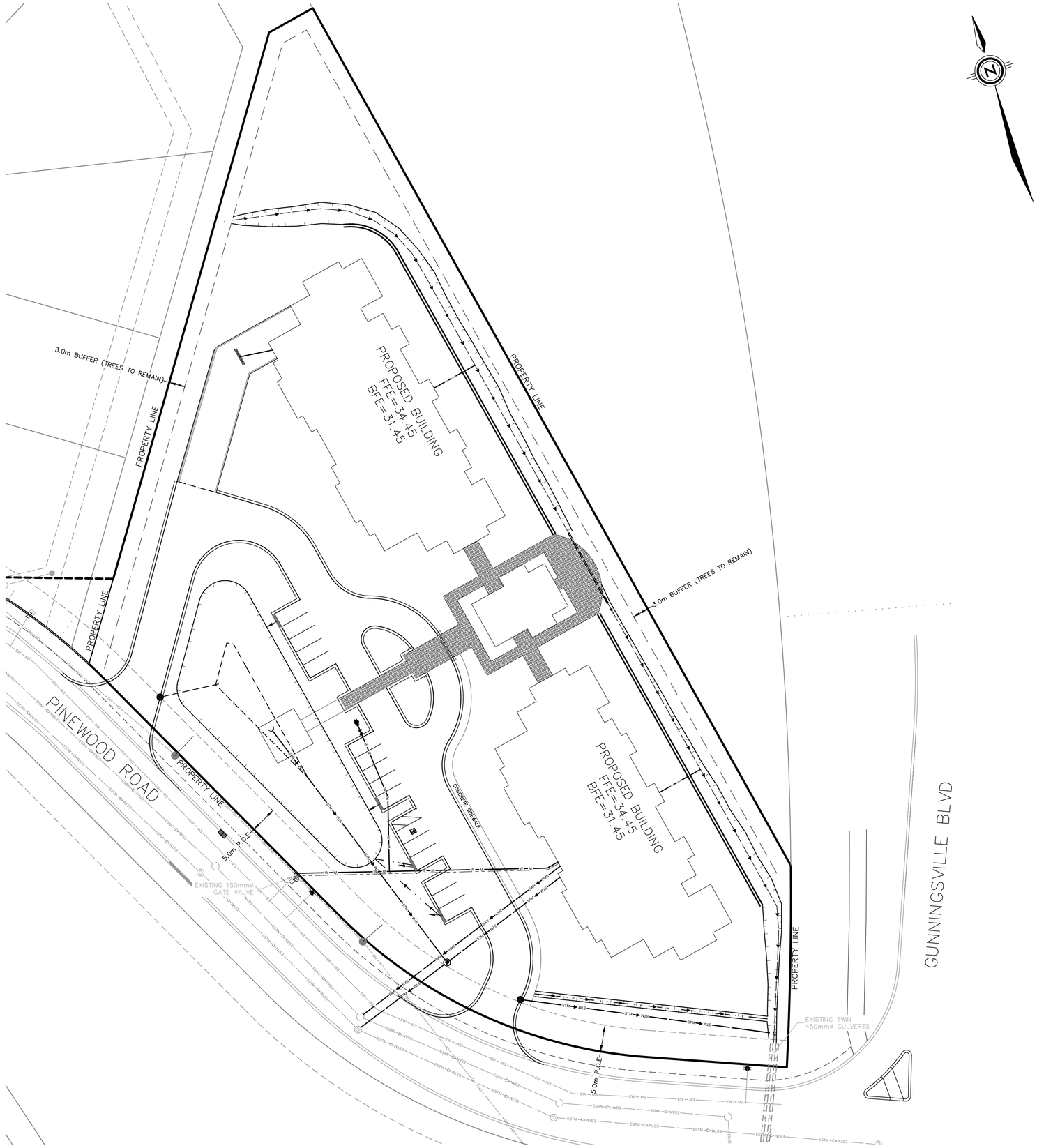
[TITLE]

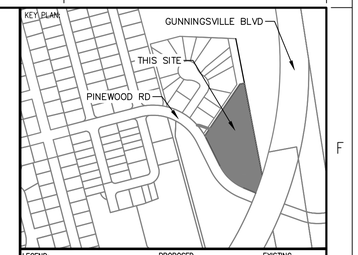
Perspective Render 5

16457	[PROJECT]
	[SCALE]
2018-12-13	[DATE]
2 - PAC Meeting	[ISSUE]

[DRAWING]

A-8.105





LEGEND:

	PROPOSED	EXISTING
EDGE OF PAVEMENT		
LOTLINE		
WATERMAIN & GATE VALVE	W — M — W	EW — M3
SANITARY PIPE & MANHOLE	SAN — MH	ESAN — NYS3
STORM PIPE & MANHOLE	STM — MH	ESTM — RLS3
UTILITY LINES & POLE	OH — HO	EOH — HO3
STREET BOUNDARY		SANITARY LATERAL
PROPERTY BOUNDARY		STORM LATERAL
EASEMENT		WATER LATERAL
CURB & DRIVEWAY CUT		CATCH BASIN LEAD
CATCH BASIN	ENDCAP	CULVERT
FIRE HYDRANT	LIGHT STANDARD	HEADWALL
STREET TREE	PHONE PEDESTAL	SIDEWALK
ROAD SIGN	URD BOX	FENCE

SEAL:

NOT FOR CONSTRUCTION

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REVISION:

NO.	DATE YYYY/MM/DD	DESCRIPTION
0	2018/12/13	ISSUED FOR PAC REVIEW

PROJECT NO: 181-16634	DATE: (YYYY/MM/DD) 2018/12/13
ORIGINAL SCALE: HORIZONTAL: 1:400 VERTICAL: N/A	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
DESIGNED BY: C.LANDRY	DRAWN BY: C.LANDRY
CHECKED BY: M.SEELY	APPROVED BY: D.LEBLANC

SCALE: 1:400 METRIC
8 6 4 2 0 8 16 24

WSP Canada Inc.
1070 St. George Boulevard, Suite 160
Moncton, New Brunswick, Canada E1E 4K7
T 506-857-1675 F 506-857-1679 www.wsp.com

CLIENT: Clayton / THE SHAW GROUP

PROJECT:
THE FAIRWAYS — A CLAYTON COMMUNITY
MULTI UNIT SITE
RIVERVIEW, NEW BRUNSWICK

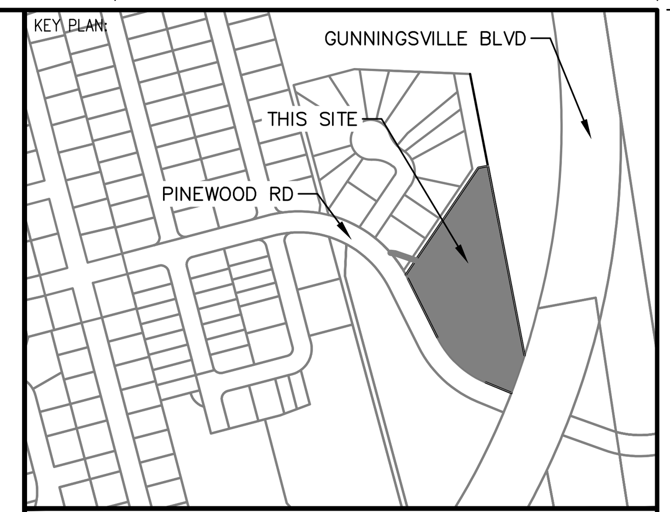
TITLE:
SITE SERVICING CONCEPT PLAN

SHEET NUMBER: 1
SHEET #: 1 OF 2

ISSUE: ISSUED FOR PAC REVIEW
DATE OF: 2018/12/13
REV #: 0

XREFS: (DIESEL evaluation failed)

WSP REF. NO.: ### K:\MONCTON\2018\181-16634- CLAYTON DEV- FAIRWAYS MULTI SITE\DWG\ENG\PRODUCTION\181-16634-001.DWG SERVICING PRINTED: 4:27 PM 2018/12/13 BY: CHARLES.LANDRY



LEGEND:		PROPOSED	EXISTING
EDGE OF PAVEMENT			
LOTLINE			
WATERMAIN & GATE VALVE			
SANITARY PIPE & MANHOLE			
STORM PIPE & MANHOLE			
UTILITY LINES & POLE			
STREET BOUNDARY		SANITARY LATERAL	
PROPERTY BOUNDARY		STORM LATERAL	
EASEMENT		WATER LATERAL	
CURB & DRIVEWAY CUT		CATCH BASIN LEAD	
CATCH BASIN	ENDCAP	CULVERT	
FIRE HYDRANT	LIGHT STANDARD	HEADWALL	
STREET TREE	PHONE PEDESTAL	SIDEWALK	
ROAD SIGN	URD BOX	FENCE	

SEAL:

NOT FOR CONSTRUCTION

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REVISION:

NO.	DATE YYYY/MM/DD	DESCRIPTION
0	2018/12/13	ISSUED FOR PAC REVIEW

PROJECT NO: 181–16634	DATE: (YYYY/MM/DD) 2018/12/13
ORIGINAL SCALE: HORIZONTAL: 1:400 VERTICAL: N/A	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
DESIGNED BY: C.LANDRY	DRAWN BY: C.LANDRY
CHECKED BY: M.SEELY	APPROVED BY: D.LEBLANC

SCALE: 1:400 METRIC
8 6 4 2 0 8 16 24

WSP Canada Inc.
1070 St. George Boulevard, Suite 160
Moncton, New Brunswick, Canada E1E 4K7
T 506-857-1675 F 506-857-1679 www.wsp.com

CLIENT:
Clayton
THE SHAW GROUP

PROJECT:
THE FAIRWAYS
A CLAYTON COMMUNITY
MULTI UNIT SITE
RIVERVIEW, NEW BRUNSWICK

TITLE:

SITE GRADING CONCEPT PLAN

SHEET NUMBER: 2

SHEET #: 2 OF 2

ISSUE: ISSUED FOR PAC REVIEW
DATE OF: 2018/12/13
REV #: 0

WSP REF. NO.: ### K:\MONCTON\2018\181-16634- CLAYTON DEV- FAIRWAYS MULTI SITE\DWG\ENG\PRODUCTION\181-16634-001.DWG GRADING PRINTED: 4:27 PM 2018/12/13 BY: CHARLES.LANDRY

XREFS: (DIESEL evaluation failed)

PLANT LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION
TREES			
11	STAR MAGNOLIA	MAGNOLIA STELLATA	45 MM/WB
8	MORGAN MAPLE	ACER FREEMANII MORGAN	50 MM/WB
7	SUGAR MAPLE	ACER SACCHARUM	50 MM/WB
9	PIN OAK	QUERCUS PALUSTRUS	50 MM/WB
9	GINKGO	GINKGO BILOBA	50 MM/WB
2	HEMLOCK	TSUGA CANADENSIS	150 CM/WB
3	NORWAY SPRUCE	PICEA ABIES	150 CM/WB
SHRUBS AND GROUNDCOVER			
39	EUONYMOUS	EUONYMOUS FORTUNI 'SARCOXIE'	50 CM. POTTED
91	GREEN GEM BOXWOOD	BUXUS 'GREEN VELVET'	60 CM. POTTED
20	DENSE YEW	TAXUS MEDIA 'DENSIFORMIS'	60 CM. POTTED
GROUNDCOVER/PERENNIALS/ORNAMENTAL GRASSES			
24	DAYLILY	HEMEROCALLIS 'HERON	1 GAL. POT
20	FLAME GRASS	MISCANTHUS SINENSIS PURP.	1 GAL. POT
20	SWITCH GRASS	PANICUM VIRGATUM HEAVY METAL	1 GAL. POT
110	CATMINT	NEPETA WALKERS LOW	1 GAL. POT

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[PROJECT TEAM]

THE FAIRWAYS A CLAYTON COMMUNITY
Clayton The Community Builder
Milestone APARTMENTS

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2018-12-12 Issue 2 - PAC Meeting

[ARCHITECT SEAL]

[CLIENT]
BYN Properties + Clayton Developments + Milestone Properties

[PROJECT]
Senior Independent Living Development
18-1000 Chemin Pinewood Road
Town of Riverview, NB

[TITLE]
Landscape Plan

16457 [PROJECT]

[SCALE]

2018-12-12 [DATE]

2 - PAC Meeting [ISSUE]

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