Riverview Planning Advisory Committee
STAFF REPORT
Conditional Use

Subject : Conditional Use - Allan Street

File number: 20-386

Meeting Date: Wednesday, May 13, 2020

From :

Kirk Brewer
Planner / Urbaniste

Reviewed by :

Lori Bickford
Planner / Urbaniste

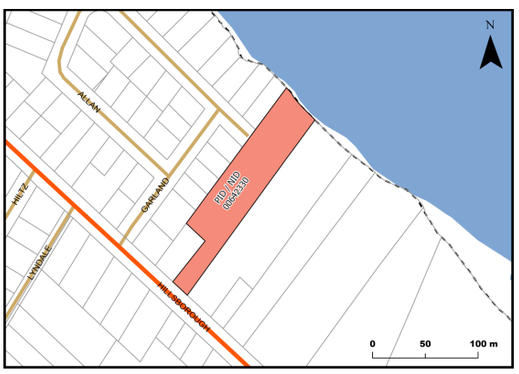
GENERAL INFORMATION

Applicant/: Thierry Comtois Spitfire Design
Landowner : Erin Lynn Roberts

Proposal:

To permit a 27-unit multiple unit dwelling as a conditional use in a Residential Mix zone with variances to:

1) permit balconies to encroach 0.9m into a landscape buffer; and
2) to waive the requirement of a public entrance facing a street



Property Location Map

Subject Property

N

SITE INFORMATION

Location: 88 Allan Street, Town of Riverview / Ville de Riverview

PID: 00642330

Lot Size: 2 acres

Current Use: Vacant

Zoning: RM - Residential Mix

Future Land Use: Residential

Surrounding Use & Zoning: Single Unit Dwelling, Neighbourhood Commercial, Open Space & Conservation

Municipal Servicing: Public water and sewer

Access/Egress: Allan Street

Municipal Plan Policies

Policy 5.6.1 It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town.

Policy 5.6.5 In the interest of encouraging a diverse range of housing types and styles and to ensure

careful integration of these future development areas, it shall be the intent of Council to establish a provision in the RM Zone whereby the Committee may consider, subject to terms and conditions, additional forms of residential development such as townhouses, rowhouses and multiple unit dwellings to a maximum of 15 units an acre, and supportive commercial and service use on a variety of lot sizes where the developer provides a "generalized area development plan" which shows the general location of each building together with any streets, public lands, parking areas and proposed landscaping.

Policy 5.6.6 Pursuant to policy 5.6.5, it shall be the intention of Council to direct the Committee in considering the imposition of terms and conditions to have regard for:
(a) the urban design principles for residential development;
(b) the integration of the proposed development with the abutting existing development;
(c) the adequacy of municipal services;
(d) the location and design of vehicular access;
(e) the design and location of above grade parking lots;
(f) the proposed landscaping and provision of amenity space;
(g) traffic impacts;
(h) the preservation of the site's natural state by minimizing tree and soil removal; and
(i) any other matter.

Zoning Bylaw and or Subdivision By-law Regulation

Per Table 11.1(a) - Residential Zones Use - a Multiple Unit Dwelling is a conditional use to a maximum of 15 units per acre and section 91 of the Zoning By-law

Setback from watercourses
80 Unless otherwise permitted in this By-law, except for walking or cycling trails, a boat house, wharf, dock, boardwalk or bridge, no development shall be located within:
(a) 30 metres of the Petitcodiac River;

Driveways for residential zones
43(6) Unless otherwise permitted in this By-law, no driveway shall have access to a future street or a stub street which does not have a temporary turnaround constructed to the Town of Riverview's Subdivision Development – Procedures, Standards and Guidelines.

Permitted encroachments
83(1) Subject to section 81, every part of a required yard shall be open and unobstructed by structures, with the exception of the following:

(e) exterior staircases providing access to the basement or a floor above the ground floor, balconies, porches, verandas and sundecks in a required front yard, required rear yard or required flankage yard, projecting to a maximum of two metres;

Multiple unit dwellings
91(1) When permitted, the height of a multiple unit dwelling shall be subject to the following conditions:

(a) any part of a building located within 12 metres of an abutting R1 Zone, R1-C Zone or R2 Zone shall not exceed two stories with a maximum height of nine metres;

91(2) Screening shall be provided and maintained on a lot containing a multiple unit dwelling, consisting of the existing vegetation or structures if sufficient to screen the lot from adjacent properties, but when the existing vegetation or structures are insufficient, the screening shall consist of:

(a) if the multiple unit dwelling lot abuts a R1 Zone, R1-C Zone or R2 Zone, a six metre wide landscaping buffer, consisting of:
(i) a minimum of one low lying shrub for every 15 square metres of landscaping area;
(ii) trees with a minimum diameter of 50 millimetre and a minimum branching height of two metres at the time of planting and placed every five metres across the width of the landscaping area; and
(iii) a two metre high decorative solid fence secured with 15.24 centimetre x 15.24 centimetre posts , no
more than 2.4 metres apart, along or parallel to the common property line; or
(b) if the lot does not abut a R1 Zone, R1-C Zone or R2 Zone, the standards in paragraph (a) shall apply except that the landscaping buffer may be reduced to three metres and a fence will not be required.

91(3) The landscaping buffer required in subsection 91(2) shall not be used for parking, garbage storage or public utility structures.

91(4) A multiple unit dwelling may be permitted if:

(a) its massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs) reflects the conditions of neighbouring buildings while avoiding excessive repetition of building design and color;
(b) no more than 35% of the lot area is devoted to parking spaces and parking aisles
(c) the façade is designed with jogs and recesses of not less than 0.6 metres to segment the façade at least every nine metres along the length of the building;
(d) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;
(e) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;
(i) there is at least one public entrance facing a street;
(j) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and
(k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

Internal Consultation & External Consultation

The application was discussed among Planners, Development Officers, and the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department).

The major point of discussion related to access development standards within the existing undeveloped stub of Allan Street, which will form part of the agreement between the Town and the developer.

Municipal council recently enacted By-law 500-11 - A by-law respecting fire protection for the inhabitants of the Town of Riverview. This by-law requires that a key lock box be installed on the premises for buildings requiring a fire safety plan in order that the fire department may access the building easily in case of an emergency. Though this requirement will need to be met regardless of PAC conditions, upon discussion with the fire department, it was decided to include it as a condition for all multi-unit building applications for the time being in order to alert developers to the new regulations.

Discussion

The subject property is a long flag lot abutting the Petitcodiac River. Per the Zoning By-law and provincial regulation, no development is permitted within 30 metres of the watercourse. The building

is far outside this buffer, but per the site and drainage plans submitted as part of the application, a portion of the proposed stormwater retention pond may be located within the 30 metres. A stormwater pond is not considered a development requiring a permit under the Zoning by-law, so no variance is required. However, a wetland and watercourse alteration permit will be required from the Department of Environment and Local Government for any work conducted in this area.

The lot has frontage on Hillsborough Road with a second frontage on Allan Street. The initial site plan proposed to use Hillsborough Road as the main access point. However, due to a blind crest, it was impossible to meet sight distance requirements for a main access on Hillsborough Road. An access here would be limited to a “right-in, right-out” design, which would require a second access on Allan Street. The current proposal has eliminated the Hillsborough Road access in favour of a single entry on Allan Street.

The surrounding subdivision was created in the 1950s and left a portion of Allan Street as an undeveloped stub. Though this stub is a public right of way owned by the Town, it has never been built to a public standard. The Town and developer have been in discussion with respect to the work required to bring this section of roadway to a public standard in order to be used as an access. An agreement between the Town and the developer with respect to standards and timelines must be signed prior to the issuance of a building permit.

The Zoning By-law prohibits driveway access onto stub streets. However, after discussing this provision among development officers and the Town administration, it was determined that this provision was not designed to apply to longstanding existing conditions such as this, but rather to prohibit development that would impede future connectivity along planned streets. The Town’s Engineering Department and Fire Department have both reviewed the plans and are comfortable that it meets safety requirements, though the Fire Department has requested that the emergency vehicle turnaround be left unobstructed and clearly marked. Further, no future connection is planned across this property, and the property maintenance outside the public right of way will be the responsibility of the property owner so no temporary turnaround is required. However, based on the site design, there remains the possibility to upgrade the parking lot to public road standards in the future to create a connection to the south. At that time, a temporary turnaround would be required on the adjacent property to the south.

A 6 metre wide landscaping buffer comprised of trees, shrubs, and an opaque fence is required between the building and adjacent R1 zones. Based on the plans submitted, this requirement can be met and still accommodate the proposed drainage system. However, the proposed building design includes balconies on both sides of the building. To the north, these balconies would encroach 0.9 m into the landscape buffer. The Zoning By-law allows balconies to encroach 2 metres into a required yard (ie the building setback line), and states that the landscape buffer shall not be used for parking, garbage storage or public utilities. However, it is silent on balcony encroachments into landscape buffers. Based on this gray area, staff felt it was prudent to treat this request as a variance from the By-law requirements. Considering that the balconies would be permitted as-proposed within the building setback, and that the landscaping requirements can still be met, staff considers this request to be reasonable and within the general intent of the Municipal Plan and Zoning By-law.

A second variance is requested to waive the requirement for a public entrance facing a street. As mentioned, this is a flag lot and the building will be located more than 60 metres from Hillsborough Road, which will not be used as an access. Allan Street does not continue across the subject property, so in this case it is impossible to meet this requirement since there is no public street abutting the building. For this reason, staff finds the request to waive this requirement reasonable and within the intent of the Municipal Plan and Zoning By-law.

Public Notice

Notices were sent to neighbouring property owners within 60m of the subject property on April 29, 2020. Staff received several calls and emails with regards to the development. Correspondence received prior to the submission of this report are attached.

A resident on Garland Street has requested that a condition be included to require the fence within the landscape buffer be built prior to a building permit being issued to protect neighbours' privacy and limit disruption during construction. While this may be a reasonable request, staff is not including this as a recommendation. Fences and landscaping are generally required to be completed within a year of construction of the main building with the understanding that soil disturbance is a standard part of the building process, and any work completed within the 6 metre setback prior to construction may be damaged as the main building is being built. However, PAC may impose this condition if it sees fit.

Legal Authority

Zoning By-law:
7(1) The permitted main, accessory and secondary uses for the zones listed in Table 7, and their lot requirements are prescribed in Parts 11 to 15, and the following conditions apply to those uses:

(b) any particular purpose for which land, buildings or structures may be used, and which the Committee may approve subject to terms and conditions, is identified by the letter "C";

Community Planning Act (2017):

Conditional uses
53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: ...

(c) prescribe particular purposes ...
(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and
(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

The Act also provides parameters for the PAC when imposing conditions:
53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect:

(a) properties within the zone or in abutting zones, or
(b) the health, safety and welfare of the general public.

Variances
55(1) Subject to the terms and conditions in considers fit, the advisory committee or regional service commission may permit

b) a reasonable variance from the requirements referred to in paragraph 53(2)(a) of a zoning by-law if it is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the by-law and any plan under this Act affecting the development.

Recommendation

Staff recommends that the Planning Advisory Committee APPROVE the proposed multiple unit dwelling as a conditional use on PID 00642330 subject to the following conditions:

1) that prior to issuing development and building permits, the developer enter into an agreement with the Town of Riverview with respect to the scheduling and construction standards of an access within the public right of way (Allan Street)

2) that no snow storage be permitted within the emergency vehicle turnaround, and that a “No Parking - Fire Lane” sign be erected in the area reserved for the emergency vehicle turnaround as shown on the site plan dated April 22, 2020

3) that a key lock box be installed per municipal By-law 500-11;

4) that as-built drawings for engineering submissions shall be required within 30 days after construction;

5) that the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided.

6) that a Wetland and Watercourse Alteration permit be obtained for any work related to the stormwater pond within the 30 metre watercourse buffer

Staff further recommends that the Planning Advisory Committee:

1) APPROVE the requested variance to permit balconies to encroach 0.9 metres within a landscape buffer because the request is reasonable and within the general intent of the Municipal Plan and Zoning By-law: and

2) APPROVE the request to waive the requirement for a public entrance facing a street because due to site conditions the requirement can not be met

ch Hillsborough Rd

Town of / Ville de Riverview

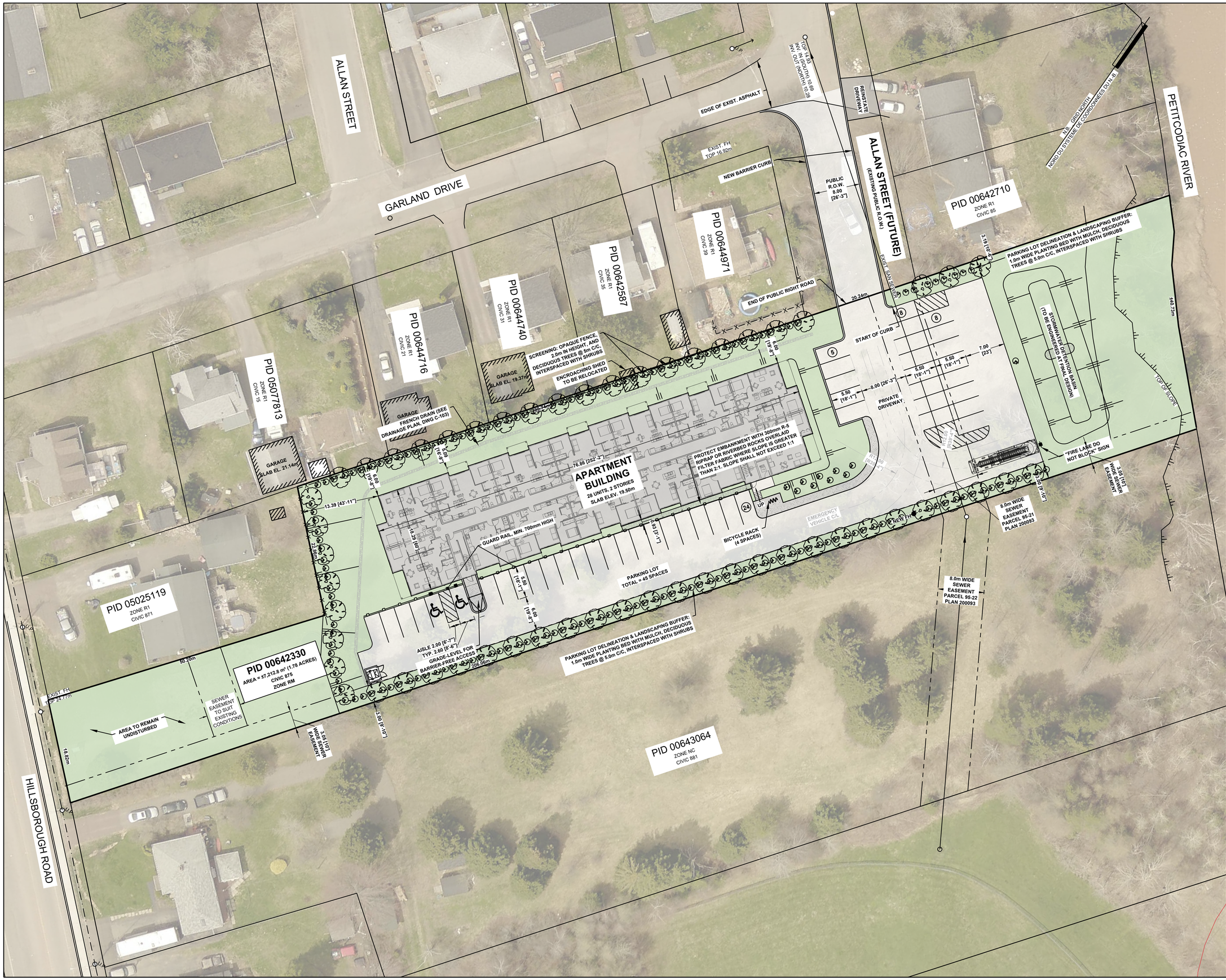
Date: 4/9/2020

Legend / Légende

PID / NID 00642330

0 50 100 m

N



LEGEND

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE	○	●
STORM MANHOLE	⊘	⊘
SANITARY SEWER	—	—
STORM SEWER	— · —	— · —
PIPE INSULATION	▨	▨
CATCH BASIN	⊘	⊘
DOUBLE CATCH BASIN	⊘⊘	⊘⊘
SLUICE BOX	⊘	⊘
CULVERT	⌒	⌒
WATER MAIN	— —	— —
GATE VALVE	⋈	⋈
FIRE HYDRANT	⊕	⊕
TEE	┬	┬
BEND	↱	↱
END CAP	⊣	⊣
CURB STOP	⊗	⊗
VALVE CHAMBER	⊗	⊗
WATER WELL	⊗	⊗
UTILITY POLE	○ U.P.	● U.P.
GUY WIRE	○ U.P. →	● U.P. →
LIGHT STANDARD	☼	☼
OVERHEAD UTILITY LINE	— · —	— · —
UNDERGROUND UTILITY LINE	-UG-	-U/G-
TELECOM. MAN HOLE	Ⓣ	
TRAFFIC SIGNALS	☼	●
GAS LINE	GAS	
FENCE	—X—	—X—
TREE LINE	∿∿	∿∿
TREES	⊛	⊛
EDGE OF BANK	TTTTTTTT	TTTTTTTT
MARSH	⚶	
GROUND ELEVATION	x10.50	
TOP OF CONC. FOUNDATION	T/C	T/C
CRITICAL ELEVATION	C/E	C/E
BASEMENT FLOOR ELEVATION	BFE	BFE
FINISH GRADE	10.50	10.50
SURVEY MARKER	◎	◎
NB GRID MONUMENT	▲	
SIGN & POST	▪	▪
CURB & GUTTER		
SIDEWALK		
CLAY PAVERS		
CHECK DAM		C.D.
SILT FENCE		
TEST PIT	⛏	
BORE HOLE	●	

PLEASE NOTE THAT THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO DISCUSSION AND CHANGE, AND SHOULD NOT BE INTERPRETED AS FINAL AND/OR APPROVED DRAWINGS. THE PLAN IS INTENDED TO CONVEY THE CONCEPT AND VISION OF THE OWNER/CLIENT. THE LOCATION AND ELEVATION OF ALL EXISTING INFRASTRUCTURE AND UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. AERIAL IMAGE SOURCE: GEONB (YEAR 2014)

No.	DESCRIPTION	YY/MM/DD
E	UPDATED FLOOR PLAN & MAIN LOBBY	2020/04/22
D	PAC APPICALTION	2020/04/20
C	UPDATED SITE PLAN AND LANDSCAPING FEATURES	2020/04/09
B	DEVELOPMENT REVIEW	2020/03/19
A	CONSULTANT COORDINATION	2020/03/17

CIVIL CONSULTANT

J.R. DAIGLE ingénierie ▪ engineering arpentage ▪ land surveying

PROJECT TITLE

RIVERBEND APARTMENTS
SITE, SERVICING & DRAINAGE
875 HILLSBOROUGH RD, RIVERVIEW, NB

DRAWING TITLE

SITE PLAN

SCALE

0 3 6 9 12 15m
1:300 (A1)

SEAL

REGISTERED PROFESSIONAL ENGINEER Province of New Brunswick
PRELIMINARY
NOT FOR CONSTRUCTION
APR 22, 2020
Date
INGÉNIEUR ENREGISTRÉ Province du Nouveau-Brunswick

DESIGNED BY	CHECKED BY
JD	JRD
DRAWN BY	**CHECKED BY**
JD	JRD

DOCUMENT ISSUED FOR: **REVIEW**

DATE ISSUED: **APR 22, 2020**

REVISION: **E**

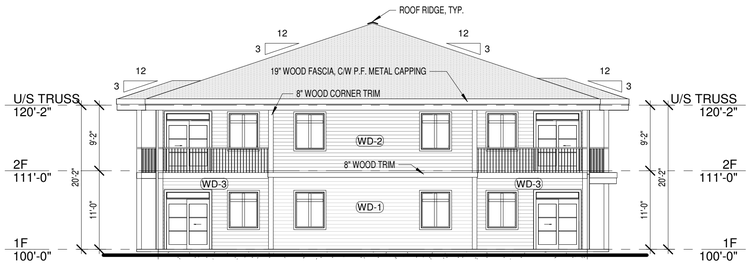
DRAWING NUMBER: **C-101**

MATERIAL LEGEND:

WD-1: WOOD CLADDING
WD-2: WOOD CLADDING
WD-3: WOOD CLADDING
ST-1: CULTURED STONE

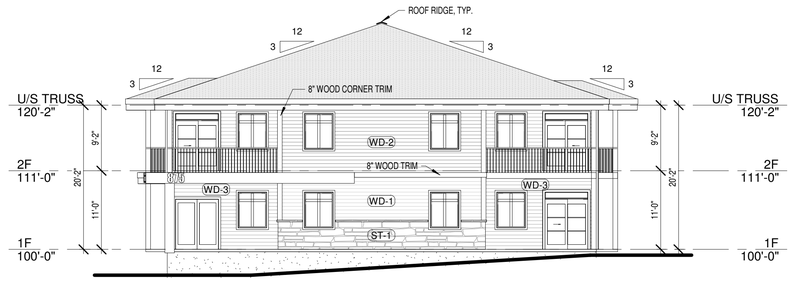
FRONT (RIVERBEND)

1" = 10'-0"



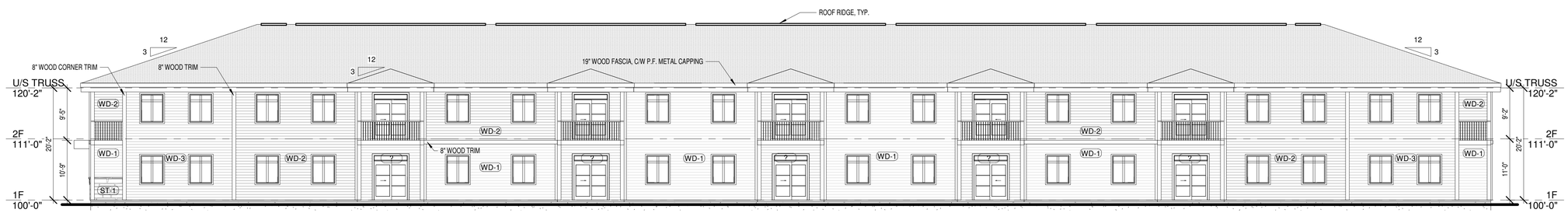
LEFT (RIVERBEND)

1" = 10'-0"



RIGHT (RIVERBEND)

1" = 10'-0"



REAR (RIVERBEND)

1" = 10'-0"

Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE
-	-	-

NOTES:

THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.

ANY CHANGES TO THIS DESIGN, PRIOR TO OR DURING CONSTRUCTION, MUST BE APPROVED BY THE ARCHITECT & ARCHITECTURAL DESIGNER.

ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY-LAWS AND "THE NATIONAL BUILDING CODE OF CANADA".

ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:

Architectural Consultant:

Architectural Designer:

spitfire DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777 Cell: (506) 312-2777 eMail: denis@spitfiredesign.ca

Client:

BILLO DIALLO

Project:

RIVERBEND APARTMENTS

RIVERVIEW, NB

Drawing Title:

ELEVATIONS

Date:	APR 9, 2020
Checked by:	-
Drawn by: DM	Revision: -
Scale:	AS NOTED
Sheet: **A2.0**	Flight no: 4263

RIVERBEND APARTMENTS

875

Kirk Brewer

From: Albert Budd <[redacted]>
Sent: May 4, 2020 1:29 PM
To: Kirk Brewer
Subject: RE: Email - Letter of Concern for 28-Unit Multiple Unit Dwelling at Hillsborough Road - Riverview May 13th PAC Meeting

Mr. Brewer,

If I could add one more concern to my email below, I have a number of mature existing trees along my property line and it would be appreciated if these trees could be preserved and that the 2 metre high screening wooden fencing be off-set a bit to accommodate them.

Thanks

Albert & Mary Lou Budd
31 Garland Drive, Riverview, NB.

From: Albert Budd [mailto:[redacted]]
Sent: May 4, 2020 12:56 PM
To: 'kirk.brewer@nbse.ca'
Subject: Email - Letter of Concern for 28-Unit Multiple Unit Dwelling at Hillsborough Road - Riverview May 13th PAC Meeting

To whom it may concern,

I received a Public Notice regarding the proposed 28 Unit Multiple Unit Dwelling which is proposed to be built behind my residence at 31 Garland Drive.
I have been a resident of 31 Garland Drive for over 50 years and have appreciated the low density lifestyle associated with our neighbourhood, I have no objection to the development, however, in order to maintain and enjoy the privacy of my property, would like to see that any approval requires the following as a condition:

- That a 2 metre high quality wooden fence be installed along the common property line of residents that border the development and that this fence be constructed and installed prior to any development and building permit being issued for the proposed multiple unit dwelling; and
- That 2 metre high screening trees be planted across the landscape area every 5 metres.

I appreciate your time and consideration on this.

Albert & Mary Lou Budd
31 Garland Drive, Riverview, NB.

Kirk Brewer

From: Monique Thibodeau <[redacted]>
Sent: May 4, 2020 3:02 PM
To: Kirk Brewer
Subject: Concerns about apartment building - PID 00642330

Hi Kirk, I am unsure how far these plans are or if there is anything we can do to change any of them but I do have to however express my concerns.

We are at the corner lot at the bottom of Garland Drive, I first off would love to see plans to see how this will impact our privacy but this is one concern of course that our privacy will be next to none with a parking lot/ apartment building directly behind our house and a road directly beside (expecting our trees to also go down that did create a barrier between neighbors). This will be a major private nuisance for all the homes along Garland Drive that have purchase a home with a private back yard and now we will have 28 plus now residing in this quiet space. Also I may not have a lot of knowledge in real estate but I cannot see this being good for my resale or even attempting to get anyone to view them home knowing that the back yard now overlooks a apartment building.

My Largest concern though is the safety of my kids and the kids in the neighborhood. This is a very quiet and slow road. Kids play in the road and everyone in and out knows to be careful. This entry on Allan will bring much more traffic and danger to our kids. I have been told that this entry cannot be put on Hillsborough due to blind spot. I come out of Garland every day on a blind hill and have no issues. Even with the kids in the morning blocking my view even more at the bus stop which is placed right at the top of the blind hill. Please if there is any way to reconsider we need the entry to be on Hillsborough which is already known to be a busy road to not damage our small little loop and endanger our kids.

From a concerned parent/ homeowner!!!

Monique Thibodeau | Claims Representative I, Bodily Injury | Experte en Sinistres
Claims Department | The Co-operators
10 rue Record street, Moncton, NB, E1C 8N9
Tel: 506-777-0738 | Toll Free: 1-800-268-2667 Ext: 310738 | Fax: 506-853-1351 Toll free 877-853-1352

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Kirk Brewer

From: [redacted]
Sent: May 2, 2020 9:36 PM
To: Kirk Brewer
Cc: Elaine Cochrane
Subject: Town of Riverview Planning Advisory Committee Wednesday, May 13, 2020 at 6:00 p.m.

My name is Richard Cochrane and my wife is Elaine and we reside at 881 Hillsborough Rd PID 00643064 . Our property lies along the SE property line of the property PID 00642330
We have some questions re the following item.

Town of Riverview Planning Advisory Committee Wednesday, May 13, 2020 at 6:00 p.m. AGENDA

6. Variance, Temporary Approvals, Conditional Uses, Rulings of Compatibility and Non-Conforming Uses

c) Thierry Comtois (Spitfire Design) on behalf of Erin Lynn Roberts, Hillsborough Road/Allan Street (PID 00642330), To permit a 28-unit multiple unit dwelling as a conditional use in a Residential Mix zone with variances to 1) permit balconies to encroach 0.9m into a landscape buffer, and 2) to waive the requirement of a public entrance facing a street (File 20-386)

In regards to item: 1) permit balconies to encroach 0.9m into a landscape buffer.
What is the landscape buffer ?
Where will the building sit on the property in regards to property lines?
Is their a plot drawing for this building? If so is it available?

In regards to item: 2) to waive the requirement of a public entrance facing a street (File 20-386)
What does this pertain to regarding this property?
Will vehicle or pedestrian access entrance/exit to this building be made from Hillsbouough Rd?

Concerns:

1 If the building is built along the SE property line butting to our property large decorative Maple Trees on our property may overhang who would be responsible for any trimming maintenance required to be done on those trees?
2 Will the property be fenced? Concern is that my property may be used as recreational area or access route to the ballfield area by apartment renters if no fence is placed to prevent access.
3 What type of storage will be used for garbage? Concern is for rodent infestation attracted by open garbage, and wind blowing garbage onto our property.
4 Repair of any construction damage to our property.
5 Control of dust, debris and construction material during construction.
6 Construction start and finish dates and working hours .
7 Will proper grading and drainage be provided so water run off will not be on our property?

Yours Truly
Richard and Elaine Cochrane

881 Hillsborough Rd
Riverview NB

May 5, 2020

Kirk Brewer
Planner
300 Robertson St
Riverview NB
E1B0T8

Dear Mr. Brewer:

I am a resident of Allan St. and it has recently come to my attention that a 28-unit residential complex is being planned near my home.

"Thierry Comtois (Spitfire Design) on behalf of Erin Lynn Roberts, Hillsborough Road/Allan Street (PID 00642330), To permit a 28-unit multiple unit dwelling as a conditional use in a Residential Mix zone with variances to 1) permit balconies to encroach 0.9m into a landscape buffer, and 2) to waive the requirement of a public entrance facing a street (File 20-386)"

I have a few concerns which I am hoping will be addressed during the meeting to be held Wednesday May 13 2020:

1) Property Access- What are the short- and long-term plans for access to the construction site and eventually to the property? A 28-unit building constructed on the land as indicated will, I presume, require access on to Garland St. Currently this street has soft shoulders and is quite narrow. It is the only access for the 30 homes on Garland and Allan St onto Hillsborough Road. In the short-term construction access will cause inconvenience and disruptions, in the long term the road will not wear well with the increased traffic. What proactive plans are in place for Garland Street?

2) Residential Use- I could not find any description on the planning website of structure plans. Will this be an apartment building or have condominiums? Are they planning this building to be for seniors or families and how many floors are intended?

I thank you in advance for your consideration of these questions.

Sincerely,

Nancy Sheridan

14 Allan Street
Riverview NB
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[redacted]