Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est
Wednesday, November 13, 2024 / Le mercredi 13 novembre, 2024

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use applications for 4 multiple unit dwellings in an R3 zone with a landscaping variance.

File number / Numéro du fichier : 24-1374

From / De :

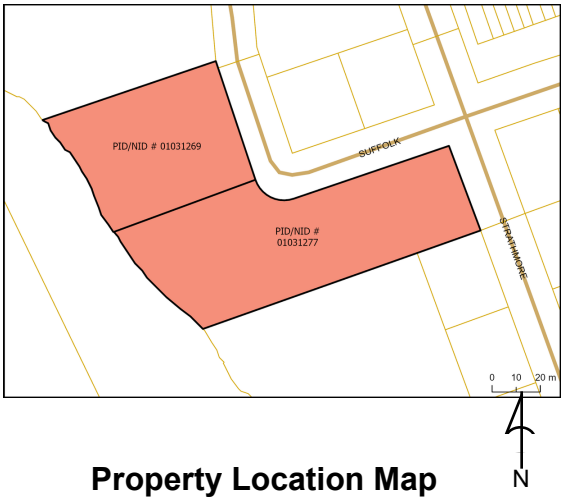
Sam Gerrand
Planner

Reviewed by / Révisé par :

Lori Bickford
Planning Manager/Planner

General Information / Information générale

Applicant / Requérant :
Alona Ushinina Blue Thunder Construction Ltd
Landowner / Propriétaire :
Matt Properties Ltd.
Proposal / Demande :
Conditional use application to permit multiple unit dwellings;
Conditional use application to permit more than one main building on a lot;
Variance application to adjust landscaping requirements.



Property Location Map
Carte de localisation du terrain

Subject Property / Proprieté en question

Site Information /Information du site

PID / NID: 01031277 & 01031269

Lot Size / Grandeur du lot: 0.35 ha + 0.58 ha

Location / Endroit :

9/13 Suffolk Street, Town of Riverview / Ville de Riverview

Current Use / Usage présent :

Vacant

Zoning / Zonage :

R3

Future Land Use Designation / Désignation de l'utilisation future du sol : Residential

Surrounding Use & Zoning / Usage des environs & Zonage :
The subject property is abutted by R3 (Multiple Unit Dwelling) and SC (Suburban Commercial zoning.
A mix of multiple unit dwellings and commercial uses.

Municipal Servicing / Services municipaux:
Municipal Water, Sanitary, and Storm

Access-Egress / Accès/Sortie :

Suffolk Street.

Policies / Politiques

Principles for Residential Development

Principle 1: A variety of housing types will be provided
A variety of housing types is required in order to accommodate all residents of Riverview, at all stages of life and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.
Principle 2: Development should respect its context
Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include
a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;
(b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview;
(c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.);
(d) height of development;
(e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
(f) size and articulation of facades;
(g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
(h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
(i) the use of traditional materials;
(j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
(k) for buildings on corners, windows and/or doors that address both street frontages and that are

Policy 5.1.6
It shall be the intention of Council, in considering demographic changes, to provide for a range of

housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:
(a) Low Density: single and two unit dwellings where density does not generally exceed 10 units per acre;
(b) Medium Density within the RM – Residential Mix Zone: may consist of townhouses, row houses, apartments and other housing combinations and forms where density generally does not exceed 15 units per acre; and
(c) High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.
(d) Notwithstanding (c), it shall be the intention of Council to permit density beyond 30 units per acre in certain areas of the Town where underground or at grade parking lots are proposed. These areas are located along or in proximity of major arterials or major intersections, adjacent to major

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

Number of buildings on the same lot
30(2) Despite subsection (1), except for the R1, R1-C and R2 Zone, the Planning Advisory Committee may permit, subject to any terms and conditions, more than one main building on a lot.

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:
...
(d) 10 metres of any other watercourse.

Residential Zones
101(1) In accordance with section 7, Table 11.1 (a) or Table 11.1 (b) identifies the land uses permitted within each residential zone.

Multiple unit dwelling, subject to section 91, R3, C = Conditional Use Subject to Terms and Conditions

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;
(b) any part of a building located between 12 and 15 metres of an abutting R1 Zone, R1-C Zone or R2 Zone shall not exceed three stories with a maximum height of 12 metres; and
(c) any part of a building located more than 15 metres from an abutting R2 Zone shall not exceed four stories with a maximum height of 15 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:
(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;
(f) only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;
(g) Despite 91(f), a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;
(h) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;
(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 / Consultations internes et externes

The proposal was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). No concerns were raised.

However, there were questions raised related to the dimension requirements of angled parking spaces. Table 41: Size of Parking Spaces and Aisles was used to determine the appropriate size, and the applicant has updated the proposed plan to conform with them

Discussion

The applicant is proposing 3, 3 storey multiple unit dwellings each with 12 units and 1, 3 storey multiple unit dwelling with 18 units. This totals to 4 multiple unit dwellings with a combined 54 units. Currently, the proposal entails two separate lots (PID 01031269 & PID 01031277) though the applicant intends to consolidate the lots, resulting in 4 multiple dwelling units on one lot. Multiple dwelling units are permitted as a conditional use in the R3 zone and multiple buildings are permitted on one lot subject to approval and any terms and conditions raised by the Planning Advisory Committee (PAC).

Suffolk Street is located between one of the Town's main arterial road, Coverdale Road and the

Petitcodiac River and is located near to the Findlay Street Bridge. This area is zoned Multiple Dwelling Unit (R3) and Suburban Commercial (SC) and is one of the areas in Riverview home to higher density residential use. Nearby are townhouse, duplex, row-house and multiple unit dwellings as well as a variety of mixed commercial uses. Due to the proximity of similar higher intensity residential uses, accessibility to major transportation corridors, and no abutting lower density R1 and R2 neighbors, the location is appropriate for the level of development. The Municipal Plan indicates that R3 zoned properties should have a density of approximately 15-30 units per acres. This proposal is within this range at approximately 23 units per acres.

The proposal requires a reduction is the landscaping requirements along the southern property line of the property. When a multiple unit building is proposed and is not abutting a R1, R2, or R1-C zone a 3-meter-wide landscaping buffer consisting of trees is required. In place of the 3m landscaped buffer, the applicant is proposing a 2m tall fence setback approximately 1m for the majority of the southern property line. This fence would act as a buffer in place of the trees.

Three tests are needed to determine if it is appropriate for the Planning Advisory Committee to grant a variance:

1. Is the variance reasonable?

The variance is requested along the southern property line which borders onto the rear of a SC zoned property where the Riverview Lions Club is located and the side of a SC zoned property with a non-conforming single unit dwelling. The applicant is proposing a 2m tall opaque fence along this portion as a buffer between the properties, in place of 3m landscaped buffer. Additionally, there is an irregular shape to the lot and there is a watercourse located near the western/rear property line, which impacts the design of the site. Due to these factors, staff believe that the variance to adjust the landscaping buffer to allow for a reduced buffer with a 2m fence is reasonable.

2. Is the variance desirable?

Given the relatively narrow and irregularly shaped lot, the variance allows parking to be located in the rear yard, behind the residential buildings that face the street. This is identified in the Municipal Plan as a desirable development pattern for residential uses (Principle 6 of Residential Uses: Limit Parking in Front of Multiple Units). Therefore, staff believe this to be desirable for the development of the lot.

3. Is the variance within the intent of the Municipal Plan?

As discussed, the Municipal Plan identifies the location of parking in the rear yard as a desirable development characteristic for residential uses. Additionally, the Municipal Plan encourages landscaping and street trees to be provided along the street (Principle 5 of Residential Uses: Landscaping). The proposal provides adequate landscape buffering and street trees along the public facing portions of the lot and meets the intention of the bylaw to provide landscaping buffers between new multiple dwelling units and the public realm.

The proposal meets all other zoning provisions regarding height, setbacks, parking jogs and recesses etc. provided that the lots are consolidated

Public Notice / Avis public

Public Notices were sent to property owners within 60m on October 30th, 2024.

Legal Authority / Autorité légale

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.

The Act also provides authority of the PAC to grant variances to the Zoning Bylaw:
55(1) Subject to the terms and conditions it 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 / Recommandation

Motion 1
Staff recommends that the Riverview Planning Advisory Committee APPROVE the proposed conditional use on PIDs 01031269, 01031277 to permit multiple unit dwellings in an R3 zone subject to the following conditions:
(1) That PID 01031269 and PID 01031277 are consolidated;
(2) That the project be developed in substantial conformity with the submitted site plan, elevation drawings, and renderings;
(3) that as-built drawings for engineering submissions shall be required within 30 days after construction.

Motion 2
Staff recommends that the Planning Advisory Committee APPROVE the conditional use application to permit more than one main building on PIDs 01031269 , 01031277

Motion 3
Staff recommends that the Planning Advisory Committee APPROVE the variance to reduce the landscaping standards to the south of the property bearing PIDs 01031269, 01031277 as per the site plan dated September 6, 2024, subject to the following condition:

1) a 2m fence be placed along the south property line

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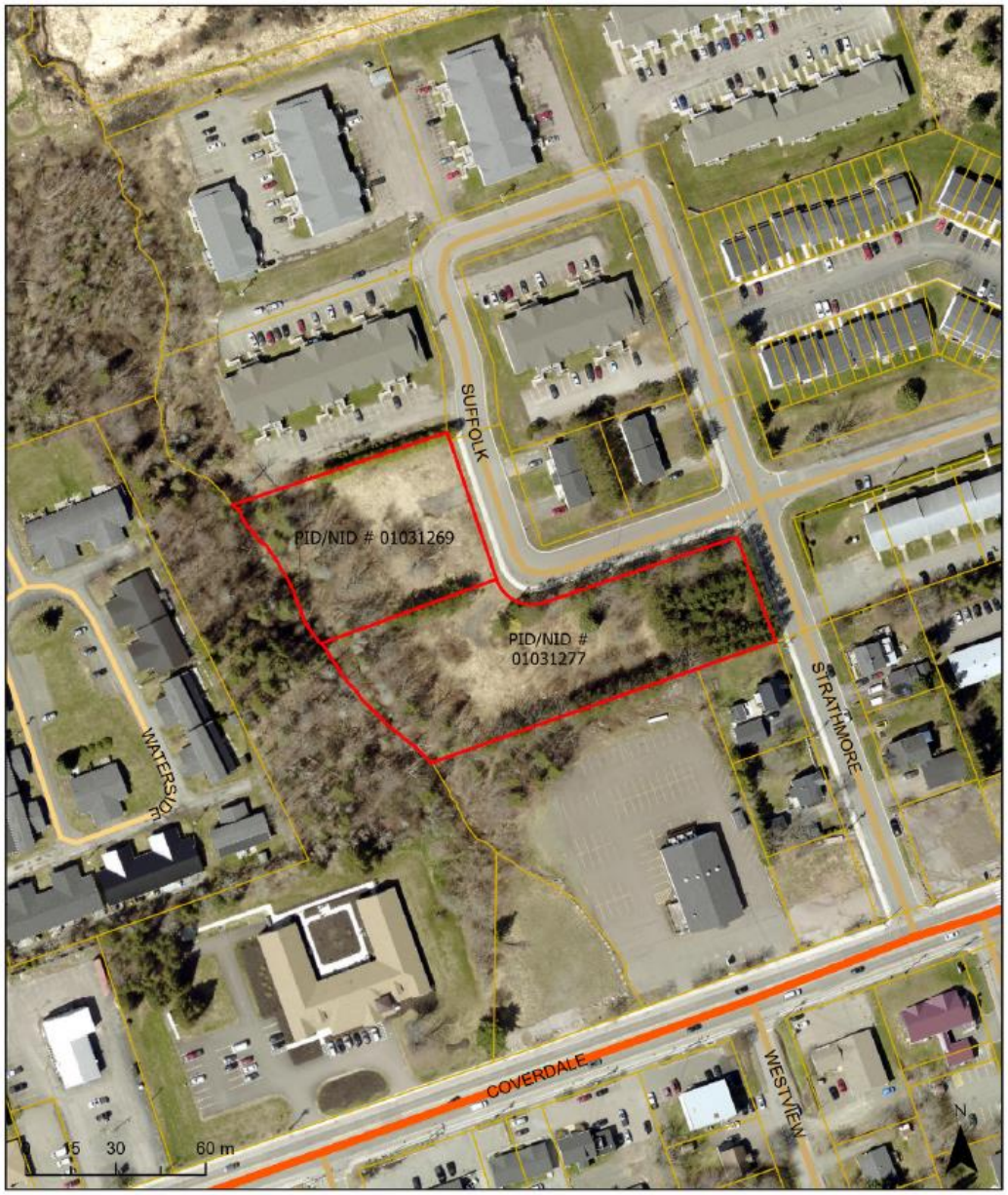
Schedule/Annex File Number 24-1374

Location Map

9/13 Suffolk Street (PID/NID 01031269 & 01031277)
Riverview
Date: 10/23/2024

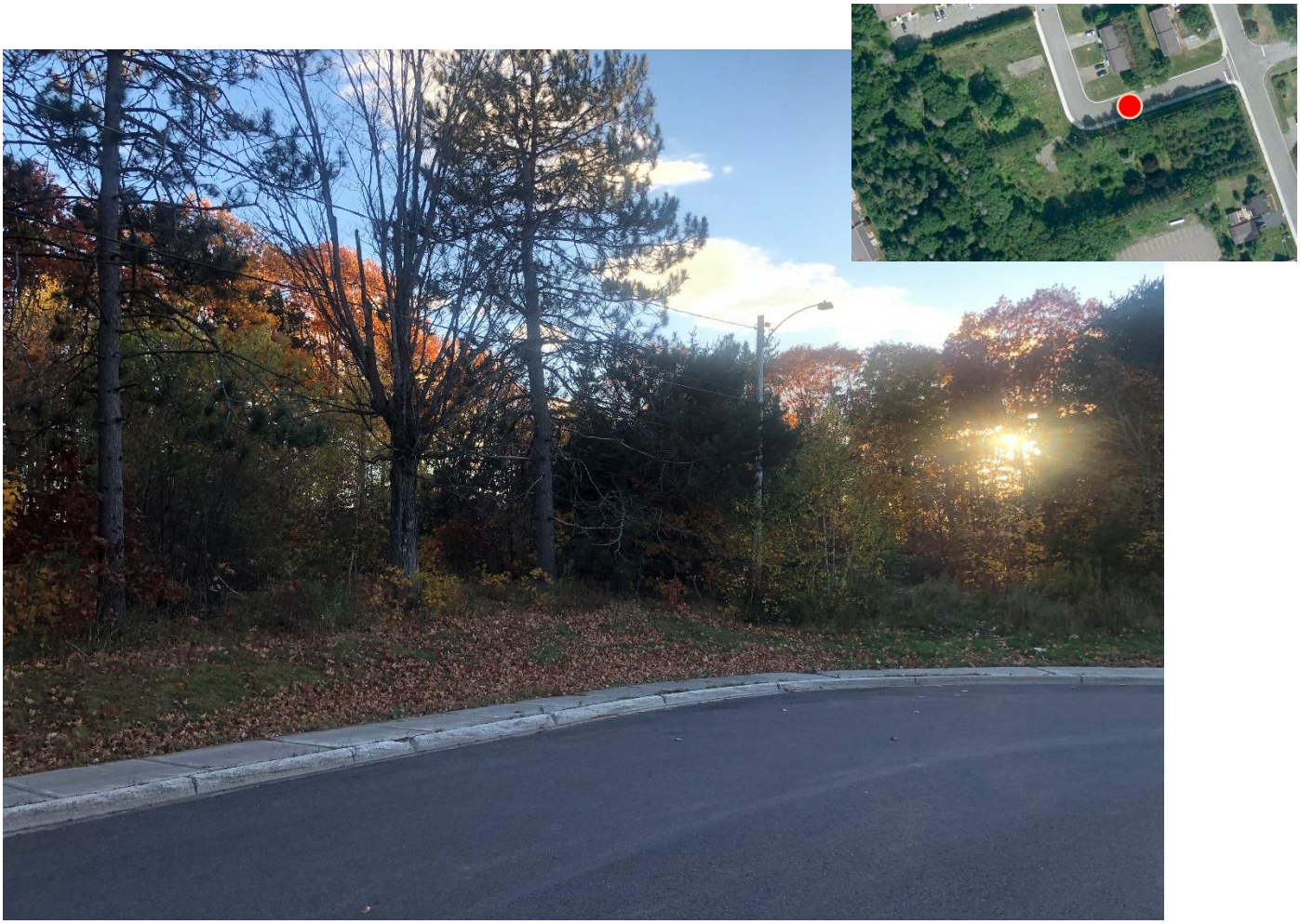


Zoning Map

R3 Zone (Blue)

Site Photos (October 28, 2024)

Site Photo (front of lot)

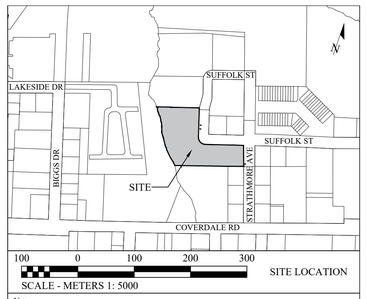


Site Photo (front of lot)

Site Photo (front of lot)

Site Photo (side of lot)

LEGEND		
DESCRIPTION	EXISTING	NEW
STORM SEWER MAIN		
WATER MAIN		
SANITARY LINE		
PROPERTY		
CENTERLINE		
CURB		
CURB STAND		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN		
SLUICE BOX		
HYDRO POLE		
SANITARY MANHOLE		
STORM MANHOLE		
SPOT ELEVATIONS	× 20.45	
PROPOSED ELEVATIONS		20.20
SURFACE WATER DRAINAGE		
TEE / CROSS		
BENDS		
CAP / PLUG / REDUCER		
OVERHEAD POWERLINES		



SITE LOCATION

Notes:

-All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
-Contractor required to locate all existing services and confirm invert elevations with engineer.
-All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83 HT2_0).
-Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure.
-Record drawings to be submitted to the public works department following construction.
- A lateral service hook-up by the Town's public works department is required prior to backfilling the lateral connections to the mainlines.
-Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be grinded down and sidewalk depressed.
-Barrier curb to be installed around the perimeter of parking lot as shown

Erosion Control:

-All work is to follow the Town of Riverview Guidelines for Erosion and Sediment Control at Construction Sites.
-During work on the site, the following items must be completed:
-Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
-Storm drain inlet protection must be installed immediately following the installation of underground structures. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
-Contractor is responsible for dust control, mud and dirt removal on adjacent streets. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto adjacent streets if the existing driveway is not used during construction.

Drawing Number	Drawing Title
C-1	SITE SERVICING AND EROSION CONTROL PLAN
C-2	SITE DRAINAGE PLAN
C-3	CONSTRUCTION NOTES AND DETAILS

PRELIMINARY

No.	Issue	Date
1	FOR TOWN OF RIVERVIEW APPROVAL	JULY 2024
2		
3		

FISHER
ENGINEERING LTD.
40 Fairfield Road
Lower Coverdale, New Brunswick E1J 0A2
Phone: 506 . 863 . 1991
Email: michael@fisherengineeringltd.com

Project Title

MULTI-UNIT DEVELOPMENT
PID 01031277 & 01031269

Drawing Title

SITE SERVICING AND
EROSION CONTROL PLAN

Project No. IR04501RO

Dwg. No. IR045

Scale: 5 0 5 10 15
SCALE - METERS 1: 250

Const. North

Drawn By: AF
Designed By: MJF
DWG. Design Ckd. By: MJF
Drawing Number:

LEGEND		
DESCRIPTION	EXISTING	NEW
STORM SEWER MAIN		
WATER MAIN		
SANITARY LINE		
PROPERTY		
CENTERLINE		
CURB		
CURB STAND		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN		
SLUICE BOX		
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STORM MANHOLE		
SPOT ELEVATIONS	× 20.45	
PROPOSED ELEVATIONS		20.20
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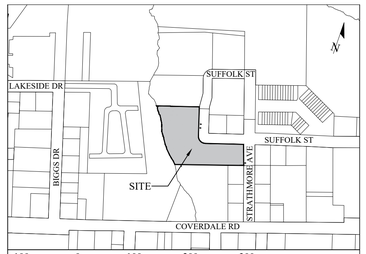
TEE / CROSS		
BENDS		
CAP / PLUG / REDUCER		
OVERHEAD POWERLINES		



SITE LOCATION

Notes:

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-Contractor required to locate all existing services and confirm invert elevations with engineer.
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-Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure.
-Record drawings to be submitted to the public works department following construction.
- A lateral service hook-up by the Town's public works department is required prior to backfilling the lateral connections to the mainlines.
-Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be grinded down and sidewalk depressed.
-Barrier curb to be installed around the perimeter of parking lot as shown

Erosion Control:

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FISHER
ENGINEERING LTD.
40 Fairfield Road
Lower Coverdale, New Brunswick E1J 0A2
Phone: 506 . 863 . 1991
Email: michael@fisherengineeringltd.com

Project Title

MULTI-UNIT DEVELOPMENT
PID 01031277 & 01031269

Drawing Title

SITE SERVICING AND
EROSION CONTROL PLAN

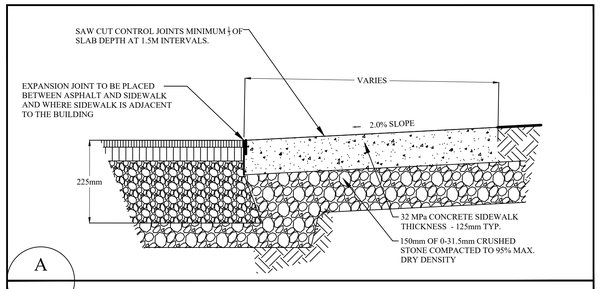
Project No. IR04501RO

Dwg. No. IR045

Scale: 5 0 5 10 15
SCALE - METERS 1: 250

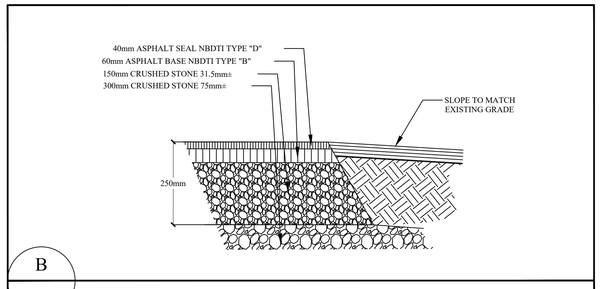
Const. North

Drawn By: AF
Designed By: MJF
DWG. Design Ckd. By: MJF
Drawing Number:



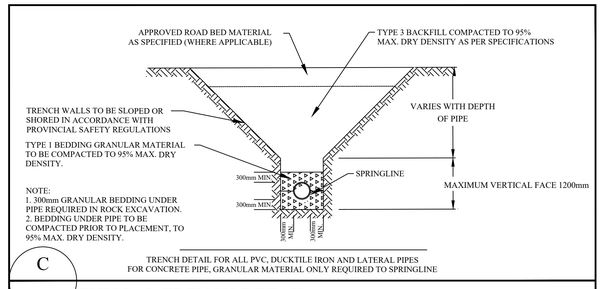
A

TYPICAL SIDEWALK DETAIL N.T.S.



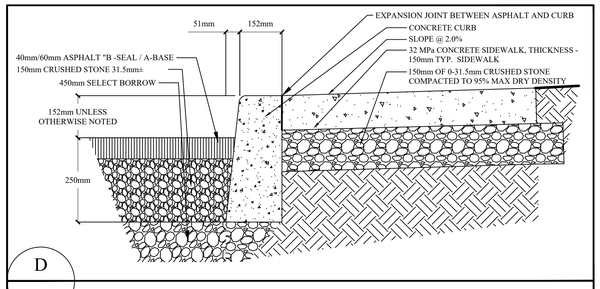
B

TYPICAL STANDARD DUTY ASPHALT DETAIL N.T.S.



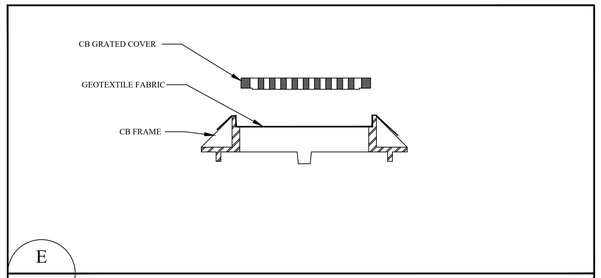
C

TYPICAL TRENCH DETAIL N.T.S.



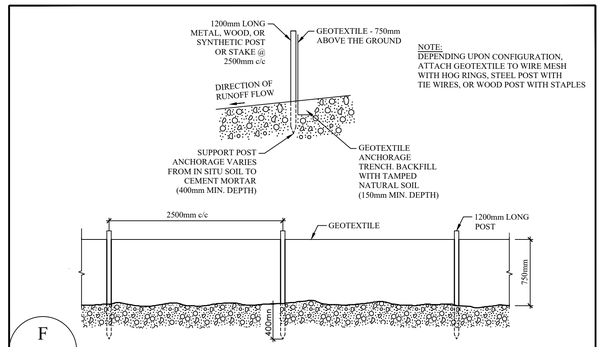
D

CURB AND SIDEWALK DETAIL N.T.S.



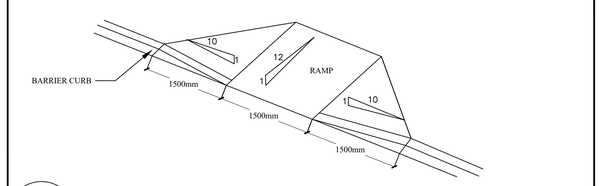
E

CATCH BASIN INLET PROTECTION N.T.S.



F

SEDIMENT CONTROL FENCE DETAIL N.T.S.



H

TYPICAL SIDEWALK RAMP N.T.S.

NOTES:

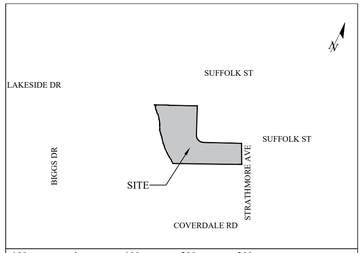
-All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
-If a detail is not provided then refer to Town of Riverview Standard Municipal Specifications.
-Contractor is responsible to ensure that the work is carried out in accordance with N.B. Occupational Health and Safety Act.
-Contractor to possess on site all necessary permits prior to commencing work. Contractor to comply with all requirements and conditions of permits.
-Contractor to provide the Engineer with a proposed construction schedule prior to commencing work.
-All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83/HT2_0).
-Contractor to confirm horizontal location and vertical elevations of all existing services prior to commencing work. Contractor to immediately report any discrepancies to the Engineer.
-Contractor may not substitute any materials unless approved by the Engineer.
-Contractor to provide necessary grading and dust control for roadways and construction site requirements.
-The contractor is responsible for the protection of natural watercourses/drainage swales from damage due to siltation runoff from the construction site.
-Ditches, swales and ponds are to be stabilized as soon as is practical after construction. Permanent stabilization shall be completed within 30 days of construction and shall consist of; Riprap where specified on the plans or Hydroseed to Town of Riverview specifications, unless noted otherwise.
-A lateral service hook-up inspection by the Town's Public Works department is required prior to backfilling the lateral connections to the mainlines. No water turn on will take place until this hook-up inspection has been completed.
-Locations and extent of unsuitable material are unknown. Definition of unsuitable material to be defined by Geotechnical Engineer. Contractor is responsible to review site conditions in a manner deemed reliable to identify locations and extent of unsuitable material.Contractor is responsible for removal and disposal of unsuitable material and replacement with material approved by the Geotechnical Engineer.
-All disturbed areas, including the temporary construction road shall be reinstated, as soon as possible, to previous condition or better.
-Contact Town's Public Works Department prior to construction for application for a lateral service and deposit.

WATER:

-Contractor is responsible for the testing and disinfection of water mains to Town of Riverview Standards.
-Under no circumstances shall the contractor operate existing water valves or make connections to the existing water system without prior approval of the Town of Riverview Public Works Department.
-All water laterals, 100mm and greater in diameter, installed must be pressure tested and disinfected to the Town of Riverview Standards Municipal Specifications and results submitted to the Public Works department with a stamped letter stating that all tests have passed and full time inspection was done during construction and during the test before waterlines are disinfected or turned on by the Town. Town's Public Works Department must be notified one week in advance with the testing results before water main can be disinfected.
-The water service lateral for fire protection (sprinkler), from the property line to the building, shall follow the NFPA 13 Standards. This includes the required 200psi pressure test.

EROSION CONTROL:

-All work is to follow the Town of Riverview's Guidelines for Erosion and Sediment Control at Construction Sites.
-During work on the site, the following items must be completed:
-Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
-Storm drain inlet protection must be installed within the existing storm water structures identified prior to starting the work and immediately following the installation of the onsite storm infrastructure.
-Contractor is responsible for dust control, mud and dirt removal on adjacent streets. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto adjacent streets.
-Contractor to inspect sediment control structures and make necessary repairs daily.



100 0 100 200 300
SCALE - METERS 1: 5000
SITE LOCATION

Notes:

-All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
-Contractor required to locate all existing services and confirm invert elevations with engineer.
-All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83/HT2_0).
-Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure.
-Record drawings to be submitted to the public works department following construction.
- A lateral service hook-up by the Town's public works department is required prior to backfilling the lateral connections to the mainlines.
-Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be grinded down and sidewalk depressed.
-Barrier curb to be installed around the perimeter of parking lot as shown

Erosion Control:

-All work is to follow the Town of Riverview Guidelines for Erosion and Sediment Control at Construction Sites.
-During work on the site, the following items must be completed:
-Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
-Storm drain inlet protection must be installed immediately following the installation of underground structures. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
-Contractor is responsible for dust control, mud and dirt removal on adjacent streets. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto adjacent streets if the existing driveway is not used during construction.

Drawing Number	Drawing Title
C-1	SITE SERVICING AND EROSION CONTROL PLAN
C-2	SITE DRAINAGE PLAN
C-3	CONSTRUCTION NOTES AND DETAILS

PRELIMINARY

No.	Issue	Date
1	FOR TOWN OF RIVERVIEW APPROVAL	JULY 2024
2		
3		

FISHER
ENGINEERING LTD.
40 Fairfield Road
Lower Coverdale, New Brunswick E1J 0A2
Phone: 506 . 863 . 1991
Email: michael@fisherengineeringltd.com

Project Title

MULTI-UNIT DEVELOPMENT
PID 01031277 & 01031269

Drawing Title

CONSTRUCTION NOTES AND DETAILS

Project No. IR04501RO

Dwg. No. IR045

Scale: 5 0 5 10 15
SCALE - METERS 1: 250

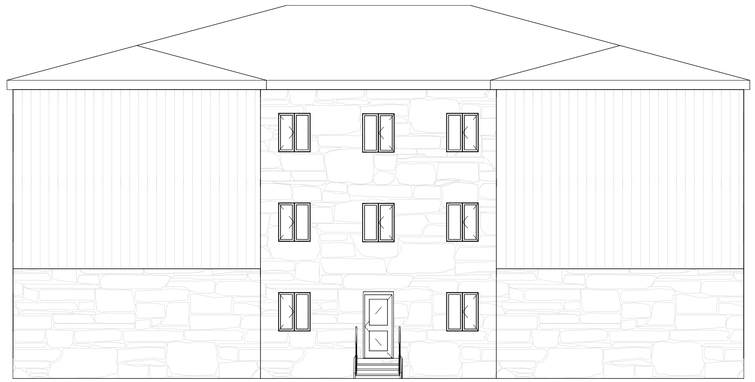
Const. North

Drawn By: AF
Designed By: MJF
DWG. Design Ckd. By: MJF
Drawing Number: C-3

Total area of the lot:
9,384 m²
Total area of the lot occupied by landscaping:
4,091 m²
Total building area:
2,103 m²
Total area of the lot occupied by parking:
3,190 m² (34% of total lot area)
Total area of the parking lot occupied by landscaping:
335 m² (10.5% of total parking lot area)
Total area in the interior of the parking area occupied by landscaping:
250 m² (7.8% of total parking lot area)

9/13 SUFFOLK STREET,
MONCTON, NB

SITE PLAN



1 FRONT ELEVATION
1 : 100

2 RIGHT ELEVATION
1 : 100

3 REAR ELEVATION
1 : 100

4 LEFT ELEVATION
1 : 100

STONE FACADE AREA: 47.4%
OF TOTAL FACADE AREA

12 UNIT BUILDING

12 UNIT BUILDING
9/13 SUFFOLK STREET,
MONCTON, NB

FACADES

SCALE:
DATE:
JOB NO:

A2

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2 FRONT ELEVATION.
1 : 100

4 LEFT ELEVATION.
1 : 100

1 REAR ELEVATION.
1 : 100

3 RIGHT ELEVATION.
1 : 100

STONE FACADE AREA: 40.4%
OF TOTAL FACADE AREA

18 UNIT BUILDING

9/13 SUFFOLK STREET,
MONCTON, NB

FACADES

SCALE:

DATE:

JOB NO:

A3

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