RIVERVIEW PLANNING ADVISORY COMMITTEE STAFF REPORT

Reviewed by:

Subject: Conditional Use and Variance Request for a Multiple Unit Dwelling

File number: 25-0271

Meeting Date: Wednesday, April 9, 2025

From:

Jenna Stewart Lori Bickford

Planner Planning Manager/Planner

GENERAL INFORMATION

Applicant/: Alexis Daniel Dannex Properties

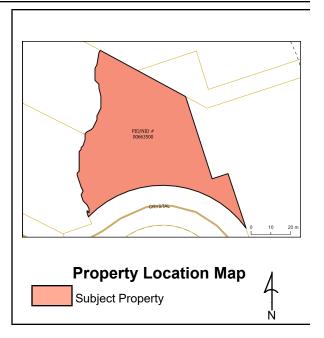
Landowner: JD Irving Limited

Proposal:

Conditional use application to permit a multiple unit

dwelling.

Variance application to adjust the landscaping standards along the northern property line.



SITE INFORMATION

Location: Crystal Drive, Town of Riverview

PID: 00663500

Lot Size: 3550 sqm

Current Use: Parking Lot

Zoning: SC

Future Land

Use: Commercial

Surrounding

Use & Zoning: R3, PRI, SC

-Senior Citizen Housing/Multiple Unit Dwelling

Municipal

Servicing: Private Lines that connect to Municipal Services

Access/Egress: Crystal Drive

Municipal Plan Policies

5.1 Developing Beautiful Complete Neighbourhoods

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:

(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 commercial nodes and are well separated from low density areas, such as single unit and two unit dwelling zones.

5.3 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.

...

- (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 designed to the same quality; and
- (l)the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours.

Zoning Bylaw and or Subdivision By-law Regulation

Subject to **Table 12.1 Commercial Zones Use** and **Table 12.3 – Commercial Zone Requirements**, a multiple unit dwelling is permitted as a conditional use in the Suburban Commercial (SC) Zone. The SC zone allows a maximum height of 15 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;
- (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:

- (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(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

The proposal was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire).

Engineering raised the question of whether the connection to the water and sanitary was private or public. The applicant and Engineering were able to identify that there are existing private lines that connect to the public system on Coverdale for both water and sanitary.

There was also a possible concern about visibility of traffic entering and exiting the site and Engineering has indicated that a sight distance visibility report may be needed due to the sharp turn. This was determined to be able to be verified and, if necessary, addressed at the building permit phase.

Discussion

The subject property is zoned SC and is located at the turn on Crystal Drive off of Coverdale Road. The site is currently a parking lot, and used to be the overflow parking lot for the former Kent building located across the street. The zoning surrounding this property is R3, SC, and PRI. There is an existing multiple unit dwelling to the East, a multiple unit dwelling/senior citizen's housing to the West (Lakeview Tower), the Petitcodiac River to the North, and the former Kent location to the South.

The proposed multiple unit dwelling is 3 stories with 18 units and is proposed outside of the 30m buffer required for the Petitcodiac River. Additionally, while a watercourse is indicated on available maps (as of the time of writing this report) following near the western property line, an Environmental Inspector with Environment and Local Government conducted a site visit and determined that there was no watercourse and a WAWA would not be necessary.

It has also been confirmed that the property is serviced by existing private lines located on the property and on abutting lot that connects to the municipal services on Coverdale, which would be utilized for this proposed development. Engineering has indicated that this is acceptable.

The proposal conforms to all zoning provisions regarding height, setback, parking, etc. There is one variance request to adjust the landscaping requirements along the northern portion of the property located in the rear yard.

Landscaping Variance

A variance is requested to adjust the landscaping requirements along the northern portion of the property located in the rear yard. The applicant is proposing riprap for a section, as seen on the site plan. This is reasonable and desirable for the property due to the nature of the lot's location and the change in topography that limits the ability to landscape that area. Furthermore, trees or other landscaping can not be planted on riprap given it is stone/rock. Additionally, the intent of the landscaping is to create a buffer between properties and uses. This section of landscaping is mainly facing the Petitodiac with a small portion oriented towards the neighboring apartment building. As the intent of the landscaping requirements of the municipal plan and zoning by-law is to limit land use conflict, this variance is following the intent as the landscaping is facing the water to the north and the same proposed use to the east of the property. The rest of the property will meet the landscaping requirements. With all this considered, staff are supportive of this variance as it is believed that the impact of adjusting the landscaping is minor in nature and will not negatively impact any neighboring properties.

Public Notice

Notices were sent to property owners within 60m of the subject property on March 26, 2025.

Legal Authority

Community Planning Act

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 By-law:

- 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 bylaw 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.

53(2)(a)(vii) of the Act states "the placement, height and maintenance of fences, walls, hedges, shrubs, trees and other objects,"

Recommendation

Motion 1:

Staff recommends that the Riverview Planning Advisory Committee APPROVE the proposed conditional use on PID 00663500 to permit a multiple unit dwelling in an SC zone subject to the following conditions:

- (1) That the project be developed in substantial conformity with the submitted site plan, elevation drawings, and renderings; and
- (2) that as-built drawings for engineering submissions shall be required within 30 days after completion of construction

Motion 2:

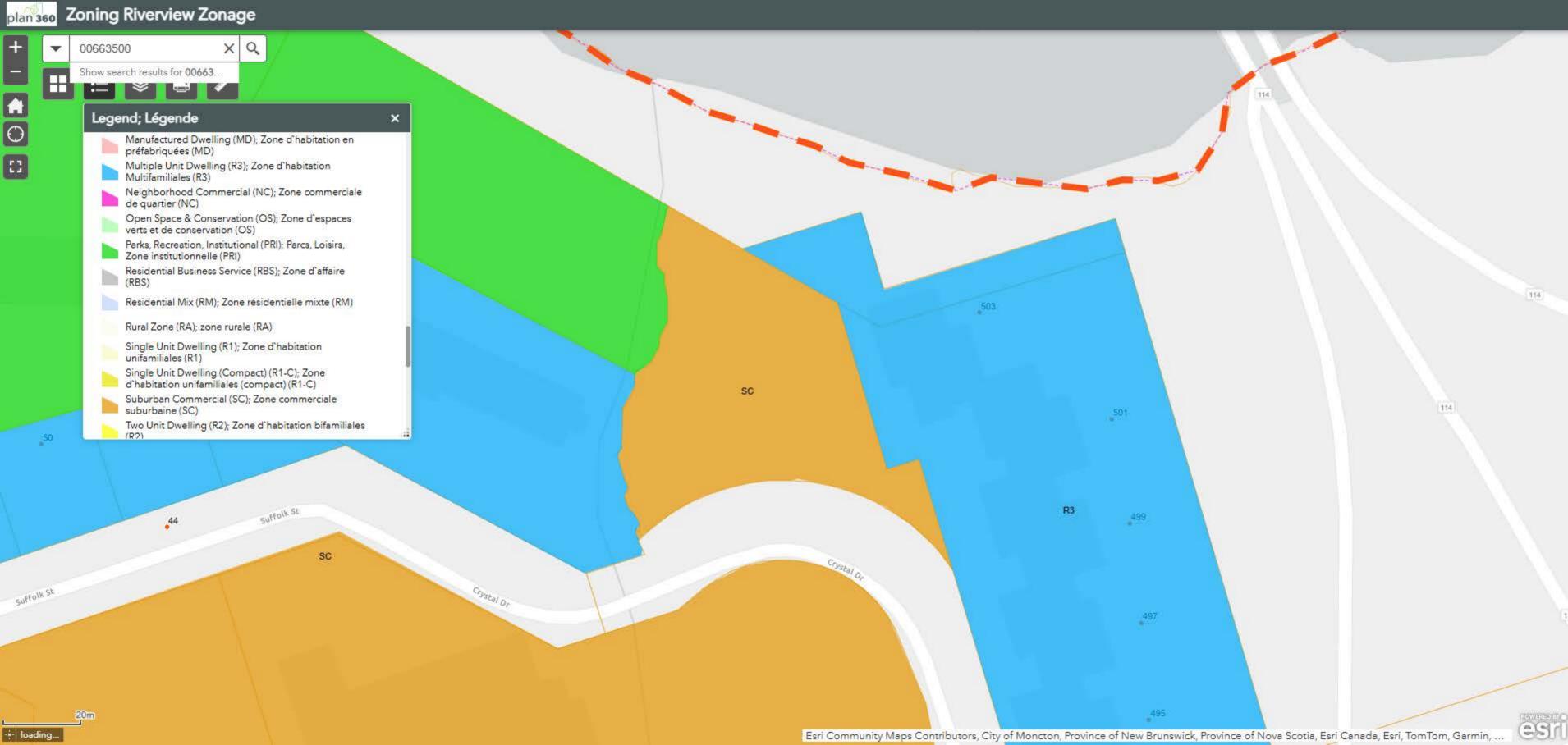
Staff recommends that the Riverview Planning Advisory Committee APPROVE the variance to adjust the landscaping standards along the northern portion of the property due to the change in topography making it difficult to landscape and that the anticipated impact of this adjustment is minimal in nature subject to the following condition:

(1) That the landscaping be developed in substantial conformity with the submitted site plan.

Crystal Drive (PID/NID 0663500) Riverview

Date: 2025-03-19











Preliminary "Not For Construction"

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Rev.#	Description	Date

Architectural Consultant:

171 Lutz Street, Moncton, NB EIC 5E8

Bus: (506) 855-3777

Alexis & Nach Daniel

Apartment Building

Suffolk St., Riverview, NB

SCHEMATIC SITE PLAN

March 17th, 2025 Checked by: ARR / EM CA / CI AS NOTED



SCHEMATIC FLOOR PLAN LEVEL 01

1/8" = 1'-0"

Grand total: 18

SUITE TYPE SCHEDULE						
Name	Area	Comments	Count			
SUITE A	815 SF	2 BED 1 BATH	3			
SUITE B	818 SF	2 BED 1 BATH	6			
SUITE BF	658 SF	1 BED 1 BATH	1			
SUITE C	830 SF	2 BED 1 BATH	3			
SUITE D	807 SF	2 BED 1 BATH	3			
SUITE E	931 SF	2 BED 1 BATH	2			

SUITE SCHEDULE							
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms		
LEVEL 01							
LEVEL 01	SUITE A	2 BED 1 BATH	815 SF	4	2		
LEVEL 01	SUITE B	2 BED 1 BATH	819 SF	4	2		
LEVEL 01	SUITE B	2 BED 1 BATH	818 SF	4	2		
LEVEL 01	SUITE BF	1 BED 1 BATH	658 SF	2	1		
LEVEL 01	SUITE C	2 BED 1 BATH	830 SF	4	2		
LEVEL 01	SUITE D	2 BED 1 BATH	807 SF	4	2		
LEVEL 01:6				22			

SUITE SCHEDULE							
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms		
LEVEL 02							
LEVEL 02	SUITE A	2 BED 1 BATH	815 SF	4	2		
LEVEL 02	SUITE B	2 BED 1 BATH	819 SF	4	2		
LEVEL 02	SUITE B	2 BED 1 BATH	818 SF	4	2		
LEVEL 02	SUITE C	2 BED 1 BATH	830 SF	4	2		
LEVEL 02	SUITE D	2 BED 1 BATH	807 SF	4	2		
LEVEL 02	SUITE E	2 BED 1 BATH	931 SF	4	2		
LEVEL 02: 6		'	-	24			

Level Name Comments Area Occupant Count No. of Bedrooms							
Level	Name	Comments	Area	Occupant Count	INO. OI DEGIOOTIIS		
EVEL 03							
LEVEL 03	SUITE A	2 BED 1 BATH	815 SF	4	2		
LEVEL 03	SUITE B	2 BED 1 BATH	819 SF	4	2		
LEVEL 03	SUITE B	2 BED 1 BATH	818 SF	4	2		
LEVEL 03	SUITE C	2 BED 1 BATH	830 SF	4	2		
LEVEL 03	SUITE D	2 BED 1 BATH	807 SF	4	2		
LEVEL 03	SUITE E	2 BED 1 BATH	931 SF	4	2		



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Apartment Building

Suffolk St., Riverview, NB

SCHEMATIC FLOOR PLAN LEVEL 01

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SCHEMATIC FLOOR PLAN TYP. LEVEL 02-03

1/8" = 1'-0"

Name	Area	Comments	Count
SUITE A	815 SF	2 BED 1 BATH	3
SUITE B	818 SF	2 BED 1 BATH	6
SUITE BF	658 SF	1 BED 1 BATH	1
SUITE C	830 SF	2 BED 1 BATH	3
SUITE D	807 SF	2 BED 1 BATH	3
SUITE E	931 SF	2 BED 1 BATH	2

SUITE SCHEDULE							
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms		
_EVEL 01							
LEVEL 01	SUITE A	2 BED 1 BATH	815 SF	4	2		
LEVEL 01	SUITE B	2 BED 1 BATH	819 SF	4	2		
LEVEL 01	SUITE B	2 BED 1 BATH	818 SF	4	2		
LEVEL 01	SUITE BF	1 BED 1 BATH	658 SF	2	1		
LEVEL 01	SUITE C	2 BED 1 BATH	830 SF	4	2		
LEVEL 01	SUITE D	2 BED 1 BATH	807 SF	4	2		
EVEL 01: 6				22	·		

SUITE SCHEDULE						
Level	Name	Comments	Area	Occupant Count	No. of Bedroom	
EVEL 02						
LEVEL 02	SUITE A	2 BED 1 BATH	815 SF	4	2	
LEVEL 02	SUITE B	2 BED 1 BATH	819 SF	4	2	
LEVEL 02	SUITE B	2 BED 1 BATH	818 SF	4	2	
LEVEL 02	SUITE C	2 BED 1 BATH	830 SF	4	2	
LEVEL 02	SUITE D	2 BED 1 BATH	807 SF	4	2	
LEVEL 02	SUITE E	2 BED 1 BATH	931 SF	4	2	
LEVEL 02: 6				24		

SUITE SCHEDULE					
Level	Name	Comments	Area	Occupant Count	No. of Bedrooms
EVEL 03					
LEVEL 03	SUITE A	2 BED 1 BATH	815 SF	4	2
LEVEL 03	SUITE B	2 BED 1 BATH	819 SF	4	2
LEVEL 03	SUITE B	2 BED 1 BATH	818 SF	4	2
LEVEL 03	SUITE C	2 BED 1 BATH	830 SF	4	2
LEVEL 03	SUITE D	2 BED 1 BATH	807 SF	4	2
LEVEL 03	SUITE E	2 BED 1 BATH	931 SF	4	2
EVEL 03: 6			'	24	'
Grand total: 18				70	



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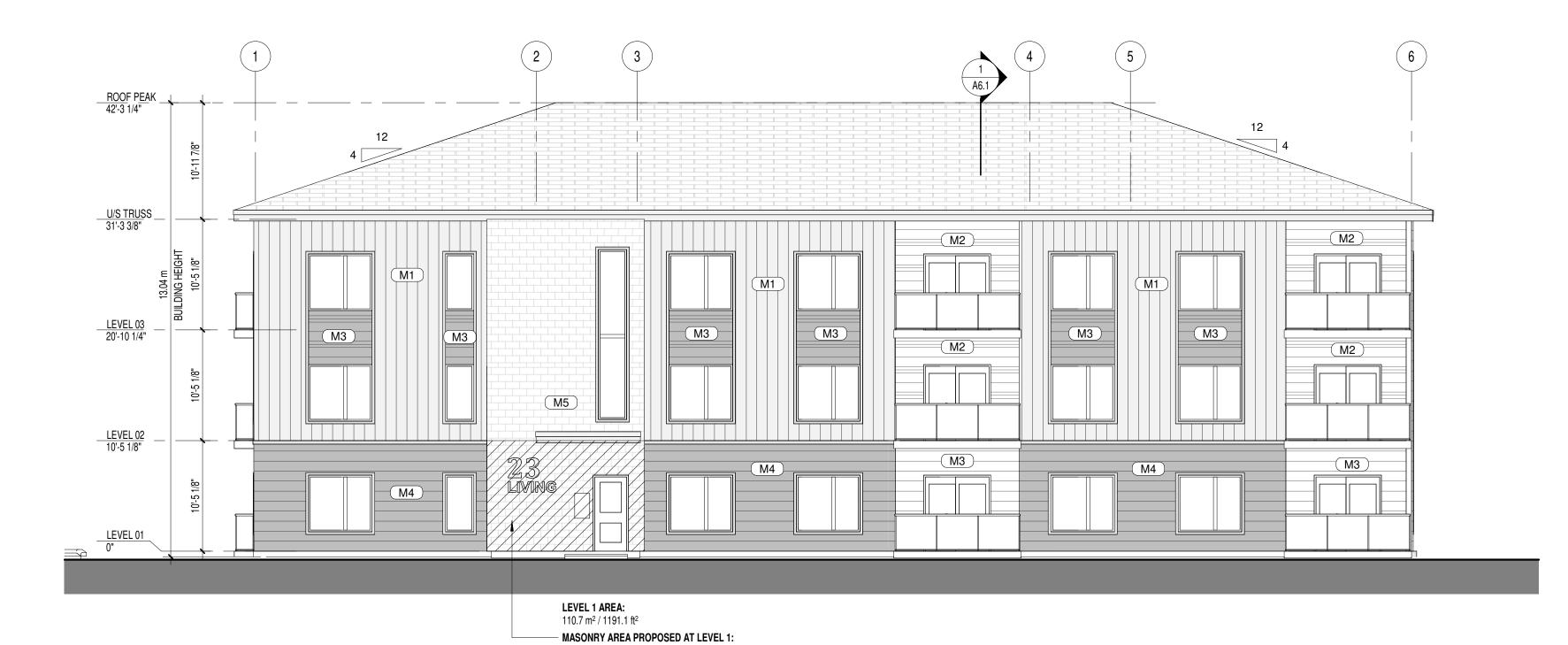
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Apartment Building

Suffolk St., Riverview, NB

SCHEMATIC FLOOR PLAN TYP. LEVEL 02-03

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PRELIMINARY ELEVATION 1 - STREET FACING

1/8" = 1'-0"



3 PRELIMINARY ELEVATION 3

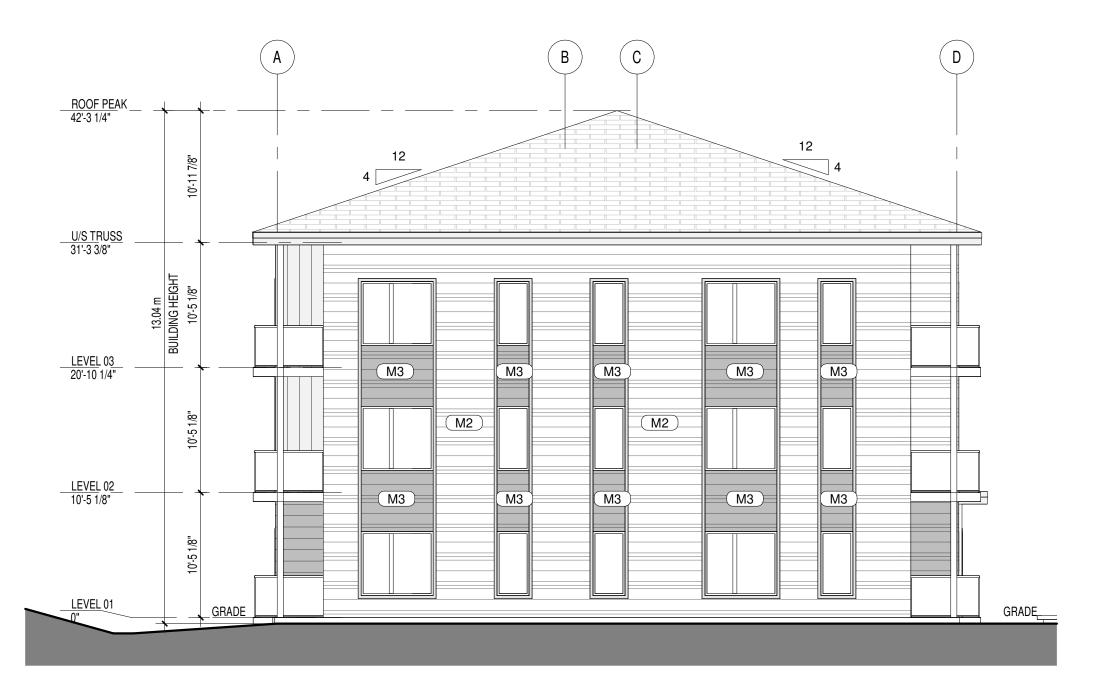
1/8" = 1'-0"

MATERIALS:

EXACT MATERIAL COLORS AS PER OWNER

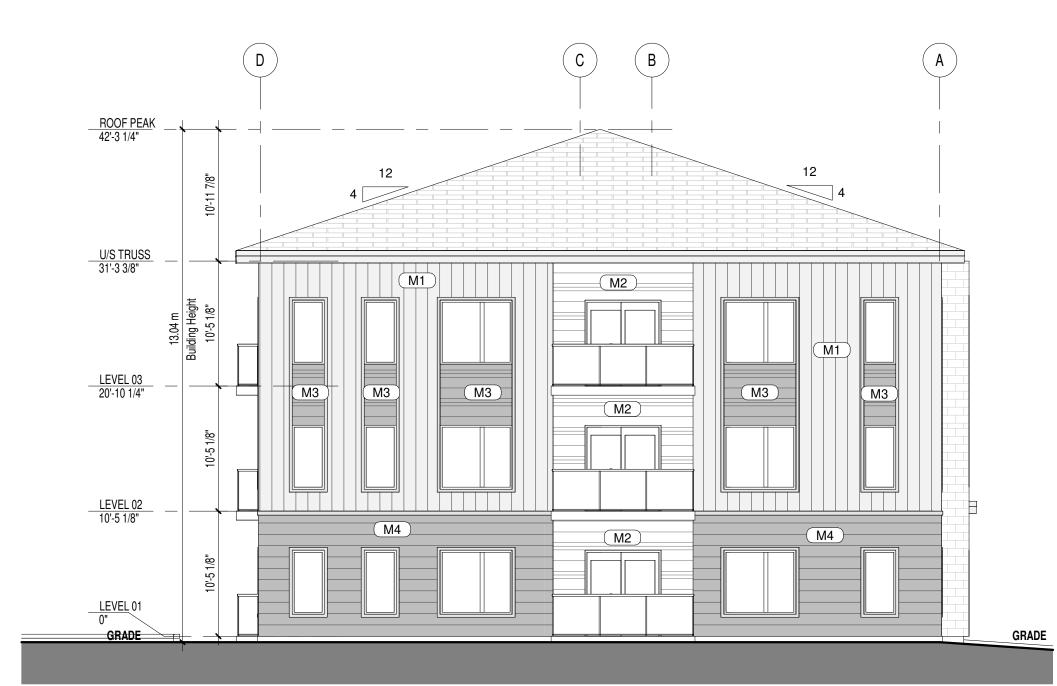
M1 - VINYL SIDING (BATT & BOARD) - GREY
M2 - VINYL SIDING (HORRIZONTAL) - WHITE
M3 - VINYL SIDING (HORRIZONTAL) - BLACK
M4 - FIBRE CEMENT (HORRIZONTAL) - BLACK
M5 - FIBRE CEMENT (HORRIZONTAL) - WHITE
M6 - MASONRY ARCHITECTURAL BLOCK - WHITE

*MATERIALS IN COMPLIENCE WITH RIVERVIEW'S BYLAW SECTION 91.(4).(d)



PRELIMINARY ELEVATION 2

1/8" = 1'-0"



PRELIMINARY ELEVATION 4



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Architectural Consultant:

chitectural Designer:

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Alexis & Nach Daniel

Apartment Building

Suffolk St., Riverview, NB

Drawing Title:

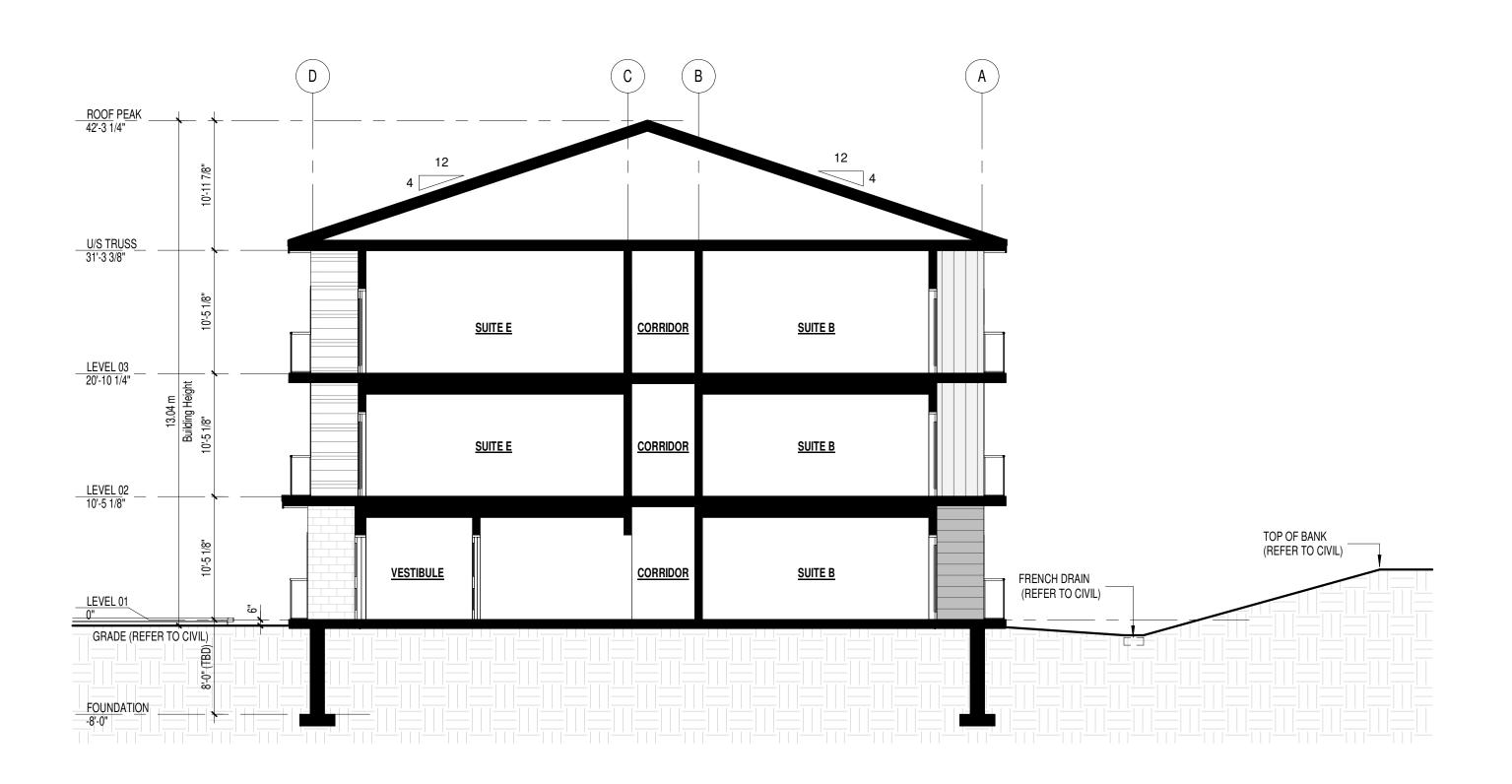
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Architectural Consultant:

Architectural Design



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Drawing

PRELIMINARY SECTION

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