

**Southeast Planning Review and Adjustment Committee /  
Comité de révision de la planification de la Commission du Sud-Est**

/

**Staff Report / Rapport du personnel**

**Subject / Objet:** Rezoning - NC to R3 - 700 Pinewood Road

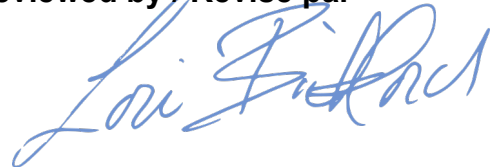
**File Number/ Numéro du fichier :** 22-1733

**From / De :**



Kirk Brewer  
Planner / Urbaniste

**Reviewed by / Révisé par**



Lori Bickford  
Planner / Urbaniste

**General Information / Information générale**

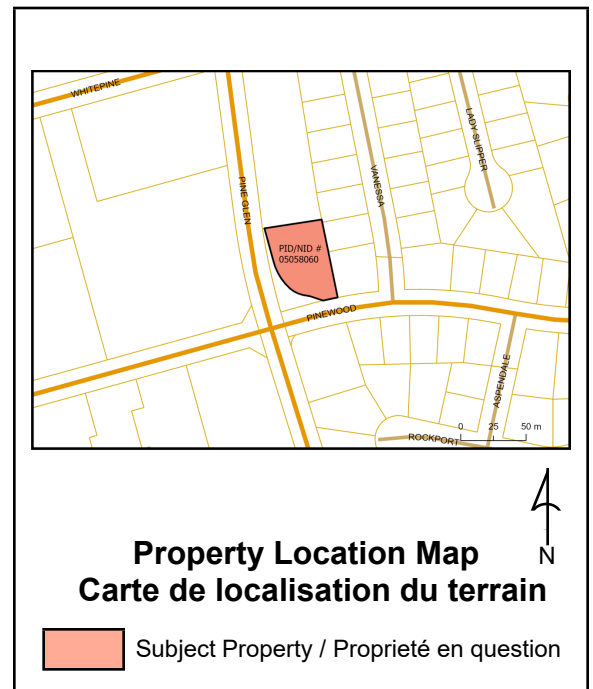
**Applicant / Requéant :**

Simon Ikuseru

**Landowner / Propriétaire :**

**Proposal / Demande :**

To rezone from NC - Neighbourhood Commercial to R3 - Multi-unit Dwelling for the purpose of a two-storey, 12-unit multi-unit dwelling and remove the zoning from the public right-of-way



**Site Information / Information du site**

**PID / NID:** 05058060

**Lot Size / Grandeur du lot:** 2345m<sup>2</sup>

**Location / Endroit :**

700 Pinewood Road, Riverview

**Current Use / Usage présent :**

Vacant

**Zoning / Zonage :**

NC

**Future Land Use / Usage futur :**

Residential

**Surrounding Use & Zoning / Usage des environs & Zonage :**

Mixed use: Single unit dwelling (R1), Multi-unit dwelling (R3), fire station (Parks, Rec and Institutional), commercial uses (Suburban Commercial)

**Municipal Servicing / Services municipaux:**

All public services (sanitary, water, and storm sewer) are available

**Access-Egress / Accès-Sortie :**

Pine Glen Road, Pinewood Road

**Policies / Politiques****Developing Beautiful Complete Neighbourhoods**

**Policy 5.1.3** In order to maintain a high standard of development and well-integrated neighbourhoods, it shall be the intention of Council to consider higher density residential developments subject to terms and conditions and design standards contained within the zoning by-laws.

**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:

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.

**Principles for Residential Development****R3 – Multi-Unit Residential Zone**

*Locational advantages of serviceability, accessibility, and proximity to shopping, employment and amenity areas may provide the incentive for other forms of residential and associated commercial development. In the interest of the community's objective of seeking fiscal autonomy, and promoting densification, it is important that Council attract more dense and efficient forms of development along major arterial and collector streets, such as Trites Road, Pine Glen Road, White Pine Road and along Coverdale and Hillsborough Road. The Findlay Park is also an appropriate area for higher density*

*residential developments. This strategy makes efficient use of the existing and future urban structure of the Town. Moreover, Council considers higher density residential developments as being fundamental to helping accommodate differences in the community's age and lifestyle.*

**Policy 5.7.3** Furthermore, Council shall instruct the Committee that when considering the imposition of terms and conditions, the Committee shall have regard for the following:

- (a) the finishing materials and the architectural details proposed;
- (b) the siting of the proposed structure, including balconies, with the adjacent residential buildings;
- (c) the orientation of the building as it relates to the street and surrounding public realm;
- (d) the design of the proposed development in terms of:
  - i. building height and massing,
  - ii. setback,
  - iii. roof type and pitch;
- (e) the location and access to off street parking and the design of the parking lot layout;
- (f) the landscaping that is proposed, including efforts to preserve the existing vegetation by minimizing tree and soil removal;
- (g) provisions for adequate site grading with respect to the impact on neighbouring properties; (h) the location and screening of service areas; and
- (i) availability and adequacy of municipal services.

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

### **ZONING BY-LAW**

The Zoning By-law includes several provisions related to development standards for multiple-unit buildings:

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;

(c) 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;

(d) 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;

(e) 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;

(f) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;

(e) there is at least one public entrance facing a street;

(f) 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 proposed application was reviewed by the Development Review Committee:

- Corporate Services;
- Engineering and Public Works;
- Parks and Recreation;
- Fire Protection; and
- Planning/Development

No concerns were raised as part of this review.

## **Discussion**

The subject property is located at the intersection of Pinewood Road and Pine Glen Road, abutting the newly constructed roundabout. It is currently zoned NC – Neighbourhood Commercial, which allows limited residential uses (single and two-unit dwellings), as well as some small-scale commercial uses such as office and retail. Multiple-unit dwellings are not permitted in this zone, so a rezoning to R3 is required to permit the proposed 12-unit building.

Pine Glen Road is a major traffic corridor and allows a range of uses including low density residential, high density residential, small-scale commercial, as well as some industrial uses. Pinewood Road is primarily large-format commercial to the west of Pine Glen Road, and low-density residential to the east of Pine Glen Road. The intersection of Pine Glen and Pinewood is the transition point between the two forms of development; to the west is the Town's Fire Department and an office building, the north and south are zoned R3 for high density residential, and the abutting properties to the east are all zone R1 low density residential.

The Municipal Plan and Zoning By-law set certain design and landscaping standards for multi-unit buildings to ensure they fit within their context and do not create conflict with adjacent R1 zones. In this instance, the proposal meets all design requirements (public entrances facing the street, building materials, etc.). With respect to height, the building is permitted to be three storeys where it abuts an R1 property but is only proposed to be two storeys. The R3 zone allows a density up to 30 units per acre, and the proposal is for 21 units per acre. Staff is satisfied that the proposal reflects the surrounding context and is not out of scale with the adjacent lower-density neighbourhood.

The minimum building setbacks are also respected, with the building located 15.82m (50ft) from the R1 properties, and the parking area located at 6m (20ft) from the property line, which will allow for the minimum 6m landscaped buffer zone consisting of trees and a fence. The fence will require approval by NB Power since it will be located within a public utility easement.

The lot is an irregular shape due to a portion of the property being acquired by the Town to accommodate the roundabout. The Town-owned parcel is still zoned NC, so the zoning will be removed from the right-of-way as part of this application. The new lot shape creates certain constraints with respect to the site development. There is not adequate space on the property to accommodate two-way driving aisles without encroaching into required setbacks or the landscape buffer. As such, a one-way driveway is proposed, with

traffic entering from Pine Glen Road and exiting onto Pinewood.

The Zoning By-law permits 3.5m wide one-way driveways provided parking is angled. The proposed site plan respects the zoning requirements in this respect. Two right-angle spaces are also being provided, but this section of driveway meets the minimum 6.7m width for a two-way driveway. Despite the unconventional design, the proponent's design team does not anticipate problems associated with the parking lot design, and the Engineering Department did not express any concerns with respect to the access or proximity to the roundabout.

One benefit to the one-way driveway approach is that it will not increase the amount of traffic exiting onto a busy section of Pine Glen Road, and the reduced driveway width will create a shorter distance for pedestrians to cross using the multi-use sidewalk. However, this is not a standard approach, so staff is recommending signage be placed at the access points to direct traffic flow.

Multi-unit dwellings are required to provide 1.25 parking spaces per unit, which equals 15 spaces for a 12-unit building. Due to the property's constraints, the proponent is only able to provide 14 spaces, so a variance will be required to reduce the required parking. Since this will not be a public parking lot, staff has no concerns; each unit will still have at least one space, and barrier-free parking will still be provided. A variance will also be required at the north of the property because the 3m wide landscaping buffer can not be met between the property line and the driveway. However, since this property abuts an adjacent vacant R3 property, staff is satisfied with a fence in lieu of landscaping on this portion of the property.

### **Legal Authority / Autorité légale**

The Planning Advisory Committee receives its authority via the Community Planning Act:

110(1) Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee or regional service commission on

(a) a proposed by-law in respect of which the views have not been given previously

### **Recommendation / Recommandation**

Staff respectfully recommends that the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt amending by-law 300-7-9 in order to to remove the zoning from the public right-of-way (PID 05115175) and to rezone the property located at 700 Pinewood Road (PID 05058060) from NC - Neighbourhood Commercial to R3 - Multi-Unit Dwelling for the purpose of a 12-unit multi-unit dwelling, subject to the following conditions:

a) The notwithstanding Section 41(1) of the zoning by-law and Schedule D – Parking Requirements Chart, the project shall be permitted with 14 parking spaces

- b) That notwithstanding Section 91(2)(b) of the zoning by-law, a 2m tall opaque fence shall be placed on the northern property line in lieu of the required 3m wide landscape buffer;
- c) That directional signs be placed at each access point indicating entry and exit points for the one-way driving aisle; and
- d) That nothing shall prohibit the property owner from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement



**BY-LAW No. 300-7-9**

**A BY-LAW TO AMEND THE  
TOWN OF RIVERVIEW ZONING BY-LAW**

**BE IT ENACTED** by the Town Council of the Town of Riverview as follows:

The Town of Riverview Zoning By-Law, being By-Law No. 300-7, ordained and passed on October 22, 2018 and filed in the Albert County Registry Office on January 16, 2019 as number 38741691, is hereby amended as follows:

1. Schedule A, being the Town of Riverview Zoning Map, is amended as shown on the map dated September 21, 2022, attached hereto as Schedule A-9.

**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

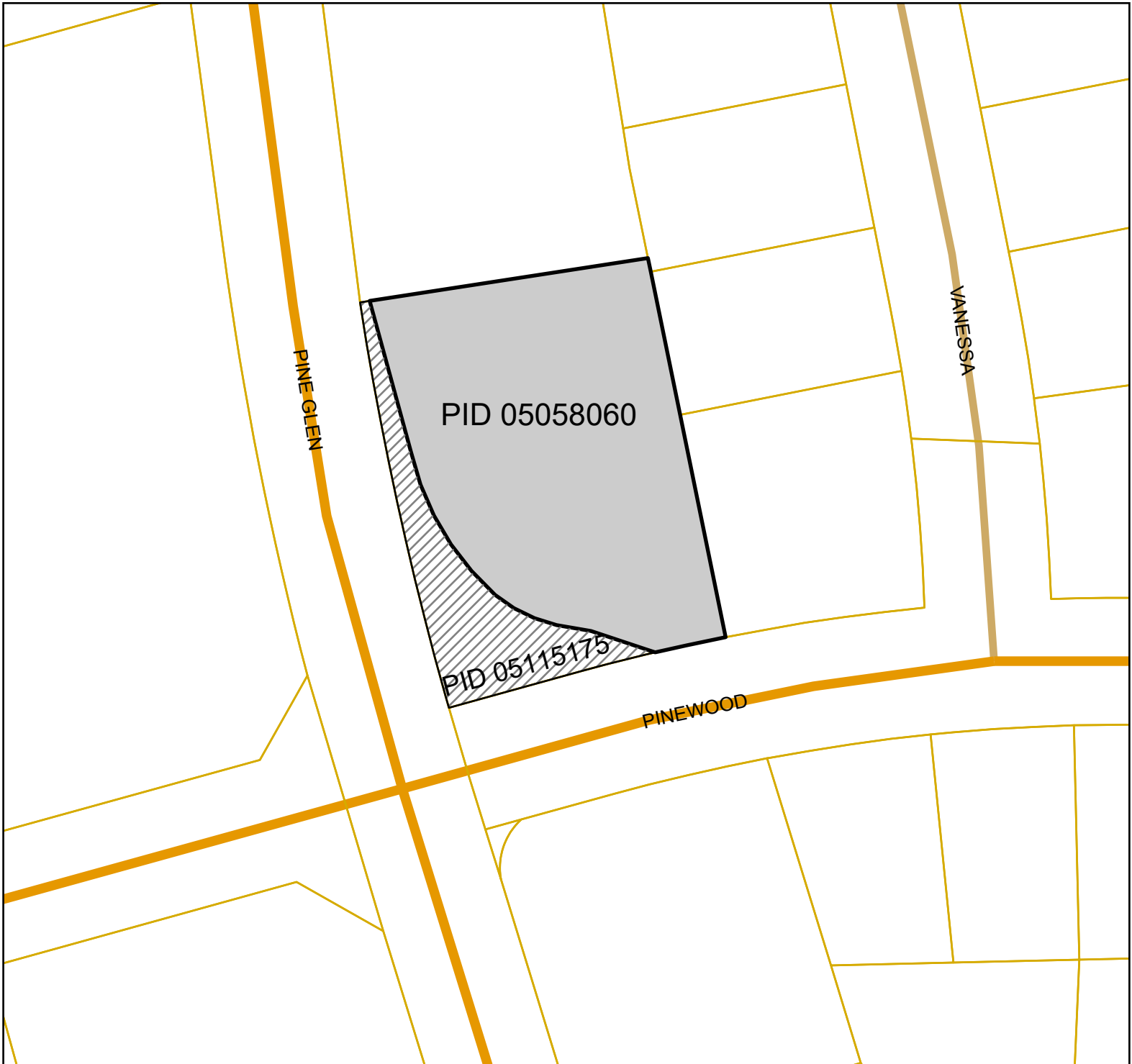
\_\_\_\_\_  
**MAYOR**  
Andrew Leblanc

\_\_\_\_\_  
**TOWN CLERK**  
Annette Crummey



First Reading  
Second Reading  
Third Reading

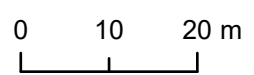


Schedule A-9  
Town of Riverview  
ZONING MAP / CARTE DE ZONAGE  
Date: 9/21/2022



Legend

-  Rezone from NC - Neighbourhood Commercial to R3 - Multiple Unit Dwelling (PID 05058060)
-  Removing NC - Neighbourhood Commercial zoning as it is now a road right-of-way (PID 05115175)



THIS AGREEMENT MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

BETWEEN: THE TOWN OF RIVERVIEW, a municipal corporation,  
incorporated under the Legislative Assembly of the Province of New Brunswick  
and located at 30 Honour House Court, Riverview, County of Albert, Province  
of New Brunswick, E1B 3Y9,

hereinafter called the “Town” Of the First Part;

-and-

Simon Ikuseru, 105 Crowbush Cres., Moncton, NB E1G 0H1

hereinafter called the “Owner” Of the Second Part

WHEREAS the Owner has applied to rezone the property located at 700 Pinewood Road, identified as PIDs 05058060 as shown on Schedule A-9, from NC – Neighbourhood Commercial to R3 – Multiple Unit Dwelling to accommodate a 12-unit apartment building;

AND WHEREAS the Planning Advisory Committee has recommended that the Town rezone the lands from NC to R3 in accordance with, and subject to the provisions contained in section 59 of the *Community Planning Act*, and subject to certain terms and conditions herein set forth;

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

### **1. The Owner’s Covenants**

The Owner covenants and agrees to develop the lands in compliance with the following terms and conditions:

- a) The notwithstanding Section 41(1) of the zoning by-law and Schedule D – Parking Requirements Chart, the project shall be permitted with 14 parking spaces
- b) That notwithstanding Section 91(2)(b) of the zoning by-law, a 2m tall opaque fence shall be placed on the northern property line in lieu of the required 3m wide landscape buffer;
- c) That directional signs be placed at each access point indicating entry and exit points for the one-way driving aisle; and
- d) That nothing shall prohibit the property owner from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement

### **2. The Town’s Covenants**

The Town covenants with the Owner as follows:

- a) That the Town will undertake to carry out all necessary procedures to ensure that modifications to the zoning map shall conform with the attached Schedule A-9 subject to the terms herein contained and for the purposes stated herein.

**3. Notices**

Any notices under this agreement shall be sufficiently given by personal delivery by registered mail, postage prepaid, and mailed in a Canadian Post Office, addressed:

<b>Owner</b>	<b>Town</b>
SIMON IKUSERU 105 CROWBUSH CRES. MONCTON, NB E1G 0H1	TOWN OF RIVERVIEW ATTN: TOWN CLERK 30 HONOUR HOUSE COURT RIVERVIEW, NB E1B 3Y9

4. The Owner acknowledges and agrees that notwithstanding anything contained herein, the approval of the Town to the amendment to the zoning of the land is wholly conditional upon compliance by the Owner with the terms and conditions herein, and further shall be of no effect until the zoning amendment is perfected pursuant to subsection 59(2) of the *Community Planning Act* of New Brunswick.

**5. Successors**

THIS AGREEMENT enures to the benefit of, and binds the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF the Town and the Owner have caused their authorized officers and themselves to execute this agreement and to affix their seals, the day and year first above written;

SIGNED, SEALED AND DELIVERED

**THE TOWN OF RIVERVIEW**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**OWNER**

\_\_\_\_\_  
SIMON IKUSERU

# 12 Units Residential Complex

Pinewood Rd x Pine Gleen Rd

Issued for Review  
August 2nd, 2022

**APPLICABLE BUILDING CODES**  
**NATIONAL BUILDING CODE - NBC2015**

- BUILDING : PART 9 - HOUSING AND SMALL BUILDINGS
- ENERGY: PART 9.36 - ENERGY EFFICIENCY
- FIRE: PART 9.10 - FIRE PROTECTION
- ELECTRICAL: PART 9.34 - ELECTRICAL FACILITIES
- MECHANICAL: PART 9.33 - HEATING AND AIR-CONDITIONING
- PLUMBING: PART 9.31 - PLUMBING FACILITIES



2015 NATIONAL BUILDING CODE SUMMARY										
ITEM	GENERAL BUILDING INFORMATION									
	<b>Prime Consultant</b> Cabreira Design Co Tel: (506) 800-1628 795 Main Street Moncton, New Brunswick E1C 1E9									
A	<b>Architect</b>									
B	<b>Structural</b>									
C	<b>Sub Consultants</b>									
ITEM	REVIEW INFORMATION	CODE REFERENCE								
1	<b>Project Name:</b> 12 Units Residential Townhouses <b>Civic Address:</b> Pinewood Rd x Pine Gleen Rd <b>Project Type:</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation	<input type="checkbox"/> Part 3	<input checked="" type="checkbox"/> Part 9							
2	<b>Major Occupancy:</b> Group C	3.1.2.1.(1)	9.10.2.1.(1)							
3	<b>Total Building Area:</b> Total Area Unit A - 1235.33 SF / 114.75 m <sup>2</sup> Unit B - 1235.33 SF / 114.75 m <sup>2</sup> Total Building Area: 7411.98 SF / 688.50 m <sup>2</sup>	Division A 1.4.1.2	Division A 1.4.1.2							
4	<b>Gross Area:</b> Total Building Area: 12,321 SF / 1,144.5 m <sup>2</sup>									
5	<b>Number of Storeys:</b> Above Grade - 2 Below Grade - 0	1.4.1.2	1.4.1.2							
6	<b>Building Height:</b> 29'-8" / 9.04 m	1.4.1.2	1.4.1.2							
7	<b>Number of Facades Facing Streets:</b> 2	3.2.2.10.	-							
8	<b>Firewalls:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	3.1.10.	9.10.11.							
9	<b>Sprinkler System:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.1.5.	9.10.1.3.							
10	<b>Standpipe System:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.8.	9.10.1.3.							
11	<b>Fire Alarm System:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.	9.10.18.2.							
12	<b>Smoke Detectors:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.	9.10.19.1.							
13	<b>Heat Detectors:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.	9.10.18.4.							
14	<b>Emergency Lighting:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.7.5	9.9.12.1.							
15	<b>Are Firewalls to be used to consider this more than one Building</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.1.10.	9.10.11.							
16	<b>Permitted Construction Type:</b> <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both <b>Proposed Construction Type:</b> <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both	3.2.7.5	9.10.18.4.							
		3.1.10.	9.10.11.							
17	<b>Required Fire Resistance Rating (Hours)</b>									
	<b>Assembly Location</b>	<b>Horizontal Assembly</b>	<b>Listed Design ULC No.</b>	<b>Supporting Assembly (Walls, Columns)</b>	<b>Listed Design ULC No.</b>					
	Floors	n/a	n/a	n/a	n/a					
	Roof	n/a	n/a	45 min	n/a					
	Mezzanine	n/a	n/a	n/a	n/a					
Basement	n/a	n/a	n/a	n/a						
				3.2.1.4.						
18	<b>Spatial Separation:</b>									
	<b>Wall Location</b>	<b>Area of Exp. Bldg Face</b>	<b>Limiting Distance</b>	<b>L/H or H/L</b>	<b>Max % of Openings</b>	<b>Min. Fire Res. Rating</b>	<b>Type of Const.</b>	<b>Type of Cladding</b>		
	North	-	-	-	-	n/a	C	C		
	South	-	-	-	-	n/a	C	C		
	West	-	-	-	-	n/a	C	C		
East	-	-	-	100%	n/a	C	C			
								3.2.3.	9.10.14.	
19	<b>Maximum Travel Distance: N/A</b>								3.4.2.1	9.9.7.4
20	<b>Fire Extinguisher</b>		<b>Location</b>	<b>Type</b>	<b>Quantity</b>					
			N/A	N/A	N/A					
21	<b>Barrier-free Design:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								3.8.1.	9.5.2.



**CABREIRA DESIGN CO.**  
 (506) 800-1628  
 795 Main Street  
 Moncton NB E1C 1E9  
 www.cabreira.ca

## 12 Units Residential Complex

PROJECT ADDRESS  
Pinewood Rd x Pine Gleen Rd

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

Issued for Review

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Cover Page

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ARCHITECTURAL  
All drawings and written material appearing herein constitute original unexpired work, and may not be distributed, used or disclosed without the written consent of Cabreira Design Co.



**CABREIRA DESIGN CO.**  
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# 12 Units Residential Complex

PROJECT ADDRESS  
 Pinewood Rd x Pine Gleen Rd

KEY PLAN

PROJECT TEAM

Urban Residential	Multiple Unit Dwelling	Proposal
Existing Zoning - NC	R3	
Lot Site	1230 m <sup>2</sup> (630 m <sup>2</sup> plus 50 m <sup>2</sup> per Unit)	2324 m <sup>2</sup>
Lot Frontage	25 m	60.81 m
Front Yard	4.5 m	
Side Yard	Greater of 3 m or 1/2 the height of building	6 m
Rear Yard	6 m	6 m
Lot Coverage	50 % (1162 m <sup>2</sup> )	23.8 % (552 m <sup>2</sup> )
Units		12
Building Height	50 ft	29.6 ft
Parking	1.25 for each unit (12)	14
Parking Space	35% (813.4 m <sup>2</sup> )	29.5% (687 m <sup>2</sup> )

**All multiple dwellings shall contain:**

**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(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.

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DRAWN BY A.Cabreira

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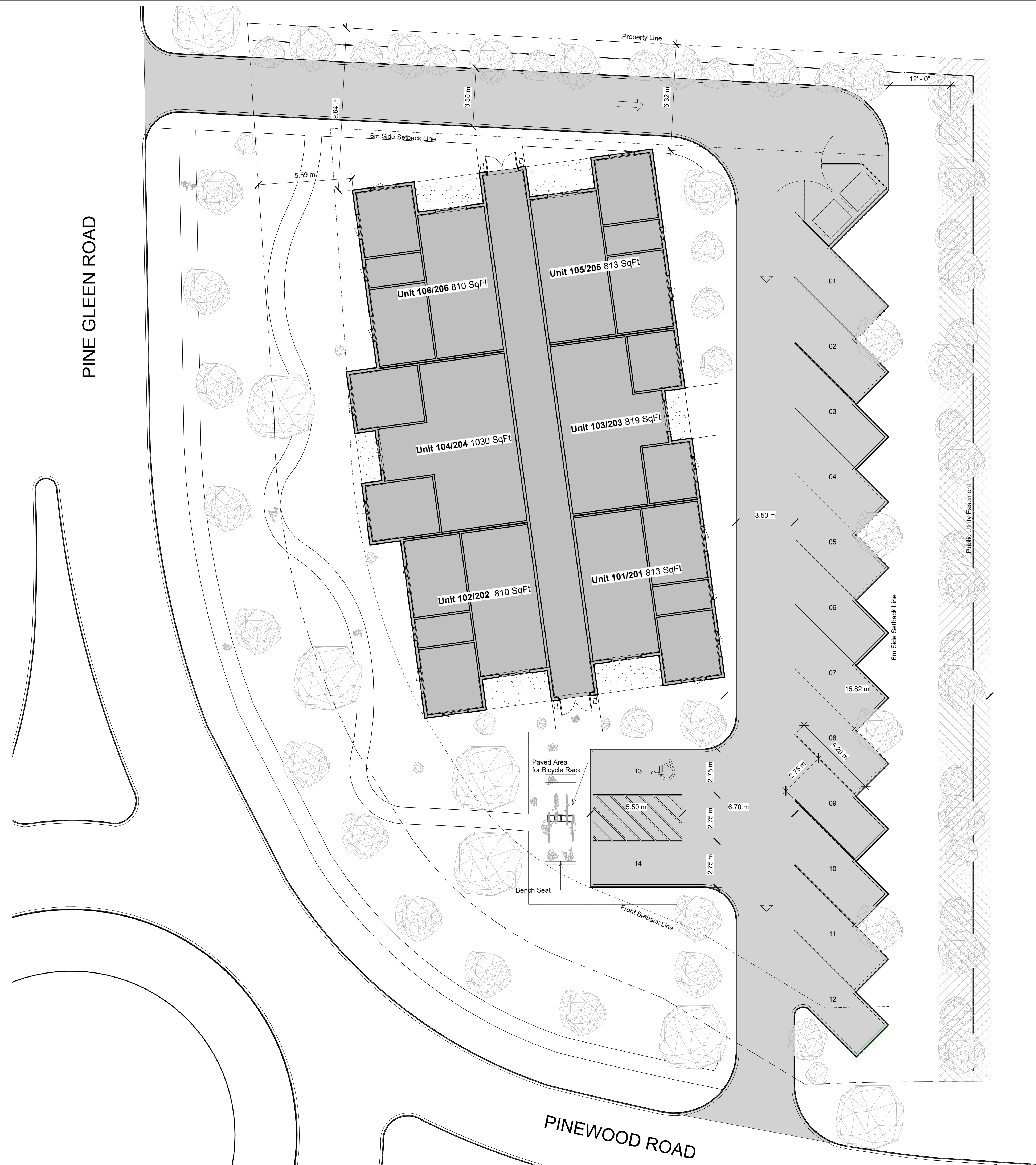
NO DESCRIPTION BY Date

Site Plan

L100

**ARCHITECTURAL**  
 All drawings and written material appearing herein constitute original uncollated work, and may not be distributed, used or disclosed without the written consent of Cabreira Design Co.

Format 36"x24"





**CABREIRA DESIGN CO.**  
 (506) 800-1628  
 795 Main Street  
 Moncton NB E1C 1E9  
 www.cabreira.ca

## 12 Units Residential Complex

PROJECT ADDRESS  
 Pinewood Rd x Pine Glen Rd

KEY PLAN

PROJECT TEAM



① West Elevation  
 3/16" = 1'-0"

### GENERAL REQUERIMENTS

1. THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, LOCAL, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO CABREIRA DESIGN CO. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT CABREIRA DESIGN CO. FOR VERIFICATION. CABREIRA DESIGN CO. SHALL BE NOTIFIED IN WRITING OF ANY NON-CONFORMANCES IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF CABREIRA DESIGN CO. IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY CABREIRA DESIGN CO. PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
3. SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
4. WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
5. DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
6. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
7. CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
8. SHOP DRAWINGS MAY BE REQUIRED BY CABREIRA DESIGN CO. FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO CABREIRA DESIGN CO. FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
10. THE CONTRACTOR SHALL NOTIFY CABREIRA DESIGN CO. IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
11. THESE PLANS HAVE BEEN PRODUCED TO NATIONAL BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.



② South Elevation  
 3/16" = 1'-0"

STAMP

ISSUE SET

Issued for Review

DATE	8/2/2022 1:53:36 PM
JOB NO	22036CANB
DRAWN BY	A.Cabreira
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**West & South Elevations**

**A201**

ARCHITECTURAL  
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## 12 Units Residential Complex

PROJECT ADDRESS  
 Pinewood Rd x Pine Gleen Rd

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

Issued for Review

DATE	8/2/2022 1:53:43 PM
JOB NO	22036CANB
DRAWN BY	A.Cabreira
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NO DESCRIPTION	BY Date

### East & North Elevations

# A202

ARCHITECTURAL  
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① East Elevation  
 3/16" = 1'-0"



② North Elevation  
 3/16" = 1'-0"



**CABREIRA DESIGN CO.**  
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 795 Main Street  
 Moncton NB E1C 1E9  
 www.cabraira.ca

**12 Units  
 Residential  
 Complex**

PROJECT ADDRESS  
 Pinewood Rd x Pine Gleen Rd

KEY PLAN

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STAMP

ISSUE SET

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DATE	8/2/2022 1:53:43 PM
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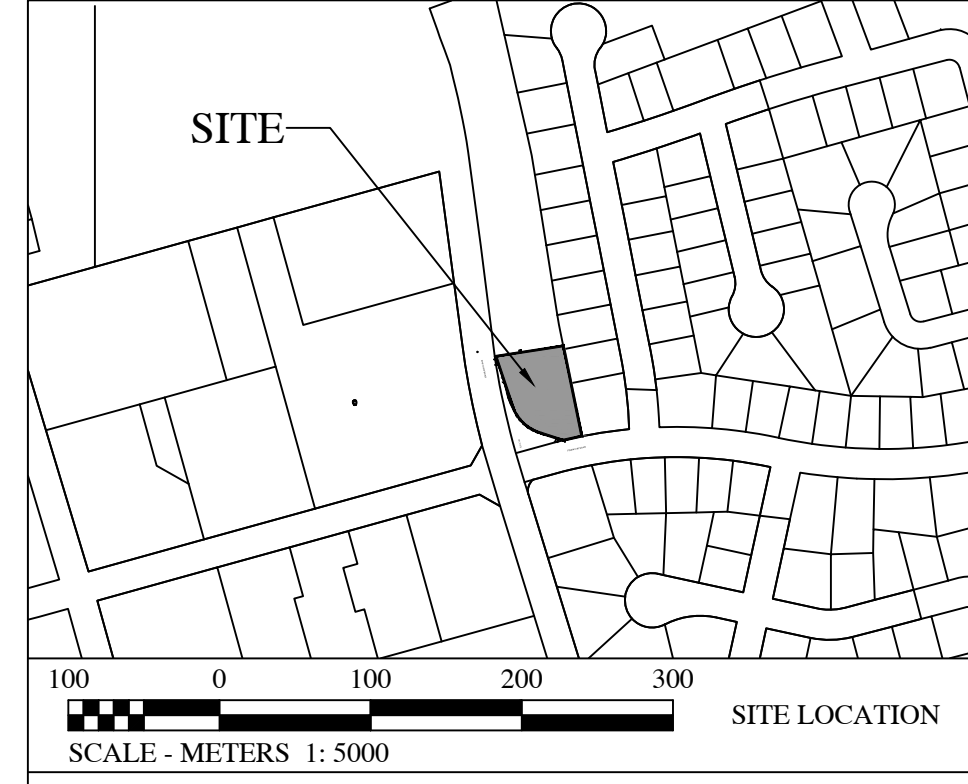
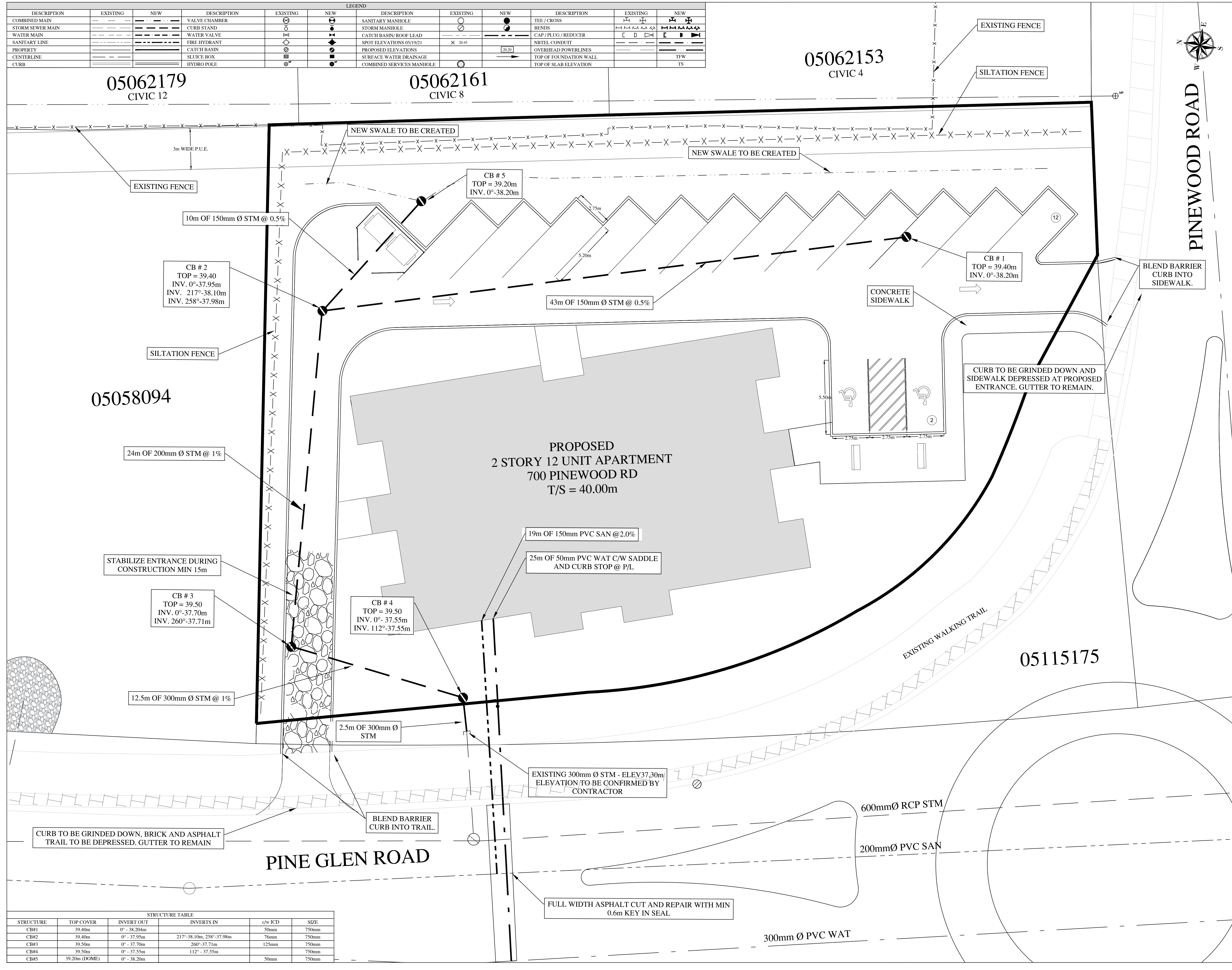
**Renderings**

**A203**

ARCHITECTURAL  
 All drawings and written material appearing herein constitute original unqualified work, and may not be distributed, used or disclosed without the written consent of Cabreira Design Co.



DESCRIPTION		EXISTING	NEW	DESCRIPTION		EXISTING	NEW	DESCRIPTION		EXISTING	NEW
COMBINED MAIN	---	---	---	VALVE CHAMBER	⊗	⊗	⊗	SANITARY MANHOLE	⊙	⊙	⊙
STORM SEWER MAIN	---	---	---	CURB STAND	⊙	⊙	⊙	STORM MANHOLE	⊙	⊙	⊙
WATER MAIN	---	---	---	WATER VALVE	⊙	⊙	⊙	CATCH BASIN/ ROOF LEAD	⊙	⊙	⊙
SANITARY LINE	---	---	---	FIRE HYDRANT	⊙	⊙	⊙	SPOT ELEVATIONS 05/19/21	⊙	⊙	⊙
PROPERTY	---	---	---	CATCH BASIN	⊙	⊙	⊙	PROPOSED ELEVATIONS	⊙	⊙	⊙
CENTERLINE	---	---	---	SLICE BOX	⊙	⊙	⊙	SURFACE WATER DRAINAGE	⊙	⊙	⊙
CURB	---	---	---	HYDRO POLE	⊙	⊙	⊙	TOP OF FOUNDATION WALL	⊙	⊙	⊙
								COMBINED SERVICES MANHOLE	⊙	⊙	⊙
								TEE / CROSS	⊙	⊙	⊙
								BENDS	⊙	⊙	⊙
								CAP / PLUG / REDUCER	⊙	⊙	⊙
								NIBTEL CONDUIT	⊙	⊙	⊙
								OVERHEAD POWERLINES	⊙	⊙	⊙
								TOP OF FOUNDATION WALL	⊙	⊙	⊙
								TFW	⊙	⊙	⊙
								TS	⊙	⊙	⊙



Notes:

- Base Site Plan provided by Cabreira Design Co. dated August 9, 2022.
- 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 graded down and sidewalk depressed.
- Barrier curb to be installed around the perimeter of the 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 Pine Glen and Pinewood Road. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Pine Glen and Pinewood Road if the existing driveway is not used during construction.

-Additional Notes on C-3

PRELIMINARY

No.	Issue	Date
1	REZONING APPLICATION	AUG. 2022
2		
3		



Project Title  
**12 UNIT RESIDENTIAL COMPLEX  
 700 PINEWOOD ROAD  
 RIVERVIEW, N.B.**

Drawing Title  
**SITE SERVICING  
 PLAN**

Project No. **DS442**  
 Dwg. No. **DS44201R1** Rev. **0**

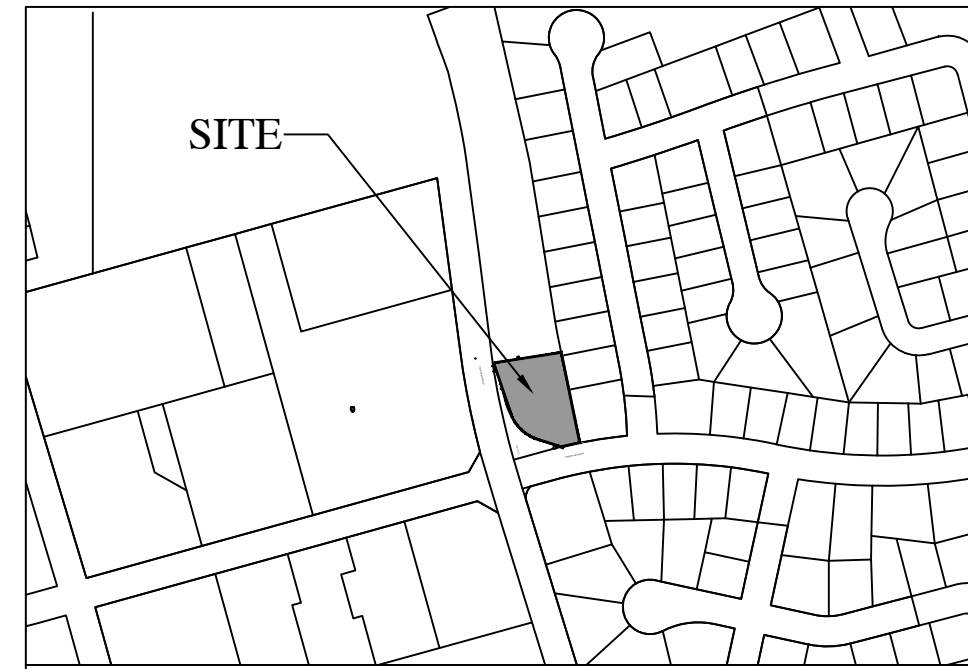
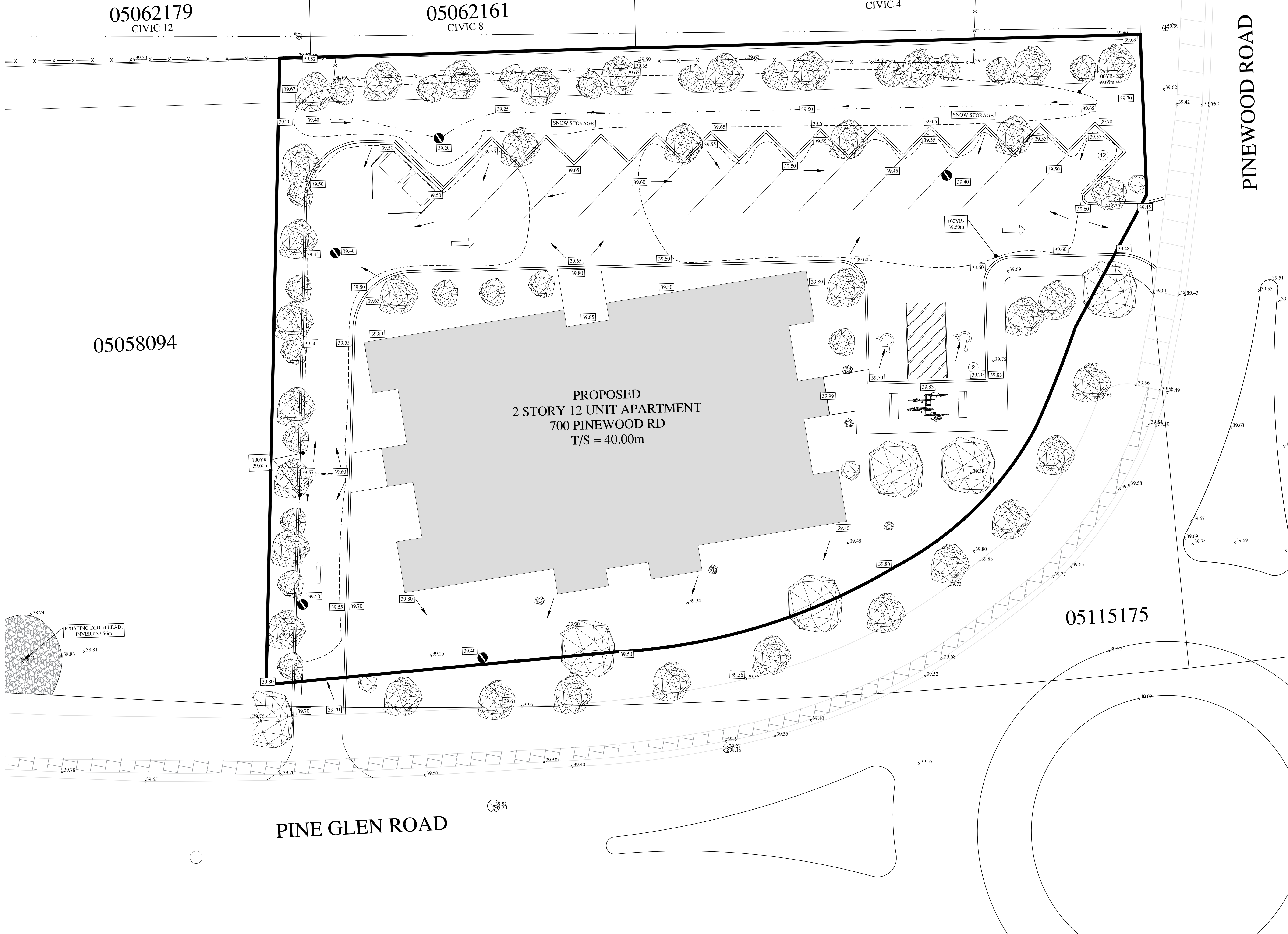
Scale: **SCALE - METRES 1: 125**

Const. North

Drawn By: **AF**  
 Designed By: **MJF**  
 DWG. Design Ckd. By: **MJF**  
 Drawing: **C-1**

STRUCTURE TABLE					
STRUCTURE	TOP COVER	INVERT OUT	INVERTS IN	c/w ICD	SIZE
CB#1	39.40m	0° - 38.204m	50mm		750mm
CB#2	39.40m	0° - 37.95m	217° - 38.10m, 258° - 37.98m	76mm	750mm
CB#3	39.50m	0° - 37.70m	260° - 37.71m	125mm	750mm
CB#4	39.50m	0° - 37.55m	112° - 37.55m		750mm
CB#5	39.20m (DOME)	0° - 38.20m		50mm	750mm

LEGEND											
DESCRIPTION	EXISTING	NEW	DESCRIPTION	EXISTING	NEW	DESCRIPTION	EXISTING	NEW	DESCRIPTION	EXISTING	NEW
COMBINED MAIN	---	---	VALVE CHAMBER	⊙	⊙	SANITARY MANHOLE	⊙	⊙	TEE / CROSS	⊥	⊥
STORM SEWER MAIN	---	---	CURB STAND	⊙	⊙	STORM MANHOLE	⊙	⊙	BENDS	⊥	⊥
WATER MAIN	---	---	WATER VALVE	⊙	⊙	CATCH BASIN / ROOF LEAD	⊙	⊙	CAP / PLUG / REDUCER	⊥	⊥
SANITARY LINE	---	---	FIRE HYDRANT	⊙	⊙	SPOT ELEVATIONS 05/19/21	X	20.45	NBTEL CONDUIT	⊥	⊥
PROPERTY	---	---	CATCH BASIN	⊙	⊙	PROPOSED ELEVATIONS	---	20.20	OVERHEAD POWERLINES	---	---
CENTERLINE	---	---	SLUICE BOX	⊙	⊙	SURFACE WATER DRAINAGE	---	---	TOP OF FOUNDATION WALL	---	TFW
CURB	---	---	HYDRO POLE	⊙	⊙	COMBINED SERVICES MANHOLE	⊙	⊙	TOP OF SLAB ELEVATION	---	TS



SCALE - METERS 1: 5000

Notes:  
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-Additional Notes on C-3

PRELIMINARY

No.	Issue	Date
1	REZONING APPLICATION	AUG. 2022
2		
3		



Project Title  
**12 UNIT RESIDENTIAL COMPLEX  
 700 PINEWOOD ROAD  
 RIVERVIEW, N.B.**

Drawing Title  
**SITE DRAINAGE  
 PLAN**

Project No. **DS442**

Dwg. No. **DS44201R1** Rev. **0**

Scale: SCALE - METRES 1: 125

Const. North

Drawn By: **AF**  
 Designed By: **MJF**  
 DWG. Design Ckd. By: **MJF**  
 Drawing: **C-2**



Facing east (from Fire station)



Facing east (from Pinewood Road)



Facing north (from Pinewood Road)