

Riverview Planning Advisory Committee

May 8, 2024

Staff Report

Subject: Rezoning from SC to CM

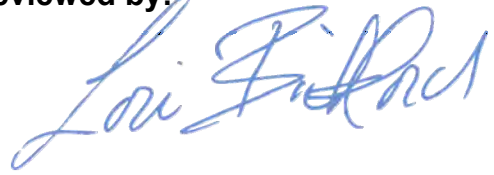
File Number: 24-0134

From:



Kirk Brewer
Planner

Reviewed by:



Lori Bickford
Planning Manager/Planner

General Information

Applicant:

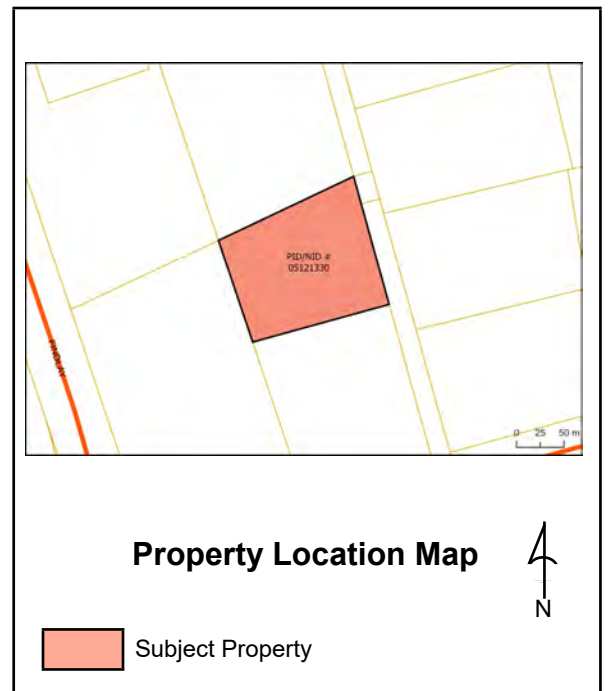
Ashish Goel

Landowner:

Patmar Holdings Kerry Downey

Proposal:

To rezone from SC - Suburban Commercial to CM - Commercial Mix to permit two six-storey multi-unit dwellings



Site Information

PID: 05121330

Lot Size: 1.93ha

Location:

Cleveland Avenue, Town of Riverview / Ville de Riverview

Current Use:

Vacant

Zoning:

SC

Future Land Use:

Commercial

Surrounding Use & Zoning:

SC - Suburban Commercial - mixed use commercial

Municipal Servicing:

Public sanitary and storm sewer, public water

Access-Egress:

Cleveland Ave

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:

(d) ... 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.

Commercial Mix Zone

Policy 7.2.1 Within the Commercial Designation, it shall be the intention of Council to establish a Commercial Mix (CM) Zone, to accommodate a range of land uses on greenfield sites along Bridgedale Boulevard and Gunningsville Boulevard and at major street intersections.

Policy 7.2.2 Within the Commercial Mix (CM) Zone, Council shall create special zoning provisions to achieve a quality urban streetscape treatment, reduced building setbacks, controlled on-site parking location from the Boulevard, minimum architectural control, and similar controls to attain a proper urban character.

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement**ZONING BY-LAW**

The permitted height of buildings in the CM zone is 18m.

The Zoning By-law includes several provisions related to development standards for multiple-unit buildings, with zone-specific provisions for the CM zone:

CM Zone Building Design Requirements

87(1) In the CM Zone, no development shall be permitted and no main building or structure may be used on a lot unless:

- (a) no less than 25% of the facade of the main building fronting a street is composed of windows or doors;
- (b) no less than 50% of the facade facing any public street is finished with traditional materials; and
- (c) at least one public entrance is facing the public street.

Multiple unit dwellings

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

- (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.

The proposed application was reviewed by the following departments of the Town:

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

No concerns were raised about the traffic volume increase in the short term, but Engineering requested a traffic impact report to determine long-range impact on the surrounding road networks. That report has been submitted and is currently under review by the Director of Engineering. Comments are anticipated prior to the public hearing.

Discussion

The first phase of Cleveland Avenue south of Pinewood Road (approximately 240m in length) was developed in 1990. For many years, Downey's Home Hardware was the only development to occur with frontage on this section of Cleveland, with most development occurring along Pinewood Road.

In recent years, there has been renewed interest in the Findlay Park commercial area, with a mix of residential and commercial development extending south of the established node. In 2023, the undeveloped lots bounded by Findlay Blvd, Gunningsville Blvd, and Pine Glen Road were subdivided to reconfigure the development parcels and extend Cleveland Avenue between Home Hardware and Gunningsville Blvd. This facilitated the construction of the new Kent Building Supplies on Findlay Blvd and provided the road frontage required to accommodate additional development on Cleveland Avenue.

The current proposal is for two multi-unit dwellings, each with six storeys and 204 units. Multi-unit dwellings are permitted in the Suburban Commercial zone but are limited to 15m, or approximately 4-5 storeys. The proposed buildings are for six-storey buildings approximately 21m tall. As such, the proposed use is permitted in the zone, but the height exceeds what is permitted. While height variances can be considered by the Planning Advisory Committee, the *Community Planning Act* (s. 55(1)(b)) requires that variances be *reasonable, desirable, and within the intent of the municipal plan and zoning by-laws*.

Staff believes that the scale of the buildings are reasonable and desirable given proximity to major collector roads, public transportation routes, and commercial services, and located far away from low-density residential areas. However, granting additional storeys by variance is not within the intent of the Suburban Commercial zone, which sets a specific height limit that would not permit six storey buildings. Staff is of the opinion that changes of this scale exceed the scope of what should be considered by PAC, and is therefore being brought to Council for rezoning consideration.

Staff suggested a rezoning to the Commercial Mix zone, since this zone permits more height (18m) than the Suburban Commercial zone (15m), and has higher design requirements than those zones. The Commercial Mix zone is primarily intended to address greenfield development along Gunningsville and Bridgedale Boulevards. Large tracts of vacant land have been zoned to accommodate denser mixed-use development in these areas. Though current zoning encourages additional height along the boulevards, development in these areas has been slow to occur due to site-specific questions around access, property ownership, servicing, and wetlands, among other issues.

Despite these challenges, population growth has exceeded historical patterns, and residential vacancy rates are currently at an all-time low. As a result, there is increased demand from the development community to permit additional height and density in other parts of town to respond to immediate needs. Municipal Plan policies indicate that the CM zone is not restricted to the boulevards and can also accommodate growth "at major street intersections." Intersections at Findlay, Pinewood, Pine Glen, and Gunningsville are all major intersections, and the intersections of Cleveland at Pinewood and Gunningsville will become key connection points as residential development continues in this section of Town. As such, Findlay Park is an appropriate area for CM zoning.

The CM zone allows up to 18m (60 ft) in height. This height limit assumes an average floor height of 3m

(10ft), which would allow six storeys. While the final building height has not been determined, it is anticipated that the proposed design will exceed 18m, and as such will require a variance. The building elevations indicate a height of 67 feet (20.4m) to accommodate the roof truss system, but the design team has indicated this number may change slightly as plans are finalized at the building permit stage.

Staff is comfortable recommending a height variance of up to 21m to allow limited flexibility in the final building height while limiting the number of storeys to six in order to respect the intent of the zoning by-law. At six storeys, this height increase should not be visually perceptible, and will not create any negative impacts on neighbouring properties. Further, staff intends to review the maximum allowable height in all zones as part of the municipal plan review to ensure heights align with current industry practices.

Beyond the height variance, three minor variances are being requested:

1) The zoning by-law requires a minimum of 1.25 parking spaces per unit in a multi-unit building. The current proposal is heavily geared toward one-bedroom units (approximately 550 sqft) in order to maximize number of housing units and keep rents lower. If the project proceeds with the full 410 units over two buildings, the parking ratio will be 1.1 spaces per unit. Staff is comfortable recommending in favour of the parking reduction, since many of these units will be occupied by a single person with only one vehicle. Additionally, the proximity to commercial services and bus routes will reduce the dependence on personal vehicle use.

The proponent has indicated that the unit sizes may change between the rezoning and building permit stage in order to increase the number of two-bedroom units. This would decrease the overall number of units within the same building footprint and eliminate the requirement for the parking variance. However, staff is bringing the proposal forward with the variance request in anticipation of the majority one-bedroom concept.

2) The multi-unit building standards limit parking lot coverage to 35% of the overall site. In this case, if the property were divided in two, one half would comply with the by-law (34.6%) and the other half would exceed (38.3%). The total parking lot coverage for the project averages 36.45%, so a variance is being requested. Staff considers this variance minor and reasonable, considering that reducing the size of the parking lot would remove parking spaces and increase the space per unit variance request.

3) Finally, the zoning by-law requires that where a multi-unit building does not abut an R1, R1C, or R2 zone, that a 3m wide landscaping buffer be provided between properties. In this case, the 3m buffer is being met to the west and south, but due to a French drain and natural gas line running along the northern property boundary, it is likely not possible to meet the tree planting requirement. Since the buildings will have indoor parking garage access from the access driveway, moving the northern building to increase the landscape area may interfere with garage access. In this case, staff feels it is reasonable to waive the tree planting requirement to the north without requiring a fence, since the property to the north is currently vacant, and will likely develop as a commercial or multi-unit building that will need to provide landscaping on the adjacent 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 recommends that the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-13 in order to rezone PID 05121330 from SC - Suburban Commercial to CM

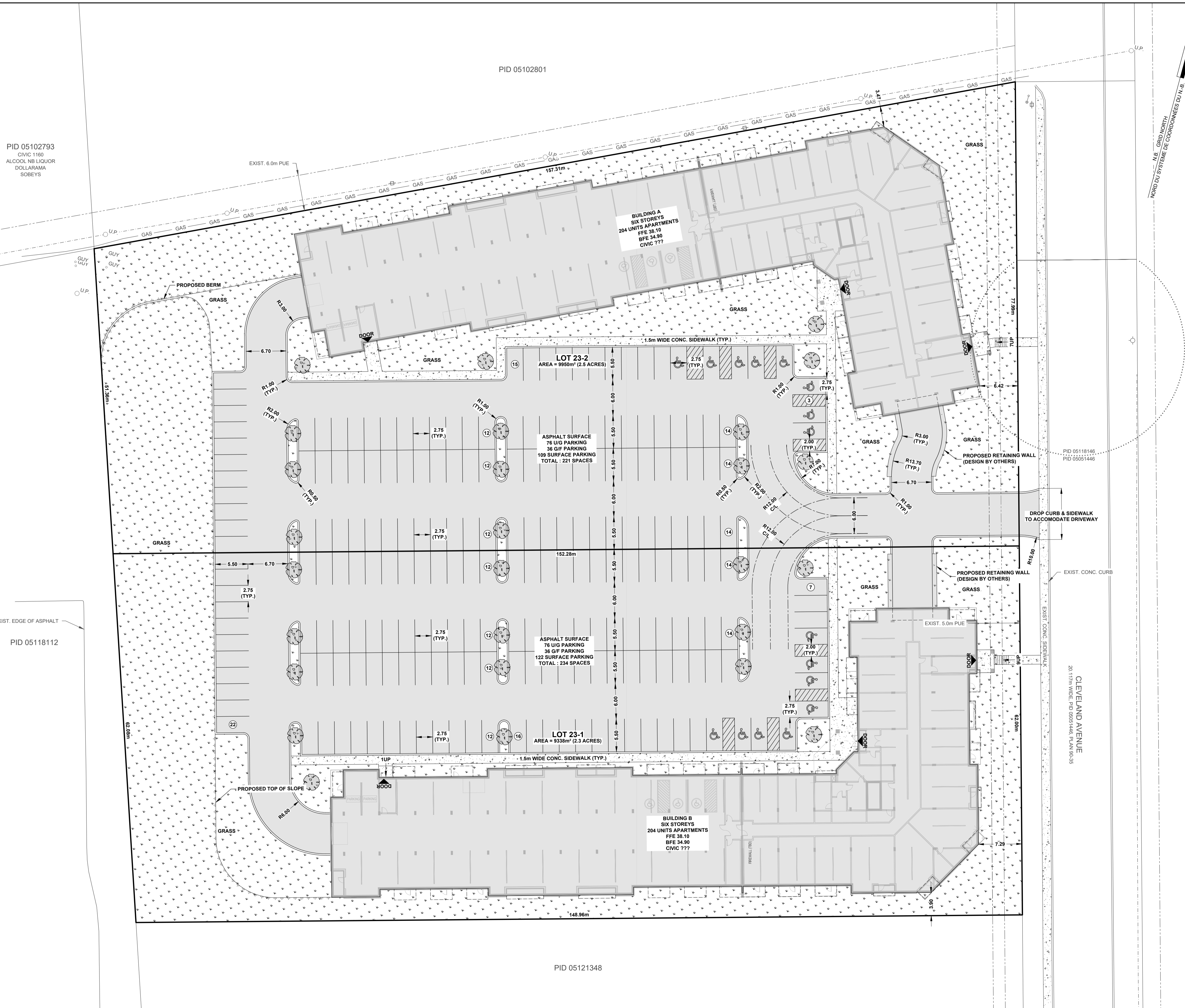
- Commercial Mix subject to the following conditions:

- a) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-15-1 and A-15-2;
- b) That notwithstanding Table 12.3, the maximum height of the buildings shall be permitted to be a maximum of 21m, but shall not exceed six storeys;
- c) That notwithstanding the Schedule D parking requirements, the minimum parking ratio shall be 1.1 spaces per unit;
- d) That notwithstanding section 91(2)(b) of the zoning by-law, no landscaping buffer shall be required along the northern property boundary;
- e) That notwithstanding section 91(4)(b) of the zoning by-law, a 36.45% parking lot coverage shall be permitted;
- f) That nothing shall prohibit the proponent 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;
and
- g) That as-built drawings for engineering submissions shall be required within 30 days after construction of each building.

PID 05102801

PID 05102793
CIVIC 1160
ALCOOL NB LIQUOR
DOLLARAMA
SOBEYS

PID 05118112



ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
PIPE INSULATION		
STORM SEWER		
CATCH BASIN		
DOUBLE CATCH BASIN		
SUICIDE BOX		
CULVERT		
WATER MAIN		
GATE VALVE		
FIRE HYDRANT		
TEE		
BEND		
END CAP		
CURB STOP		
VALVE CHAMBER		
WATER WELL		
UTILITY POLE		
GUY WIRE		
LIGHT STANDARD		
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GROUND ELEVATION		
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CRITICAL ELEVATION		
BASEMENT FLOOR ELEVATION		
FINISH GRADE		
SURVEY MARKER		
NB GRID MONUMENT		
SIGN & POST		
CURB & GUTTER		
SIDEWALK		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

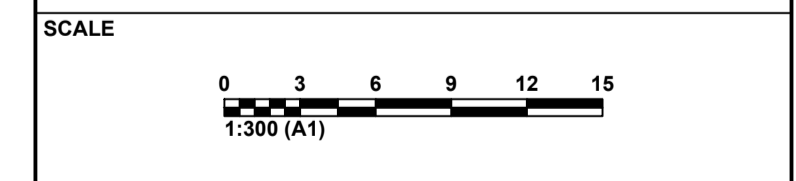
- GENERAL NOTES:**
- ALL SURVEY CONTROL OBTAINED FROM NAD83 CSRS CONTROL MONUMENT #5669 (VERTICAL DATUM CGVD28) REFERRED TO THE EXTREME TOP OF FIRE HYDRANTS AS SHOWN ON PLAN.
 - ALL WORK SHALL CONFORM TO THE TOWN OF RIVERVIEW STANDARD MUNICIPAL SPECIFICATIONS (LATEST REVISION) AND THE TOWN OF RIVERVIEW SUBDIVISION DEVELOPMENT PROCEDURES, STANDARDS AND GUIDELINES (LATEST REVISION).
 - THE LOCATION AND ELEVATION OF ALL EXISTING INFRASTRUCTURE AND UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION OF ALL INFRASTRUCTURE AND UTILITIES PRIOR TO PROCUREMENT AND THE START OF CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT.
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 - ALL DISTURBED AREAS ON ADJACENT PROPERTIES SHALL BE REINSTATED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
 - ALL TRANSITIONS FROM FULL CURB TO DROP CURB TO BE OVER 1.5m.
 - SEE DRAWING C-501 FOR ALL GENERAL NOTES.

No.	DESCRIPTION	DATE

ide J.R. DAIGLE
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arpentage • land surveying

PROJECT TITLE
MIXED USE DEVELOPMENT
13851524 CANDA INC.
CLEVELAND AVE, RIVERVIEW, NB

DRAWING TITLE
SCHEMATIC SITE PLAN



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	DRAWN BY CN	CHECKED BY JD
	DOCUMENT ISSUE PRELIMINARY	DATE ISSUED DATE
	REVISION -	DRAWING NUMBER C-101

PID 05102801

PID 05102793
CIVIC 1160
ALCOOL NB LIQUOR
DOLLARAMA
SOBEYS

PID 05118112

PID 05121348

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
PIPE INSULATION		
STORM SEWER		
CATCH BASIN		
DOUBLE CATCH BASIN		
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CULVERT		
WATER MAIN		
GATE VALVE		
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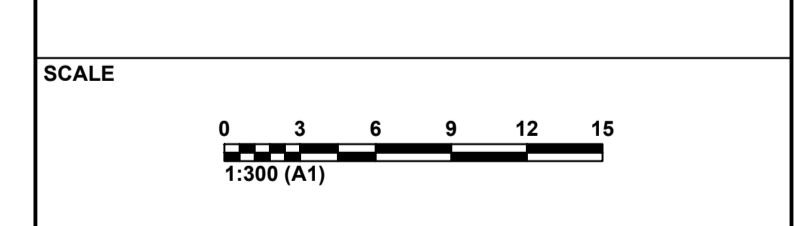
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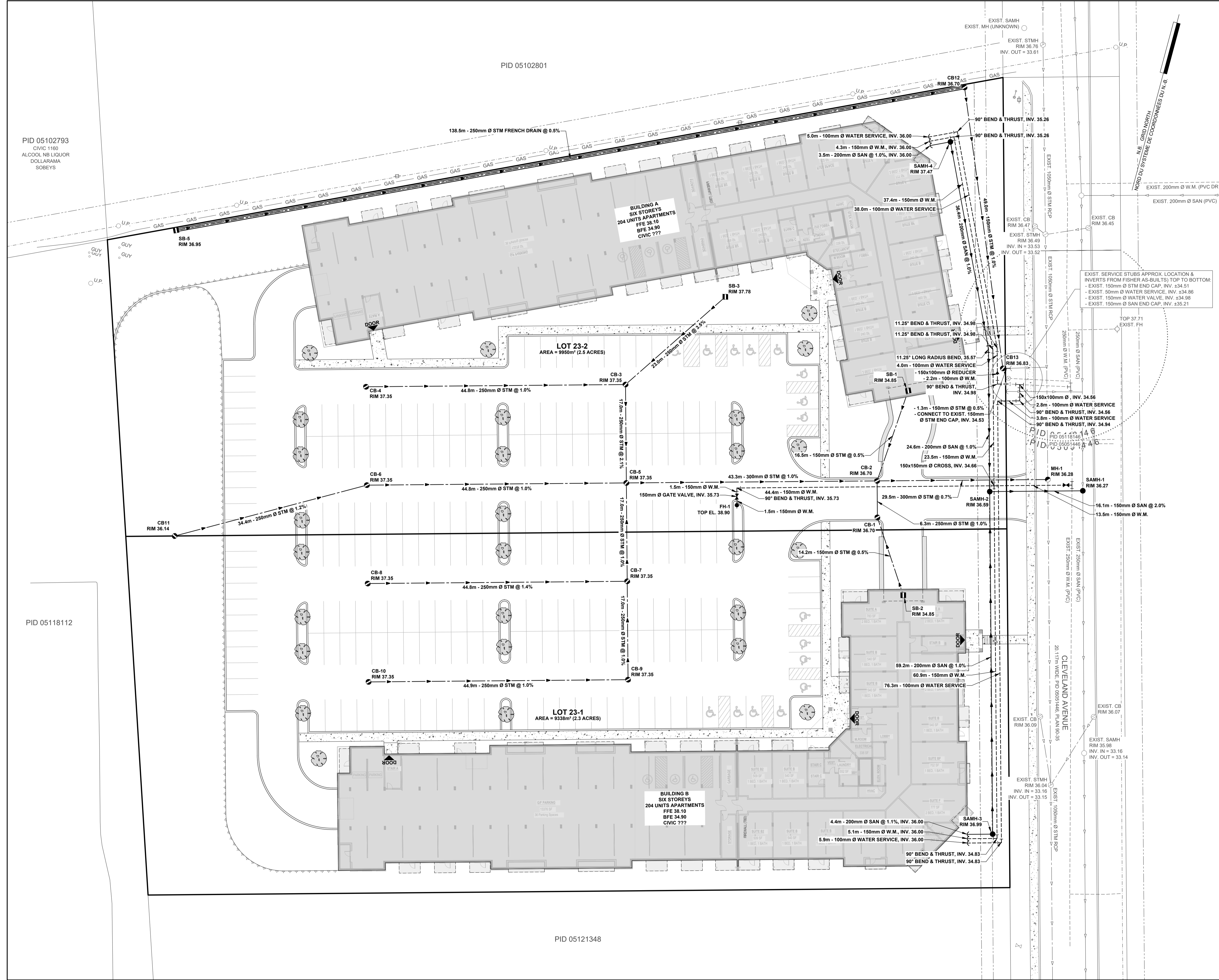
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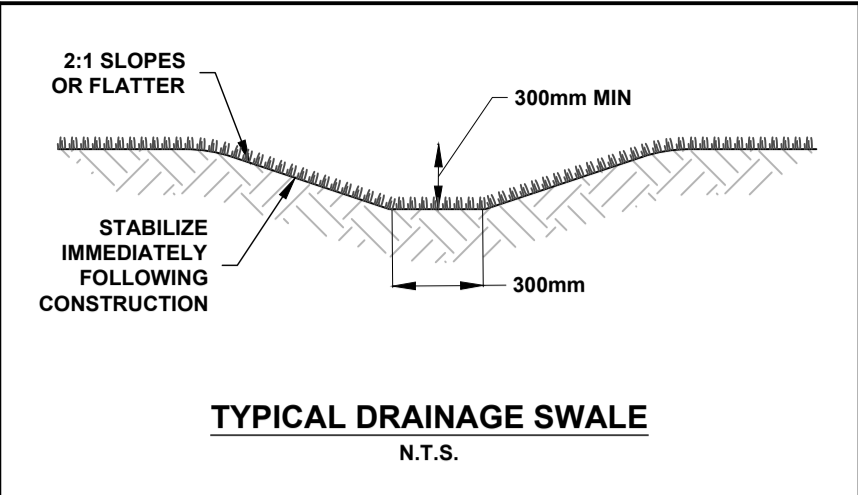
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MIXED USE DEVELOPMENT
13851524 CANDA INC.
CLEVELAND AVE, RIVERVIEW, NB

DRAWING TITLE
SCHEMATIC SERVICING PLAN

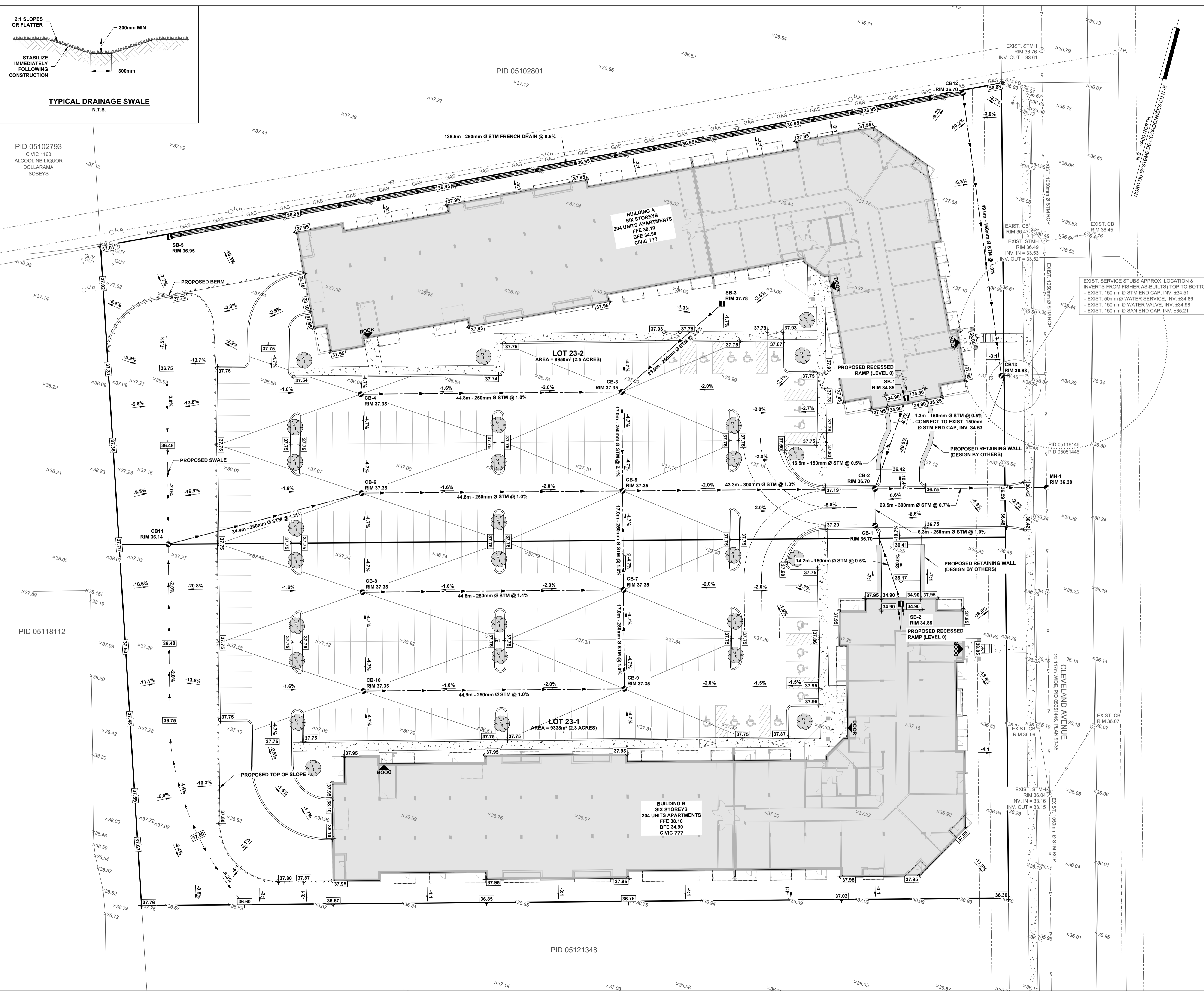


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PID 05102793
CIVIC 1160
ALCOOL NB LIQUOR
DOLLARAMA
SOBEYS



ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
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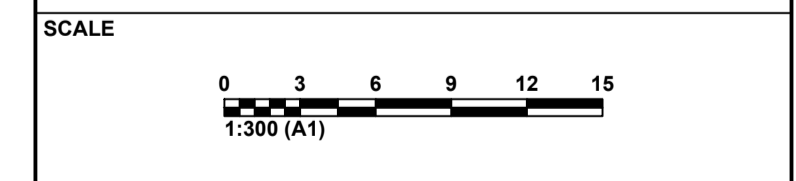
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**MIXED USE DEVELOPMENT
13851524 CANDA INC.
CLEVELAND AVE, RIVERVIEW, NB**

DRAWING TITLE
SCHEMATIC GRADING & DRAINAGE PLAN



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DRAWN BY	CHECKED BY
CN	JD
DOCUMENT ISSUE	
PRELIMINARY	
DATE ISSUED	
DATE	
REVISION	
DRAWING NUMBER	
C-103	



SCHEMATIC SUMMARY

LOT INFO	
PID	05121330
Physical Address	Cleveland, Riverview NB
Lot Area	19 288.2 m ² / 207 616.0 ft ²
Current Zoning	SC
Proposed Zoning	R3
Max. Lot Coverage	50%
Max parking surface	35%
Required Green Space	As per Riverview By Law 5.1
Proposed Green Space	T.B.D.
PARKING	
Required Parking	514 (257 per Building)
Required Parking Ratio / Unit	As per Riverview By Law Schedule D
Required Bicycle Parking	1 Per 20 parking spaces min 4
Surface Parking	232
Underground Parking	146
Ground Floor Parking	76
Barrier Free Parking	22 (6 Indoor G/F)
Total Parking	454
Total Parking Ratio	1.1
Loading Area req.	T.B.D. (as per Riverview Bylaw Section 46.1)
Bicycle Parking	7 (position T.B.D.)
Interior Parking Landscape %	10% overall and 5% interior (as per Riverview Bylaw 42.4)
PHASE 1 BUILDING INFO	
Proposed Lot Area	9 950.3 m ² / 107 104.6 ft ²
Proposed Lot Frontage	78.0 m
Building Footprint	2 618.9 m ² / 28 189.7 ft ² (26.3%)
Parking Lot Surface	3 439.3 m ² / 37 020.0 ft ² (34.6%)
Stores	6 Stores
Building Height	Approx 22.0 m
Max Allowable Height	15.0 m
Construction	Concrete / ICF
Firewall Required	Yes
Total Residential Units	205
Min. Geodetic Elevation	10.5 m
Garbage Solution	Inside (G/F)
PHASE 2 BUILDING INFO	
Proposed Lot Area	9 338.2 m ² / 100 512.9 ft ²
Proposed Lot Frontage	62.0 m
Building Footprint	2 618.9 m ² / 28 189.7 ft ² (28.0%)
Parking Lot Surface	3 579.0 m ² / 38 524.1 ft ² (38.3%)
Stores	6 Stores
Building Height	Approx 22.0 m
Max Allowable Height	15.0 m
Construction	Concrete / ICF
Firewall Required	Yes
Total Residential Units	205
Min. Geodetic Elevation	10.5 m
Garbage Solution	Inside (G/F)
MATERIAL & DESIGN REQ.	
Design Requirement 1	Jogs and recesses at least every 9.0 m (2' Min)
Material Requirement 1	Facade must be with traditional materials and 10% Brick or masonry
REQUIRED VARIANCE	
Variance 1	Height of the building (6 Storeys)
Variance 2	Shared Collective parking lot
Variance 3	Under the required Parking Overall ratio 1.11 / 1.25
Variance 4	Facade does not meet the req. Jogs in some places (TED)
Variance 5	Maximum parking surface Phase 2 Building 38.3% / 35.0%

Disclaimer: This preliminary schematic site plan is based on site information provided by the client, or found on a public domain. This site plan is a graphical representation which approximates the size, configuration and location of features. This plan is not intended to be used for legal descriptions or to calculate exact dimensions or areas. Several yet unknown factors may affect the functionality of this site plan, including existing topography, service easements, soil conditions, etc.



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

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Rev.#	Description	Date

Stamp:

Architectural Consultant:



Architectural Designer:
spitfire DESIGN CO.
171 Lutz Street, Moncton, NB E1C 5E8
Bus: (506) 855-3777

Client: **13851524 Canada Inc.**

Project: **Mixed Use Development**

Cleveland Ave, Riverview

Drawing Title:
SITE PLAN

Date: **JANUARY 19th 2024**

Checked by: **D.M**

Drawn by: **A.R.R.** Revision: **00**

Scale: **AS NOTED**

Sheet: **AQ.1** Flight no: **4522**



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Rev.#	Description	Date

Stamp:
 Architectural Consultant:



Architectural Designer:
spitfire
 DESIGN CO.
 171 Lutz Street, Moncton, NB E1C 5E8
 Bus: (506) 855-3777

Client:
13851524 Canada Inc.

Project:
Mixed Use Development
 Cleveland Ave, Riverview

Drawing Title:
 U/G PARKING

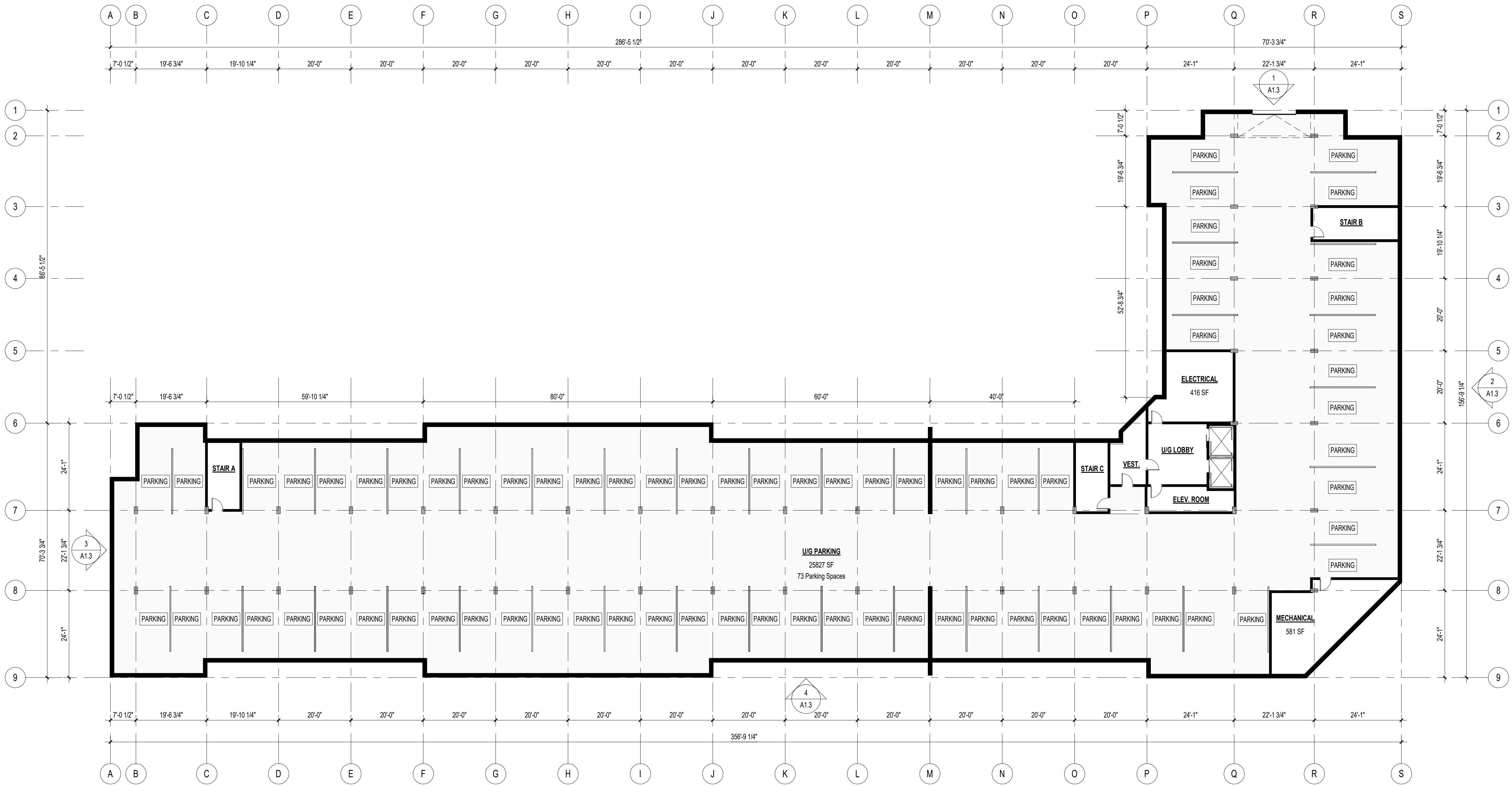
Date: JANUARY 19th 2024

Checked by: D.M

Drawn by: A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A1.0** Flight no: 4522



1 OF U/G
 1/16" = 1'-0"



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Rev.#	Description	Date



Architectural Designer:
spitfire
 DESIGN CO.
 171 Lutz Street, Moncton, NB E1C 5E8
 Bus: (506) 855-3777

Client:
13851524 Canada Inc.

Project:
Mixed Use Development
 Cleveland Ave, Riverview

Drawing Title:
 1F

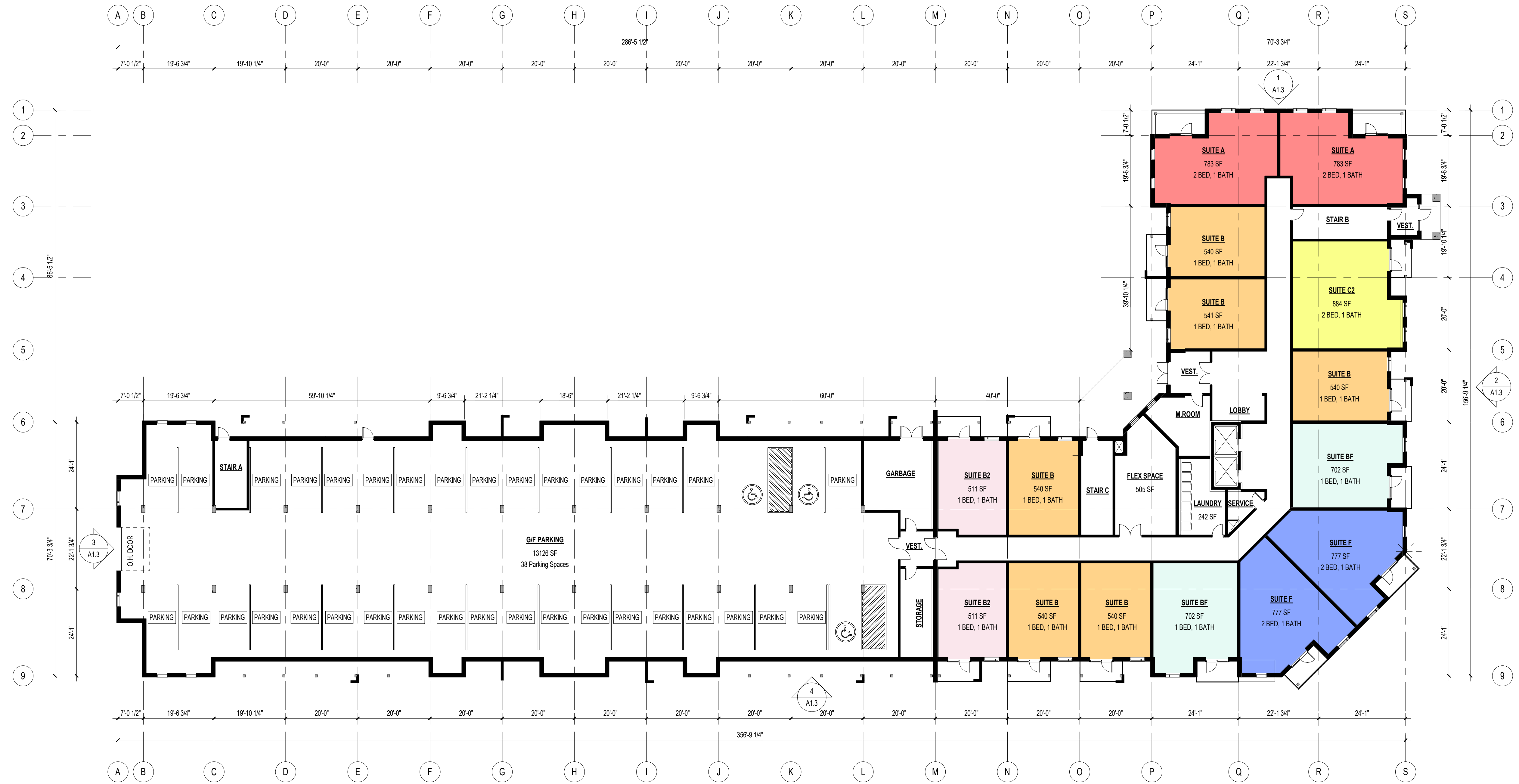
Date: JANUARY 19th 2024

Checked by: D.M

Drawn by: A.R.R. Revision: 00

Scale: AS NOTED

Sheet: **A1.1** Flight no: 4522



1 1F
 1/16" = 1'-0"

SUITE BREAKDOWN			
Name	Comments	Area	Count
SUITE A	2 BED, 1 BATH	780 SF	22
SUITE B	1 BED, 1 BATH	540 SF	76
SUITE B2	1 BED, 1 BATH	510 SF	22
SUITE BF	1 BED, 1 BATH	700 SF	12
SUITE C	2 BED, 1 BATH	820 SF	5
SUITE C2	2 BED, 1 BATH	880 SF	6
SUITE D	1 BED, 1 BATH	580 SF	40
SUITE E	2 BED, 1 BATH	720 SF	5
SUITE F	2 BED, 1 BATH	780 SF	12
SUITE G	1 BED, 1 BATH	640 SF	5
Grand total: 205			

SUITE BREAKDOWN PER FLOOR				
Name	Comments	Area	Level	Count
1F: 15				
SUITE A	2 BED, 1 BATH	780 SF	1F	2
SUITE B	1 BED, 1 BATH	540 SF	1F	6
SUITE B2	1 BED, 1 BATH	510 SF	1F	2
SUITE BF	1 BED, 1 BATH	700 SF	1F	2
SUITE C2	2 BED, 1 BATH	880 SF	1F	1
SUITE F	2 BED, 1 BATH	780 SF	1F	2
2F: 38				
SUITE A	2 BED, 1 BATH	780 SF	2F	4
SUITE B	1 BED, 1 BATH	540 SF	2F	14
SUITE B2	1 BED, 1 BATH	510 SF	2F	4
SUITE BF	1 BED, 1 BATH	700 SF	2F	2
SUITE C	2 BED, 1 BATH	820 SF	2F	1
SUITE C2	2 BED, 1 BATH	880 SF	2F	1
SUITE D	1 BED, 1 BATH	580 SF	2F	8
SUITE E	2 BED, 1 BATH	720 SF	2F	1
SUITE F	2 BED, 1 BATH	780 SF	2F	2
SUITE G	1 BED, 1 BATH	640 SF	2F	1
4F: 38				
SUITE A	2 BED, 1 BATH	780 SF	4F	4
SUITE B	1 BED, 1 BATH	540 SF	4F	14
SUITE B2	1 BED, 1 BATH	510 SF	4F	4
SUITE BF	1 BED, 1 BATH	700 SF	4F	2
SUITE C	2 BED, 1 BATH	820 SF	4F	1
SUITE C2	2 BED, 1 BATH	880 SF	4F	1
SUITE D	1 BED, 1 BATH	580 SF	4F	8
SUITE E	2 BED, 1 BATH	720 SF	4F	1
SUITE F	2 BED, 1 BATH	780 SF	4F	2
SUITE G	1 BED, 1 BATH	640 SF	4F	1
Grand total: 205				

SUITE BREAKDOWN PER FLOOR				
Name	Comments	Area	Level	Count
3F: 38				
SUITE A	2 BED, 1 BATH	780 SF	3F	4
SUITE B	1 BED, 1 BATH	540 SF	3F	14
SUITE B2	1 BED, 1 BATH	510 SF	3F	4
SUITE BF	1 BED, 1 BATH	700 SF	3F	2
SUITE C	2 BED, 1 BATH	820 SF	3F	1
SUITE C2	2 BED, 1 BATH	880 SF	3F	1
SUITE D	1 BED, 1 BATH	580 SF	3F	8
SUITE E	2 BED, 1 BATH	720 SF	3F	1
SUITE F	2 BED, 1 BATH	780 SF	3F	2
SUITE G	1 BED, 1 BATH	640 SF	3F	1
4F: 38				
SUITE A	2 BED, 1 BATH	780 SF	4F	4
SUITE B	1 BED, 1 BATH	540 SF	4F	14
SUITE B2	1 BED, 1 BATH	510 SF	4F	4
SUITE BF	1 BED, 1 BATH	700 SF	4F	2
SUITE C	2 BED, 1 BATH	820 SF	4F	1
SUITE C2	2 BED, 1 BATH	880 SF	4F	1
SUITE D	1 BED, 1 BATH	580 SF	4F	8
SUITE E	2 BED, 1 BATH	720 SF	4F	1
SUITE F	2 BED, 1 BATH	780 SF	4F	2
SUITE G	1 BED, 1 BATH	640 SF	4F	1
Grand total: 205				

SUITE BREAKDOWN PER FLOOR				
Name	Comments	Area	Level	Count
5F: 38				
SUITE A	2 BED, 1 BATH	780 SF	5F	4
SUITE B	1 BED, 1 BATH	540 SF	5F	14
SUITE B2	1 BED, 1 BATH	510 SF	5F	4
SUITE BF	1 BED, 1 BATH	700 SF	5F	2
SUITE C	2 BED, 1 BATH	820 SF	5F	1
SUITE C2	2 BED, 1 BATH	880 SF	5F	1
SUITE D	1 BED, 1 BATH	580 SF	5F	8
SUITE E	2 BED, 1 BATH	720 SF	5F	1
SUITE F	2 BED, 1 BATH	780 SF	5F	2
SUITE G	1 BED, 1 BATH	640 SF	5F	1
6F: 38				
SUITE A	2 BED, 1 BATH	780 SF	6F	4
SUITE B	1 BED, 1 BATH	540 SF	6F	14
SUITE B2	1 BED, 1 BATH	510 SF	6F	4
SUITE BF	1 BED, 1 BATH	700 SF	6F	2
SUITE C	2 BED, 1 BATH	820 SF	6F	1
SUITE C2	2 BED, 1 BATH	880 SF	6F	1
SUITE D	1 BED, 1 BATH	580 SF	6F	8
SUITE E	2 BED, 1 BATH	720 SF	6F	1
SUITE F	2 BED, 1 BATH	780 SF	6F	2
SUITE G	1 BED, 1 BATH	640 SF	6F	1
Grand total: 205				



Preliminary
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ISSUE	DESCRIPTION	DATE

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Rev.#	Description	Date

Stamp:

Architectural Consultant:



Architectural Designer:



MATERIALS:
EXACT MATERIAL COLORS AS PER OWNER
M1 - FIBER CEMENT CLADING - VERTICAL (GREY)
M2 - FIBER CEMENT CLADING - HORIZONTAL (BLACK)
M3 - FIBER CEMENT CLADING - HORIZONTAL (WOOD)
M4 - FIBER CEMENT CLADING - VERTICAL (WHITE)
M5 - MASONRY STONE

EAST FACADE INFORMATION:
FACADE AREA: 971.3 R² / 10 454.8 R²
MANSIONRY AREA: 1 374.5 R² / 127.7 M² (13.2%)
*All in compliance with Riverview Bylaw Section 91.4(4)(d)

Client: **13851524 Canada Inc.**

Project: **Mixed Use Development**

Cleveland Ave, Riverview

Drawing Title: **ELEVATIONS**

Date: **JANUARY 19th 2024**

Checked by: **D.M**

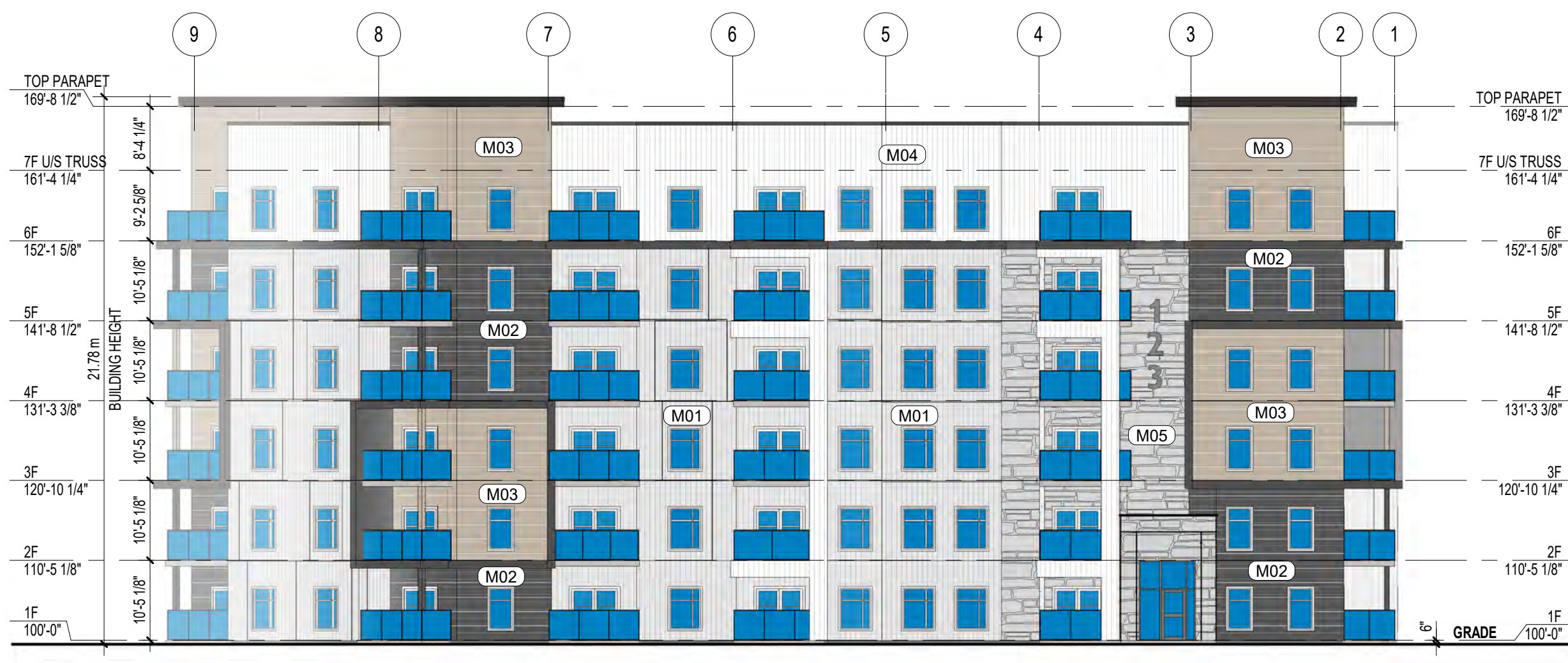
Drawn by: **A.R.R.** Revision: **00**

Scale: **AS NOTED**

Sheet: **A1.3** Flight no: **4522**



1 NORTH ELEVATION
1/16" = 1'-0"



2 CLEVELAND AVE - EAST ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"









BY-LAW No. 300-7-15

**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 February 14, 2024, attached hereto as Schedule A-15.

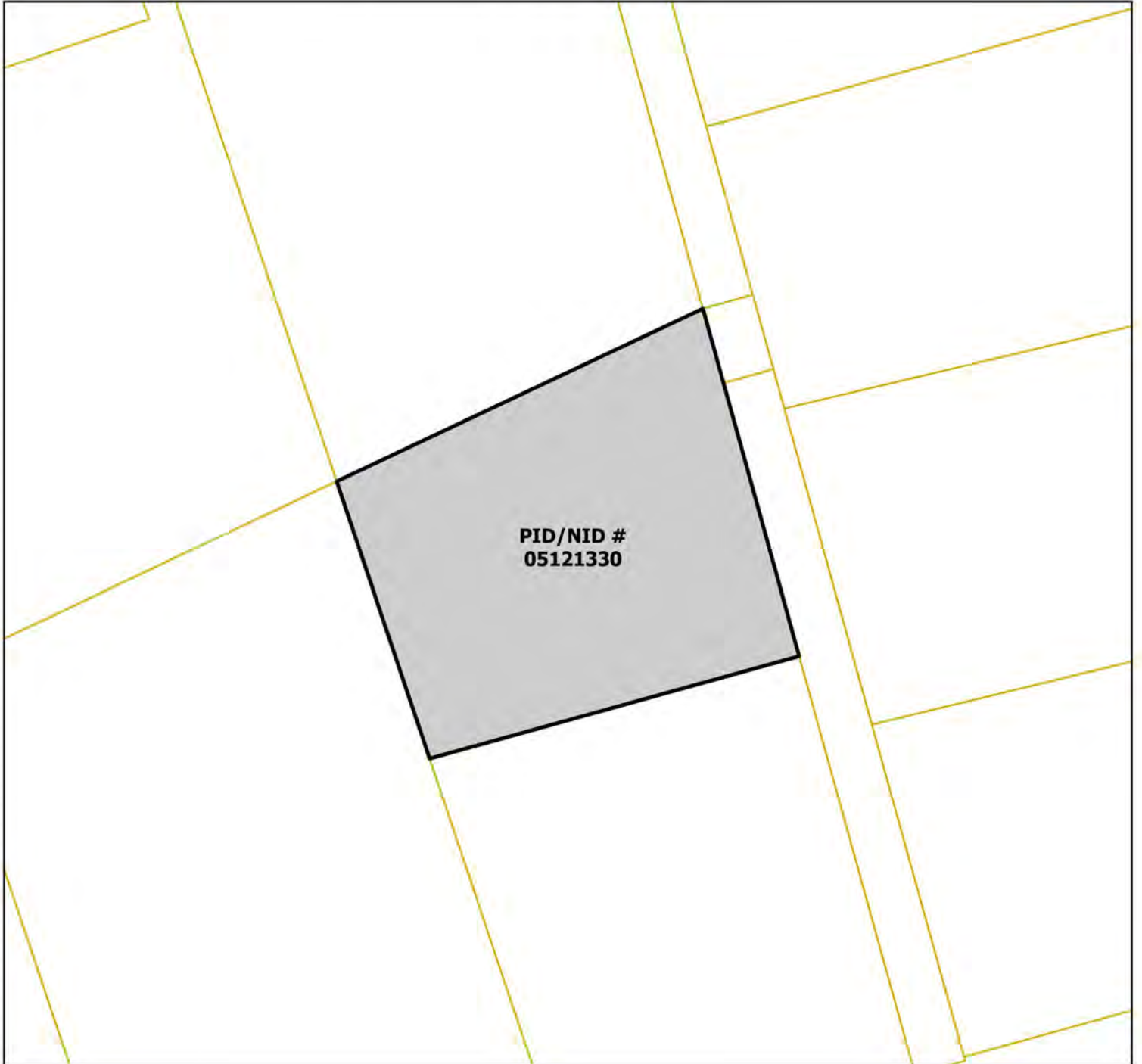
ENACTED this _____ day of _____, A.D. 2024.

MAYOR
Andrew Leblanc


TOWN CLERK
Annette Crummey

First Reading
Second Reading
Third Reading

Schedule / Annexe A-15
Riverview
ZONING MAP / CARTE DE ZONAGE
Date: 2/14/2024

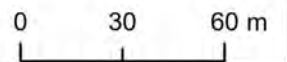


Legend

 Schedule A-15 - Rezone from SC - Suburban Commercial to CM - Commercial Mix



0 30 60 m

A horizontal scale bar with three segments. The first segment is labeled "0", the second "30", and the third "60 m".

THIS AGREEMENT MADE THIS ____ DAY OF _____, 2024

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-

Ashish Goel, 13851524 Canada Inc., 23 David Court, Dieppe, NB E1A 0J7

hereinafter called the “Proponent” Of the Second Part

WHEREAS the Proponent has applied to rezone the property on Cleveland Avenue bearing PID 05121330 from SC – Suburban Commercial to CM – Commercial Mix in order to permit two six storey multi-unit buildings;

AND WHEREAS the Planning Advisory Committee has recommended that the Town rezone said property 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 Proponent’s Covenants

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

- a) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-15-1 and A-15-2;
- b) That notwithstanding Table 12.3, the maximum height of the buildings shall be permitted to be a maximum of 21m, but shall not exceed six storeys;
- c) That notwithstanding the Schedule D parking requirements, the minimum parking ratio shall be 1.1 spaces per unit;
- d) That notwithstanding section 91(2)(b) of the zoning by-law, no landscaping buffer shall be required along the northern property boundary;
- e) That notwithstanding section 91(4)(b) of the zoning by-law, a 36.45% parking lot coverage shall be permitted;
- f) That nothing shall prohibit the proponent 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; and
- g) That as-built drawings for engineering submissions shall be required within 30 days after construction of each building.

2. The Town’s Covenants

The Town covenants with the Proponent 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-13 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:

Proponent	Town
ASHISH GOEL 13851524 CANADA INC. 23 DAVID COURT.	TOWN OF RIVERVIEW ATTN: TOWN CLERK 30 HONOUR HOUSE COURT

DIEPPE, NB E1A 0J7	RIVERVIEW, NB E1B 3Y9
--------------------	-----------------------

4. The Proponent 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 Proponent 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 Proponent 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

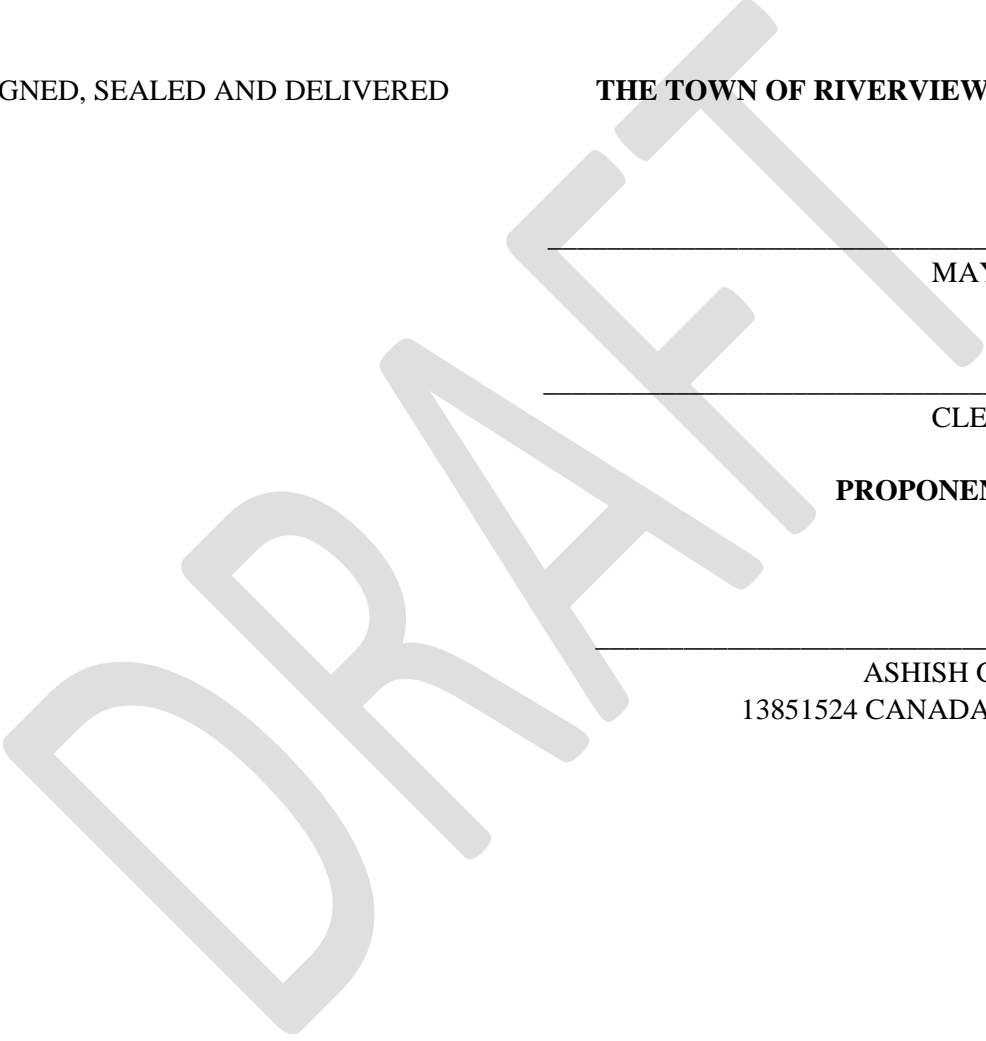
THE TOWN OF RIVERVIEW

MAYOR

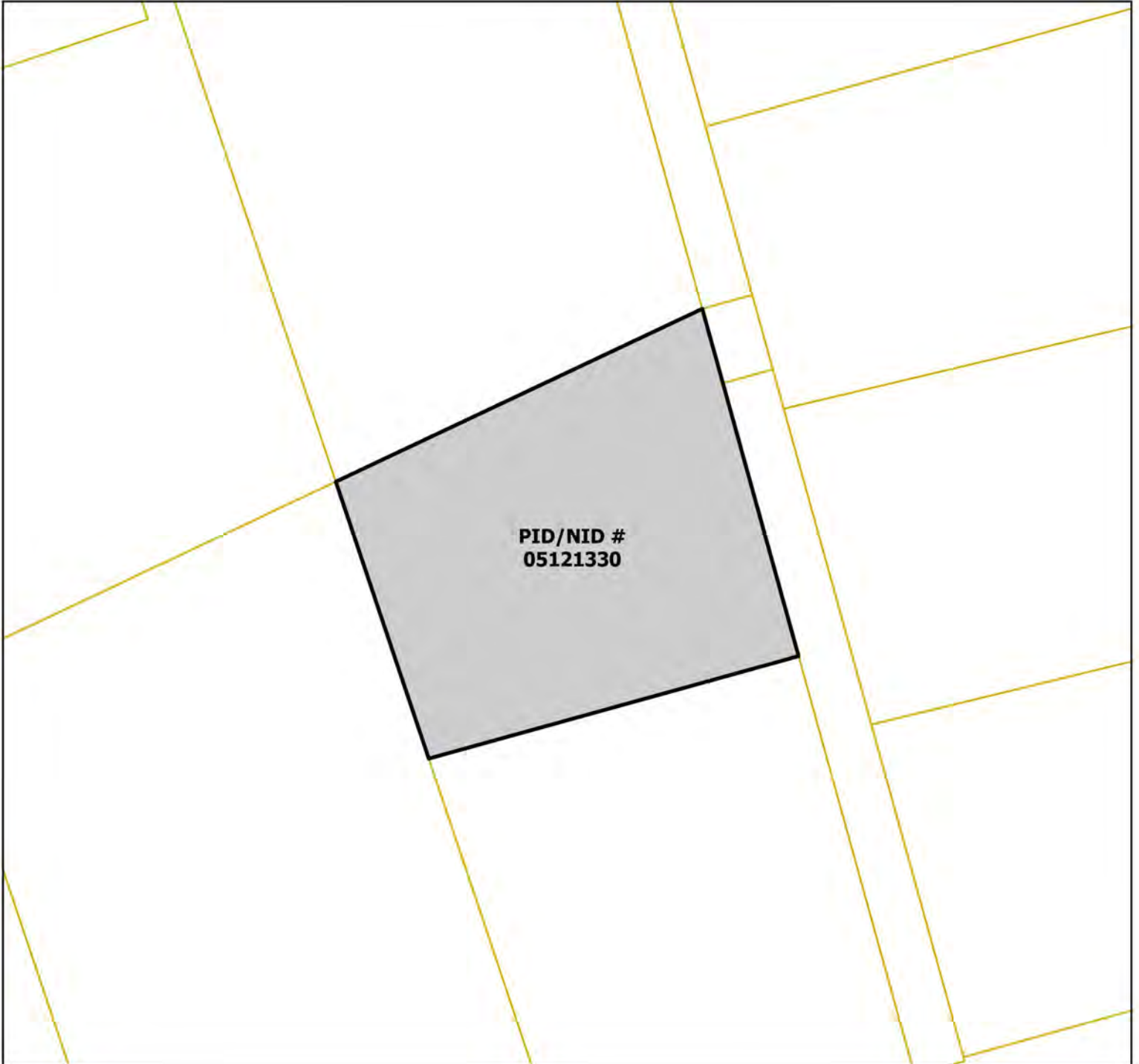
CLERK

PROPONENT

ASHISH GOEL
13851524 CANADA INC.



Schedule / Annexe A-15
Riverview
ZONING MAP / CARTE DE ZONAGE
Date: 2/14/2024

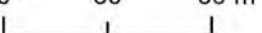


Legend

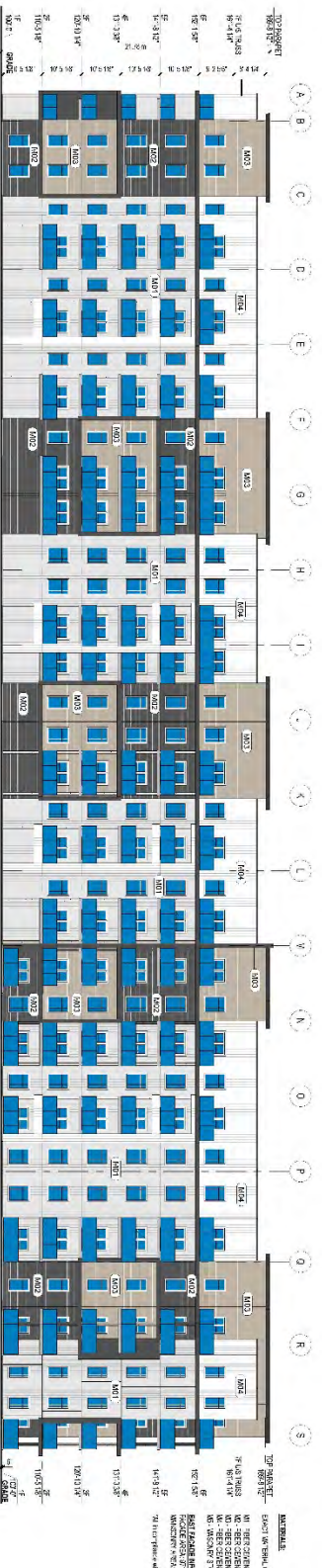
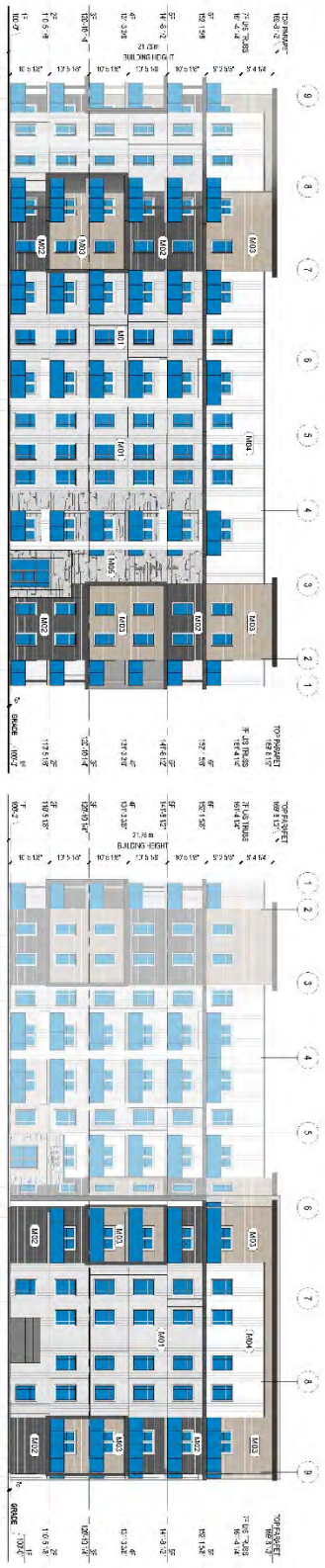
 Schedule A-15 - Rezone from SC - Suburban Commercial to CM - Commercial Mix



0 30 60 m

A horizontal scale bar with three segments. The first segment is labeled "0", the second "30", and the third "60 m".

SCHEDULE A-15-2



"Not For Construction"
Preliminary

NO.	DESCRIPTION	DATE

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ALL CONSTRUCTION MUST COMPLY TO ALL APPLICABLE MUNICIPAL AND PROVINCIAL BY-LAWS AND THE NATIONAL BUILDING CODE OF CANADA. ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REV.	DESCRIPTION	DATE



spitfire ARCHITECTURE
DESIGN CO.
13851524 Canada Inc.
1173-15th St. W.
Calgary, Alberta T2C 1S5

Mixed Use Development
Cleveland Ave. Riverview

NO.	DATE	BY	CHKD.
1	JANUARY 07 2024	AMR	AMR
2			
3			
4			