

Riverview Planning Advisory Committee

STAFF REPORT

Conditional Use

Subject : Amending an existing conditional approval

File number: 21-2612

Meeting Date: Wednesday, January 12, 2022

From :

Reviewed by :



Kirk Brewer
Planner / Urbaniste



Lori Bickford
Planner / Urbaniste

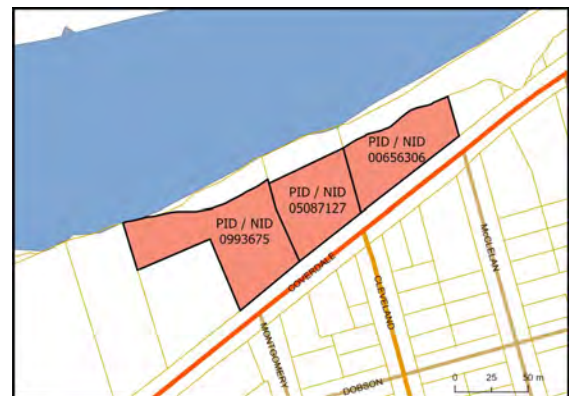
GENERAL INFORMATION

Applicant/: Kaitlyn Lacelle Thrive Properties


Landowner : Cordova Realty

Proposal:

To amend condition (9) of conditional approval 19RC-42346 (Chocolate River Station redevelopment) in order to remove the requirement to obtain a development permit within three years of the original approval



Property Location Map

 Subject Property



SITE INFORMATION

Location: 379, 391, 395 Coverdale Road, Town of Riverview / Ville de Riverview

PID: 00993675

Lot Size: 3.6 acres

Current Use: Mixed use commercial

Zoning: SC

Future Land

Use: Commercial

Surrounding

Use & Zoning: Mixed use commercial, SC zoning

Municipal

Servicing: All public services are available

Access/Egress: Coverdale Road

Municipal Plan Policies

See attached staff report

Zoning Bylaw and or Subdivision By-law Regulation

Per Table 12.1 - Commercial Zones, a multi-unit dwelling is a conditional use in the Suburban Commercial Zone

Per section 62, “a permitted use within a SC Zone and CM Zone occupying more than 1,500 square metres in gross floor area shall be considered a particular purpose subject to terms and conditions”

Subsequent to the 2019 application, staff have discussed section 62 and have interpreted this to apply to large-format box buildings with footprints of more than 1,500 square metres, but would not apply to 1,500 square metres spread out over multiple storeys, so this aspect of the development does not need to be addressed again.

Internal Consultation & External Consultation

The request was distributed to the Development Review Committee (Planning/Development, CAO/Clerk, Engineering, Parks, and Fire Department). No concerns were raised as part of this review. In addition, the committee felt that imposing development timelines on conditional uses is generally not required from a staff/administration perspective. However, it may be appropriate in some circumstances, and the PAC would still retain the power to impose such a condition as it sees fit.

Discussion

In 2019, Cordova Realty (now Thrive Properties) made a conditional use application for a 10-storey mixed use development at the current location of the Chocolate River Station. A copy of the staff report, including site plans, elevations, renderings, and design summary are attached to this report. This application, as well as 5 variances, were approved by PAC at their April 10, 2019 meeting.

Condition (9) of that approval involved a timeline requirement: “*That a building and development permit be obtained within 3 years of this approval.*” Due to several factors, including delays with the sale of the building as well as COVID, the developer recognizes that it will be impossible to meet this condition. As such, they are applying to amend the previous approval in order to remove the timeline requirement.

Generally speaking, these timelines have been recommended by staff in the past to prevent land speculation - for example one property owner securing approval for a project in order to then sell the land at a higher value because it comes with a pre-approval for development. However, multiple factors, market demand in particular, can impact when projects are developed, especially for a project this size.

In discussing the proposal with the Development Review Committee, no concerns were raised and some members questioned whether these timelines were necessary or achieving their purpose. It was generally agreed that this would no longer be a standard condition, but that there may be situations in the future where it is appropriate. PAC will retain the option to impose it as a condition as it sees fit. In this instance, staff is comfortable recommending that the Committee re-approve the conditional use without condition 9, but with all other conditions remaining in effect.

The variances approved as part of the original application will remain in effect, as variances are a separate approval, though they may relate to a conditional use.

Public Notice

Written notification was sent to property owners within 60m of the subject property on December 29, 2021

Legal Authority

Community Planning Act (2017)

Conditional uses

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

(c) prescribe particular purposes ...

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

The Act also provides parameters for the PAC when imposing conditions:

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect:

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

Recommendation

Staff recommends that the Riverview Planning Advisory Committee APPROVE the request to amend condition (9) of conditional approval 19RC-42346 (Chocolate River Station redevelopment) in order to remove the requirement to obtain a development permit within three years of the original approval because due to factors including delays in the sale of the building and market demand, this condition can not reasonably be met, and maintaining the rest of the conditions in effect will respect the initial intent of the approval.

395 Coverdale Road (PID/NID 0993675, 05087127, 00656306)

Town of Riverview

Date: 11/15/2021





Planning Advisory Committee

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| Agenda Item | 4(b) |
| File No. | 19RC-42346 & 19RV-42347 |
| Meeting Date | April 10, 2019 |

Type of application: Variance Application and Conditional Use Application

Owner: Cordova Realty (393 Coverdale Rd.) and Town of Riverview (383 and 391 Coverdale Rd.)

Agent: John McManaman, Cordova Realty

Description: To permit a mixed use development including multiple unit residential and ground floor commercial space.

Attachments:

- Ortho Map
- Zoning Map
- Site Plan
- Floor Plans
- Elevations
- Renderings
- Design Summary

Location: 383, 391 and 395 Coverdale Road

PID: 00993675, 05087127, 00656306

Existing use: The property located at 395 Coverdale Road is vacant. The property located at 391 Coverdale Road is the Chocolate River Station and contains existing retail uses. The property located at 383 Coverdale Road is a surface parking lot that currently serves the riverfront trail and Chocolate River Station.

Adjacent properties zoning & use:

With the exception of the Riverfront Trail to the north of the property which is zoned PRI (Parks, Recreation and Institution), the property is surrounded by SC (Suburban Commercial) zoned land. The property to the west is Wonder Auto & Tire, Greco Pizza is on the east side, and across Coverdale Road to the south there are existing retail and office uses.

Municipal Plan: All three properties are designated C, Commercial on the Generalized Future Land Use Map.

In the past, Riverview considered the commercial area along Coverdale Road, between the Findlay/Causeway interchange and McClellan Avenue as its downtown. The waterfront provides an essential edge, which together with streetscape improvements had defined this area as the distinct commercial node. A major objective of past Municipal Development Plans was to strengthen and enhance the downtown area with the goal of providing a space that was unique and attractive to current and future residents. While improvements had been made, the reality is that this area is dissected by a busy arterial street and that to date, the downtown concept has not evolved. The critical density needed to support a vibrant downtown had not been achieved.

During the consultation process for the current Municipal Development Plan, business owners identified that, while the area is unique, it doesn't have the key ingredients of a traditional downtown. It was highlighted that this area is almost completely developed as a suburban commercial node and thus should be zoned accordingly.

The existing businesses and land uses combined with the lack of vacant lands renders the development of a typical downtown unfeasible. That being the case, even with a Suburban Commercial Zone, **the area will remain a unique area for Riverview** as the existing lot fabric will continue to cater and attract smaller businesses.



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While the majority of suburban commercial developments in the past have been designed to accommodate private automobile, **these developments should still be expected to incorporate proper design principles that enhance the public realm.** While the automobile can still be accommodated, there are site design elements which can achieve a balance and **improve the streetscape.** As stated throughout this Plan, **urban design is an essential ingredient in creating healthy and high quality environments.**

In accordance with Policy 7.1.3, it is the intention of Council to direct the Planning Advisory Committee, in considering the imposition of terms and conditions, to have the utmost planning regard for the following:

- a) estimated traffic generated by the proposal and its effect upon public street systems;
- b) adequacy of the proposed site plan in respect to parking, pedestrian access, aisles, fire lanes, loading and delivery areas and on-site circulation systems;
- c) adequate provision of landscaping;
- d) location, size and design of driveways and appropriateness of traffic lights at driveways;
- e) provisions contained in policy 13.1.10; and
- f) such other matters as Council deems advisable.

Policy 13.1.10 states that in considering the imposition of terms and conditions, the Committee shall have appropriate regard for the following:

- a) the proposal is in conformity with the intent of the Municipal Development Plan and with the requirements of all municipal by-laws and regulations;
- b) that the proposal is neither premature nor inappropriate by reason of:
 - i. financial inability of the Municipality to absorb costs relating to the development,
 - ii. adequacy of central or on-site sewage and water supply services and storm drainage measures,
 - iii. adequacy or proximity of school, recreation or other community facilities,
 - iv. adequacy of road networks leading to, adjacent to, or within the development, and
 - v. potential for damage to or destruction of designated historic buildings / sites.

In accordance with Policy 5.1.3, and 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-law.

Zoning: All three properties are zoned SC, Suburban Commercial in the Town’s Zoning By-law 300-7

Jurisdiction of the Committee:

Community Planning Act

Variance

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 the zoning by-law if it is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the by-law and any plan under this Act affecting the development.

Terms and 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) the properties within the zone or abutting zones; or



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(b) the health, safety and welfare of the general public.

Interdepartmental review: The application was reviewed by the Town’s Development Review Committee.

Outside agencies review: Department of Environment and Local Government

Public notice and input: All property owners within 60 metres of the lot were notified by mail on March 27, 2019.

Discussion & Analysis:

Proposal

The subject property includes three existing properties. The new mixed use development will include 24,265 square metres of gross floor area, including commercial, residential and interior parking. A detailed design summary is attached for the Committee’s review.

The development would accommodate 150 new residential units (75 in one tower and 75 in the second tower). One of the goals of the Municipal Development Plan is to bring residents and services closer together. By increasing the residential density in this area, it helps create a more vibrant commercial area that is similar to a small downtown. One of the reasons the “downtown vision” desired of past Municipal Development Plans was never implemented is that the critical density needed to support a vibrant downtown had not been achieved.

Traffic Study

In accordance with the Municipal Development Plan, developments that generate significant traffic volumes must be carefully reviewed. A Traffic Impact Study was prepared for the proposed development. The study was reviewed by the Town’s Engineering Department, and recommends that a 20 metre left turn lane plus taper be provided on Coverdale Road at the two driveways. This can be achieved via reconfiguration of the current markings and does not require any widening of the right-of-way. A condition has been added that this work be paid for by the Developer.

Urban Design

The Town prides itself on having a beautiful riverfront community. The application of urban design principles is a tool that can be used to preserve this image. Design involves subjective matters related to the visual character, aesthetics and compatibility of land use and to the qualitative aspects of development. During the review of new development and significant redevelopment such as this development proposal, the use of the following design principles, where applicable, is promoted as a means of enhancing the quality of the public realm, and enhancing the health, safety and welfare of the general public (Policy 12.0.1 of the Municipal Development Plan).

- a) **Natural Features**
The site has been designed in order to complement the most obvious natural feature being the Petitcodiac River and Riverfront Trail.
- b) **Building Design**
The building itself has been thoughtfully designed to create a vibrant streetscape, enhance the public realm and ensure it remains compatible within surrounding uses.
- c) **Landscaping and Buffering**
It is important to ensure compatibility with adjacent development, especially the Riverfront Trail which is a wonderful community feature and enjoyed by the public. A landscape buffer consisting of trees and shrubs has been provided to buffer to exterior parking from the trail. The inclusion of a landscaped amenity space in the northeast corner adds a valuable green space within this more urban context development and ties in nicely with the existing natural features such as the Riverfront Trail.
- d) **Public Open Spaces**
Along the eastern side of the property, an outdoor plaza connects the existing crosswalk



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at Coverdale Road to the Riverfront Trail. The Municipal Development Plan encourages this as it is an opportunity to improve links to existing public open spaces. The plaza is protected by an overhead canopy that will also allow the integration of potential seating areas for the commercial spaces.

There is also a landscaped area in the northeast corner of the property (between the plaza and exterior parking) which provides a park-like setting with trees and seating for public use. The Developer will work with the Town to further refine the design of this area. This is encouraged by the Municipal Development Plan, which states that areas dedicated to public open space shall be used to help shape the Town’s goal to enhance the quality of life of its residents.

- e) **View and Vistas**
The building is designed to create the appearance of a one-storey podium with residential towers above that are further separated from each other in order to maximize access to daylight and views.
- f) **Barrier Free Access**
The building will be accessible by all persons and will be required to meet the Provincial Barrier-Free Design Building Code Regulation.
- g) **Respect the Urban Tradition of Streets and Blocks**
The two towers are designed and oriented to fit within the property boundaries while also incorporating setbacks from the street and adjoining properties. The front of the building is set closer to the street with parking located at the rear to strengthen the character and activity along the street and create important connections between the development and the public realm. The ground floor is staggered in plan to create widened sidewalks in front of each commercial space, which will include trees where feasible as shown on the attached site plan.
- h) **Streetscapes**
The commercial spaces are located closer to the street which animates this front façade and conceals the two levels of indoor parking above grade. In order to create an appropriate urban presence along the street, the commercial spaces are stepped in to create a rhythm of individual volumes and recesses.
- i) **Transit and Pedestrian Oriented Development**
The site design provides pedestrian connections to and from the development from the existing sidewalk on Coverdale Rd. as well as to the Riverfront Trail. There is a bike room within the interior parking area. There will be exterior bike storage for visitors to the site. The proximity of this mixed use development to existing commercial uses and services will further encourage alternate modes of transportation such as walking, cycling and transit. Increased density helps support transit as a more viable option.
- j) **Parking Areas**
The development includes two levels of above ground interior parking. There is a small exterior parking lot located at the northern boundary of the property as well as the existing surface parking lot located on the eastern property boundary. The total parking required is 215 parking spaces; and the total proposed parking (including interior and exterior) is 229 parking spaces. To lessen the visual impact of parking areas, the above grade parking is concealed by the commercial uses on the ground floor; and a landscape buffer is put in place to buffer the northern exterior parking from the Riverfront Trail.
- k) **Integrate Public Art**
To further animate the amenity space in the northeast corner, the portion of the north façade that faces the Riverfront Trail is proposed to incorporate a public display feature. This has the potential to offer display or interpretive opportunities to enhance the Riverfront Trail. It could further be considered as an open or invited art competition. A condition has been added that requires the development to include the integration of some type of public display / art installation.



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As with any significant redevelopment infill project, variances to the Zoning By-law are inevitable. The Committee’s job is to determine if these variances are reasonable, desirable and in keeping with the intent of the Zoning By-law and Municipal Development Plan.

Variance 1: To reduce the front yard setback from 4.5 metres to 0 metres

This variance is required in order to ensure the building itself is not located within the watercourse setback at the back of the property, which in this specific context, is more important to preserve than the front yard setback. Given the building’s location, having the commercial uses set closer to the street is actually desirable. It helps create the vibrant streetscape that is characteristic of a more downtown area. This helps highlight the uniqueness of this area and encourages people to access the commercial uses and services within the development and nearby. It helps create a destination and a sense of place. To ensure this does not create operational issues for the Town, a condition has been added that requires the Developer and Town to collaborate on a sidewalk snow clearing plan.

Variance 2: To locate development within 30 metres of the Petitcodiac River

Currently, GeoNB (provincial mapping) shows the proposed project falls within 30 metres of a Provincially Significant Wetland (PWS) and regulated watercourse (Petitcodiac). Any alterations (development) taking place within 30 metres of any regulated wetland or watercourse (Petitcodiac) requires a valid watercourse and wetland alteration (WAWA) permit under the *Watercourse and Wetland Alteration Regulation* (REG #90-80) of the *Clean Water Act*. To align with these provincial requirements; the Zoning By-law does not permit development within 30 metres of a regulated watercourse.

The building itself has been designed to be fully outside of this 30 metre setback. However, exterior parking and landscape areas are located within it. The Developer has confirmed that their intention is to submit a wetland delineation report that more accurately represents what exists on site. They will be required to obtain the services of a certified wetland delineator should they wish to contest a mapped wetland. The recognized period, or “season”, for conducting wetland delineations in New Brunswick is June 1st through September 30th. Nevertheless, the regulated watercourse setback will not change and a variance would still be required to permit the parking areas and landscaping within 30 metres of the Petitcodiac.

As each project is unique, a full review of the project can only be conducted once a WAWA application has been submitted to the Province. In this case, the Town will defer to the Province for their environmental expertise in determining if the proposed development can proceed as proposed. . Therefore, a condition has been added to this variance application that requires the Developer to obtain a valid WAWA permit from the Province. When issued, these permits often have a list of conditions that the Developer must satisfy in order to proceed with the development.

Variance 3: To increase the height of a multipole unit building from 15 metres / 4 storeys to 35 metres / 10 storeys

This particular site and the proposed development is well suited to increased density as it takes advantage of existing services and is not surrounded by residential uses. The building design is modern and clean in its expression with the intent to create a timeless appearance that will remain relevant for years to come. The towers are designated to be similar but have variation to distinguish their different configurations. While the building is large, it is not imposing and has architectural features and treatments that articulate the façade, add variation and create an interesting urban form that contributes to the public realm.

Variance 4: To vary the location of street trees

Due to the reduction in the front yard setback, street trees cannot be planted every 10 metres along the front of the building as required by the by-law. However, the Developer will still fund the number of trees that would normally be required. The design can accommodate approximately 3 trees in the front (as shown on the site plan) and any remaining trees will be planted by the Town along the boardwalk and within the landscaped amenity space next to the Riverfront Trail. This will help the Town achieve its goal of growing its urban forest.

Variance 5: To reduce the landscaping buffer required for multiple unit building

The Zoning By-law requires that a landscaping buffer be provided around the site. This is mostly intended for suburban style residential developments. In this case, it would not be practical or



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reasonable to require this in its entirety given the urban context and commercial nature of the area. Nevertheless, landscaping is still very important in urban areas and should be carefully designed to create a desirable streetscape, green space for the tenants and create connections and synergies with the existing natural features nearby such as the Petitcodiac and Riverfront Trail.

Recommendation

Staff recommend that this Variance Application (19RV-42347) from John McManaman, Cordova Realty, on behalf of the Town of Riverview, for the properties located at 383-391-395 Coverdale Road (PID 00993675, 05087127, 00656306) to:

1. Reduce the front yard setback from 4.5 metres to 0 metre;
2. To locate development within 30 metres of the Petitcodiac River;
3. To increase the height of a multiple unit building from 15 metres / 4 storeys to 35 metres / 10 storeys;
4. To vary the location of street trees; and
5. To reduce the landscaping buffer required for multiple unit dwelling;

BE APPROVED, and

That this Conditional Use Application (File 19RC-42346) to permit a multiple unit dwelling in the SC (Suburban Commercial) Zone and to allow a building with more than 1,500 square metres of gross floor area in the SC (Suburban Commercial) Zone

BE APPROVED, subject to the following terms and conditions:

1. That a valid WAWA (Wetland and Watercourse Alteration) permit for the proposed work be submitted to the City prior to the issuance of a Building and Development Permit;
2. That as-built drawings for engineering submissions be required within 30 days from construction completion;
3. That sidewalk clearing be agreed upon between the Town and the Developer as it relates to the north side of Coverdale Road along the property's frontage;
4. That a scheduling agreement be developed between the Town and the Developer to coordinate any work within the Town's right-of-way;
5. That the development include the integration of a public display / art installation;
6. That the costs for implementing recommendation #5 from the Traffic Impact Study be incorporated into the application for services and that a lane marking drawing be submitted with the building permit application;
7. That a bike rack be provided on the north-east corner of the site;
8. That the Developer work with the Town's Parks Department to arrive at a mutually agreeable approach for the proposed amenity space in the northeast corner that works for building residents, community at large, and the Town of Riverview.
9. That a building and development permit be obtained within 3 years of this approval; and
10. That in all other respects, the development shall be carried out in substantial conformance with the plans and drawings submitted.

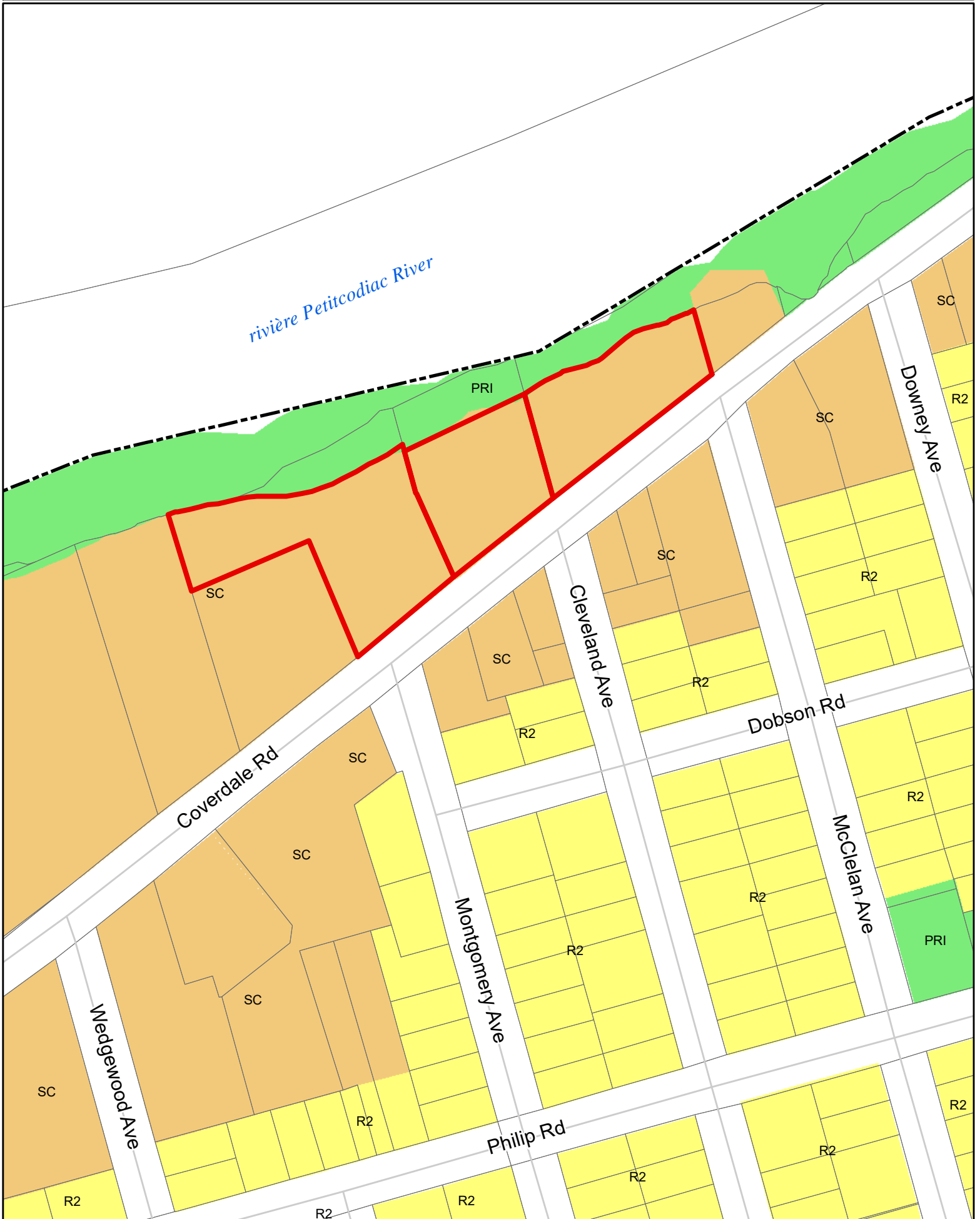
Submitted by:

Kaitlyn Lacelle
Urban Planner


Bill Budd, MCIP, RPP
Urban Planning Director

Conditional Use and Variance


Coverdale Rd




Legend

 PID / NID 00993675, 05087127, 00656306

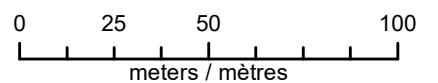
Zoning

 R2 *Two Unit Dwelling*

 SC *Suburban Commercial*

 PRI *Parks, Recreation, Institutional*

1:2,000




Conditional Use and Variance

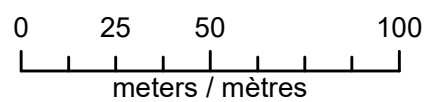
Coverdale Rd



Legend

 PID / NID 00993675, 05087127, 00656306

1:2,000



Ron Lord
Coverdale Realty Ltd.
500 Mapleton Rd., Suite 200
Moncton, NB
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March 14, 2019

RE: 395 COVERDALE ROAD, RIVERVIEW, NEW BRUNSWICK

The following provides project data, design summary as well as descriptions of the required variances for the proposed development to be located at 395 Coverdale Road.

PROJECT DATA

| GROSS FLOOR AREAS | | | | |
|-------------------|---------------|---------------|---------------|----------------|
| FLOOR LEVEL | PODIUM | TOWER 1 | TOWER 2 | TOTAL |
| 1 | 34,170 | - | - | 34,170 |
| 2 | 32,670 | | - | 32,670 |
| 3 | - | 12,620 | 12,275 | 24,895 |
| 4 | - | 12,620 | 12,275 | 24,895 |
| 5 | - | 12,620 | 12,275 | 24,895 |
| 6 | - | 12,620 | 12,275 | 24,895 |
| 7 | - | 12,620 | 12,275 | 24,895 |
| 8 | - | 12,620 | 12,275 | 24,895 |
| 9 | - | 12,620 | 12,275 | 24,895 |
| 10 | - | 10,225 | 9,860 | 20,085 |
| TOTAL | 66,840 | 98,565 | 95,785 | 261,190 |

| UNIT COUNT | | | | |
|--------------|--------|-----------|-----------|------------|
| FLOOR LEVEL | PODIUM | TOWER 1 | TOWER 2 | TOTAL |
| 1 | - | - | - | - |
| 2 | - | | - | - |
| 3 | - | 9 | 9 | 18 |
| 4 | - | 10 | 10 | 20 |
| 5 | - | 10 | 10 | 20 |
| 6 | - | 10 | 10 | 20 |
| 7 | - | 10 | 10 | 20 |
| 8 | - | 10 | 10 | 20 |
| 9 | - | 10 | 10 | 20 |
| 10 | - | 6 | 6 | 12 |
| TOTAL | - | 75 | 75 | 150 |

PARKING

| PARKING REQUIREMENTS | | |
|----------------------|----------------------------------|--------------------------|
| TYPE OF USE | BY-LAW REQUIREMENT | BARRIER-FREE REQUIREMENT |
| RESIDENTIAL | 1.25 PER UNIT = 188 | 8 |
| COMMERCIAL | 1 PER 35 SQ.M. (377 SQ.FT.) = 17 | 2 |

| PROPOSED PARKING | | | |
|------------------|---------------------|---------------------|-----------------------|
| TYPE OF USE | INDOOR SPACES | OUTDOOR SPACES | TOTAL |
| RESIDENTIAL | 120 (2 BARRIER-FRE) | 68 (6 BARRIER-FREE) | 188 (8 BARRIER-FREE) |
| COMMERCIAL | 0 | 41 (2 BARRIER-FREE) | 41 (2 BARRIER-FREE) |
| TOTAL | 120 | 109 | 229 (10 BARRIER-FREE) |

DESIGN SUMMARY

The proposed design is intended to create a vibrant, mixed-use development along the Petitcodiac River that includes ground floor retail, indoor and outdoor parking, 150 residential units, outdoor roof terrace for residents, public outdoor plaza and landscape feature, connection to the riverfront trail, information kiosk and integration of a public display/art installation.

The design respects the applicable setbacks from the river as well as the need to maintain the building above the 10.5 metre floodplain. Accordingly, the 2 levels of indoor parking that are required to support the development are located above grade. They are concealed from Coverdale Road in behind commercial spaces and the main entrances for residents. In order to create an appropriate urban presence along the street, the commercial spaces are stepped in plan to create a rhythm of individual volumes and recesses. This creates widened sidewalks that can be animated with landscaping as well as the ability for commercial tenants to extend to the outdoors with seating and/or displays.

A single driveway entrance is located at the southwest corner of the property with access from Coverdale Road. This provides access to indoor and outdoor parking and building services. The driveway is designed to accommodate fire truck access.

Along the eastern side of the property, an outdoor plaza is created that connects the existing crosswalk at Coverdale Road to the riverfront trail. Commercial spaces extend along the full length of the plaza and further incorporates an information kiosk/office for public benefit. The plaza is protected by an overhead canopy that will also allow the integration of potential seating areas for the commercial spaces.

At the northeast corner of the property, between the plaza and outdoor parking area, a landscaped area is incorporated, which will provide a park-like setting with trees, lawn and seating for public use. To further animate this space as a public benefit, the portion of the north façade of the building that faces the park is proposed to incorporate a public display feature. This has the potential to offer display or interpretive opportunities to enhance the riverfront trail. It could further be considered as an open or invited art competition.

The building is designed to create the appearance of a one-storey podium with residential towers above. The two towers are designed and oriented to fit within the property boundaries while also incorporating setbacks from the street and adjoining properties. They are further separated from each other in order to maximize access to daylight and views. The podium roof, located between the towers, will be a landscaped roof terrace for use by residents and will be an important amenity space that offers common outdoor space with views toward the river.

Each tower is designed to maximize views towards the river. They are designed to be similar but have variation to distinguish their different configurations. They each incorporate an architectural expression of 'frames' on each façade that contain an assembly of balconies and building forms into a cohesive composition. The top floor of each tower is setback to create extended roof terraces along the north and south facades. They further create a 'top' to the building, which ultimately establishes an important architectural composition of 'base-middle-top' where the podium forms the base and the penthouse level forms the top.

Materials are proposed that accentuate the architectural composition and be appropriate for their location. At the ground floor, commercial spaces are identified by their use of prefinished aluminum

panels that frame glass storefronts. The spaces in-between the frames are clad in masonry (brick or stone to be determined). The masonry walls then establish the primary material along the west and north facades. Signage is proposed within an architectural louvre band located directly above the storefront windows.

At the towers, the primary materials are an aluminum framed window system and an exterior insulated finish system (EIFS) that can incorporate a variety of textures, colours and patterns. For the architectural 'frames', a grey colour is proposed for the EIFS that will distinguish the 'frames' from the remainder of the tower. Other wall components will have a strong horizontal pattern in an off-white colour to provide a clean and simple design expression. The top floor will be entirely in glass to give it a lighter visual appearance.

Overall, the design is modern and clean in its expression. It is meant to rely more on the composition of forms, shapes and materials rather than trends and architectural fashions. The intent is to create a timeless appearance that will remain relevant for years to come.

VARIANCE REQUESTS

REDUCE FRONT YARD SETBACK

Reference: Zoning By-Law Table 12.3

A variance is requested to reduce the front yard setback from 4.5 metres to 0 metres. This is required in order to fit the building within the Wetland Buffer Zone and Watercourse Protection setbacks, both or which are well within the property boundaries. Furthermore, in order to accommodate parking above grade due to the floodplain requirement, the building must incorporate the dimensional requirements for parking while also maintaining sufficient space along Coverdale Road for commercial spaces. The commercial spaces are vital to conceal the parking levels from the street while also adding an important component that will strengthen the character and activity along the street. In order to mitigate the setback, the ground floor is staggered in plan to create widened sidewalks in front of each commercial space and main entrance for residents. Where possible, these areas will incorporate trees as indicated on the drawings.

VARY LOCATION OF STREET TREES

Reference: Zoning By-Law Section 53(2)

Due to the reduction of the front yard setback, a variance is requested to vary the required location of trees. The proposed design is limited in being able to incorporate three trees along Coverdale Road. To compensate for this, it is proposed that additional trees be planted along the boardwalk and within the new landscape area located between the northeast plaza and exterior parking area. Similar to street trees, the landscaping features proposed along the boardwalk (trees and shrubs) will meet the Town's goal to help grow its urban forest. Such features will also enhance the Town's riverfront trail.

LOCATE DEVELOPMENT WITHIN 30 METRES OF THE PETITCODIAC RIVER

Reference: Zoning By-Law Section 80(a)

While the building is designed to fit within the 30 metre setback requirement, exterior parking and landscape areas are required within the setback area. As much as possible, these will include public

amenity spaces including a connection to the riverfront boardwalk from Coverdale Road. The proposed development is considered to be consistent with what currently exists in this area.

INCREASE IN ALLOWABLE BUILDING HEIGHT

Reference: Zoning By-Law Section 91(1)(c)

A variance is requested to increase the allowable building height from 4 storeys (15 metres) to 10 storeys (35 metres) which is measured above the 10.5 metre level (refer to building elevation drawings). This height incorporates the top of the framed architectural wall features but does not include the mechanical penthouse. The building requires 8 storeys of residential use. Due to the necessity to locate both parking levels above grade, this adds an additional 2 storeys to the building for a total of 10 storeys.

EXTERIOR MATERIALS AT GROUND FLOOR

Reference: Zoning By-Law Section 91(4)(D)

The by-law requires use of traditional materials including a minimum 10% use of brick or masonry. The proposed design incorporates approximately 40% use of masonry, well in excess of the requirement. In addition, the ground floor incorporates approximately 30% use of glass, which is also an allowable traditional material as per the by-law. The design is intended to utilize a combination of traditional and contemporary materials to create a development that is relevant today and into the future while recognizing the traditional materials of the region. Accordingly, the proposed design considers the greater integration of masonry as a more appropriate acknowledgement of traditional materials. In combination, the use of masonry and glass represent approximately 70% of the ground floor façade. It is proposed that the remaining 30% be contemporary materials to allow for an appropriate balance with traditional materials. It is proposed that these materials include high quality, pre-finished aluminum panels that will generally be used to frame the window areas as well as the canopy.

REDUCE LANDSCAPING BUFFER

Reference: Zoning By-Law Section 91(12)(b)

Due to the limited space between the building and northern property boundary, a variance is requested to vary the required location of the landscaping buffer. The proposed design is limited to incorporate the required landscaping buffer along the north side of the building. To compensate for this, it is proposed that a landscape area be located between east end of the proposed parking lot, the northeast plaza, and the existing boardwalk. The proposed landscape area is intended for public use.

Sincerely,

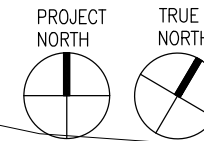


Eugene Pieczonka, FRAIC, NSAA
Principal
Lydon Lynch Architects Ltd.

PETITCODIAC RIVER

ORDINARY HIGH WATER MARK

BOTTOM EDGE OF ROCK FILL

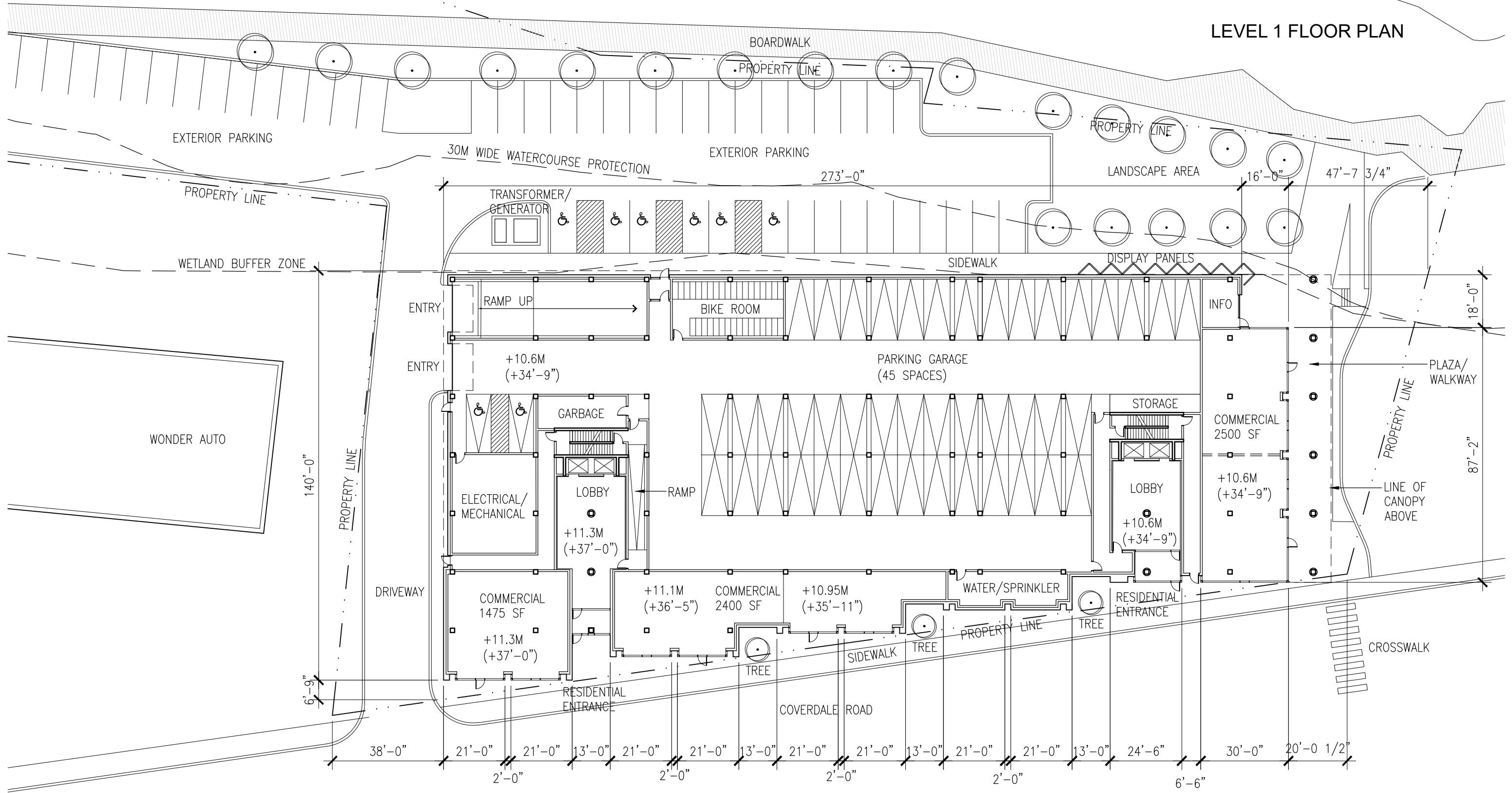


MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS

2019.03.11

LEVEL 1 FLOOR PLAN



EXTERIOR PARKING

EXTERIOR PARKING

PROPERTY LINE

LANDSCAPE AREA

WETLAND BUFFER ZONE

WONDER AUTO

ENTRY

RAMP UP

BIKE ROOM

SIDEWALK

DISPLAY PANELS

INFO

PLAZA/
WALKWAY

ENTRY

+10.6M
(+34'-9")

PARKING GARAGE
(45 SPACES)

STORAGE

COMMERCIAL
2500 SF

LOBBY
+10.6M
(+34'-9")

+10.6M
(+34'-9")

LINE OF
CANOPY
ABOVE

ELECTRICAL/
MECHANICAL

LOBBY
+11.3M
(+37'-0")

RAMP

COMMERCIAL
1475 SF
+11.3M
(+37'-0")

+11.1M
(+36'-5") COMMERCIAL
2400 SF

+10.95M
(+35'-11")

WATER/SPRINKLER

RESIDENTIAL
ENTRANCE

CROSSWALK

DRIVEWAY

RESIDENTIAL
ENTRANCE

COVERDALE ROAD

38'-0"

21'-0"

21'-0"

13'-0"

21'-0"

21'-0"

13'-0"

21'-0"

21'-0"

13'-0"

24'-6"

30'-0"

20'-0 1/2"

2'-0"

2'-0"

2'-0"

2'-0"

6'-6"

140'-0"

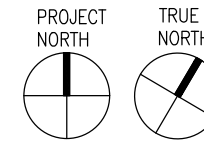
87'-2"

18'-0"

273'-0"

16'-0"

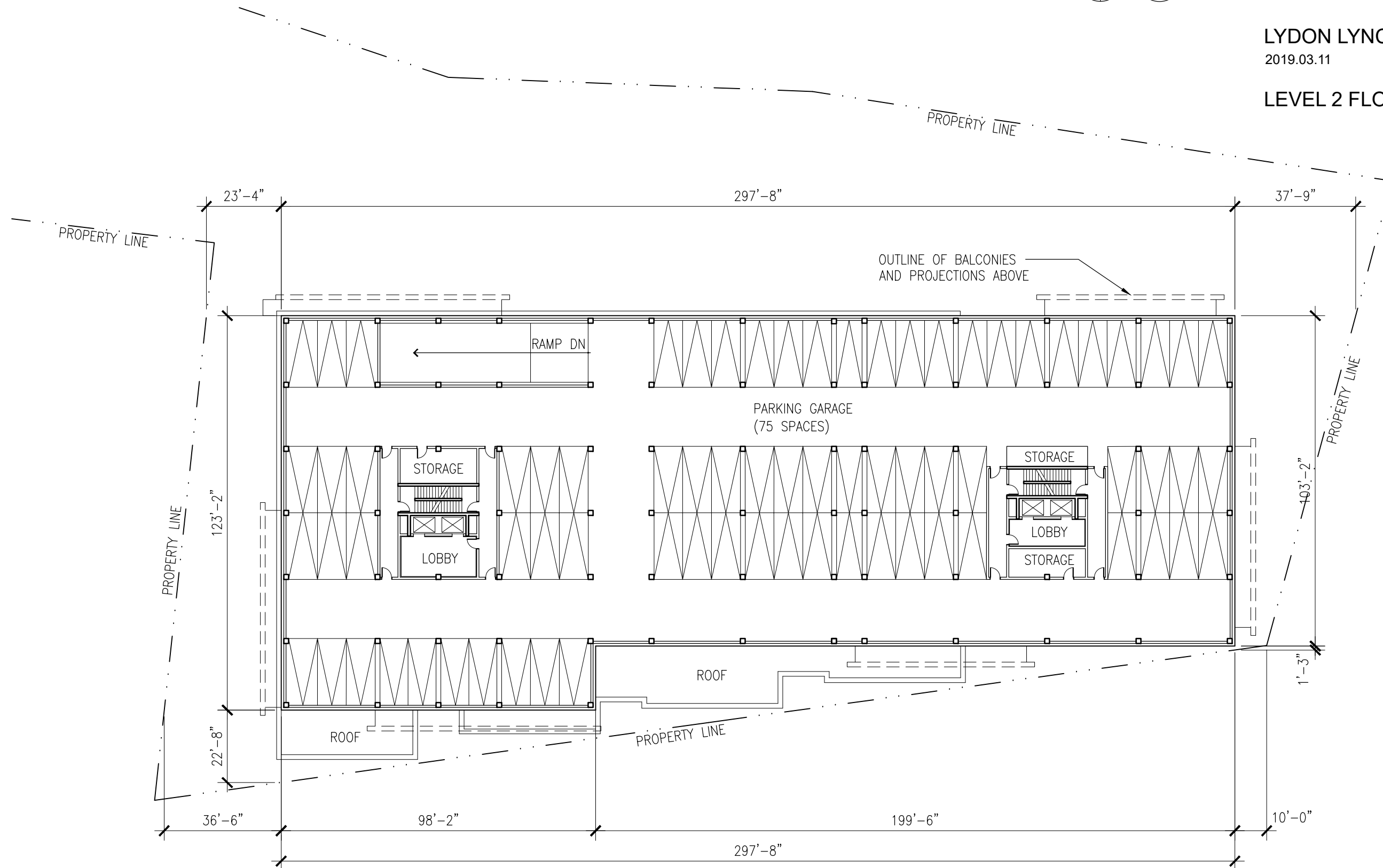
47'-7 3/4"

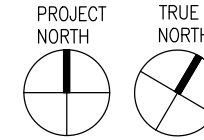


MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

LEVEL 2 FLOOR PLAN

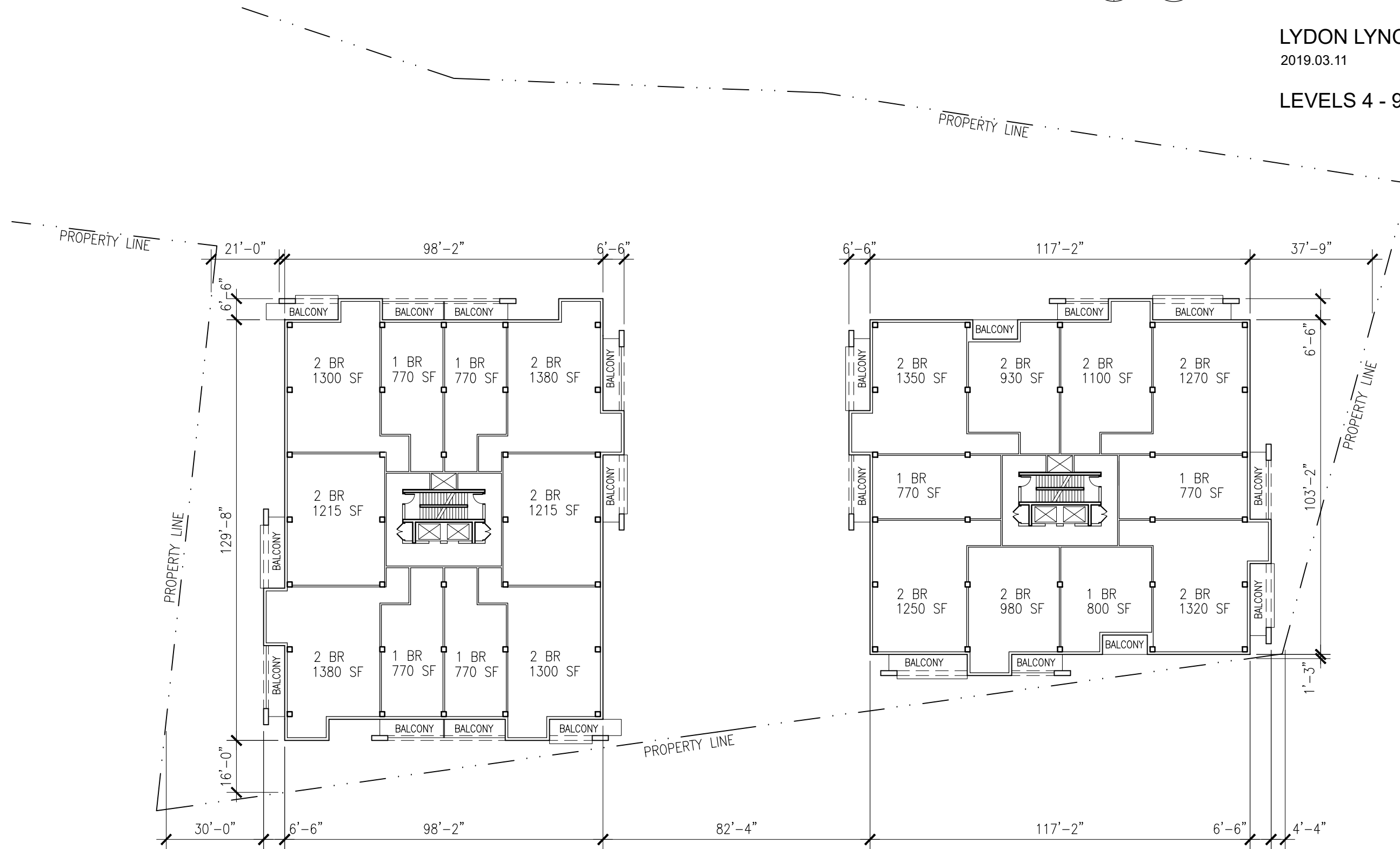


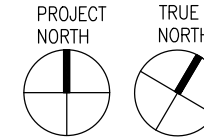


MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

LEVELS 4 - 9 FLOOR PLAN

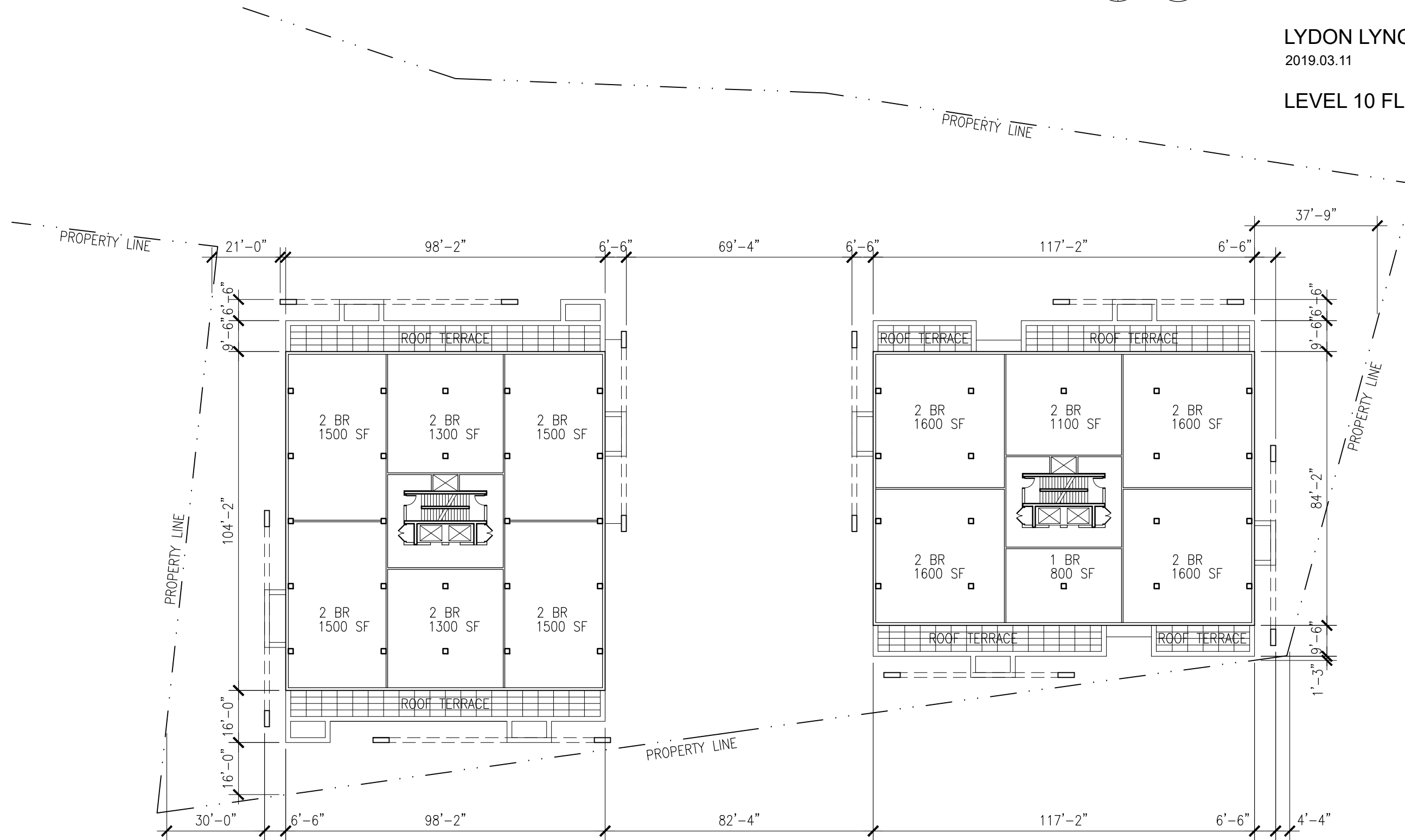


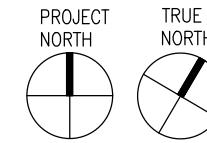


MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

LEVEL 10 FLOOR PLAN

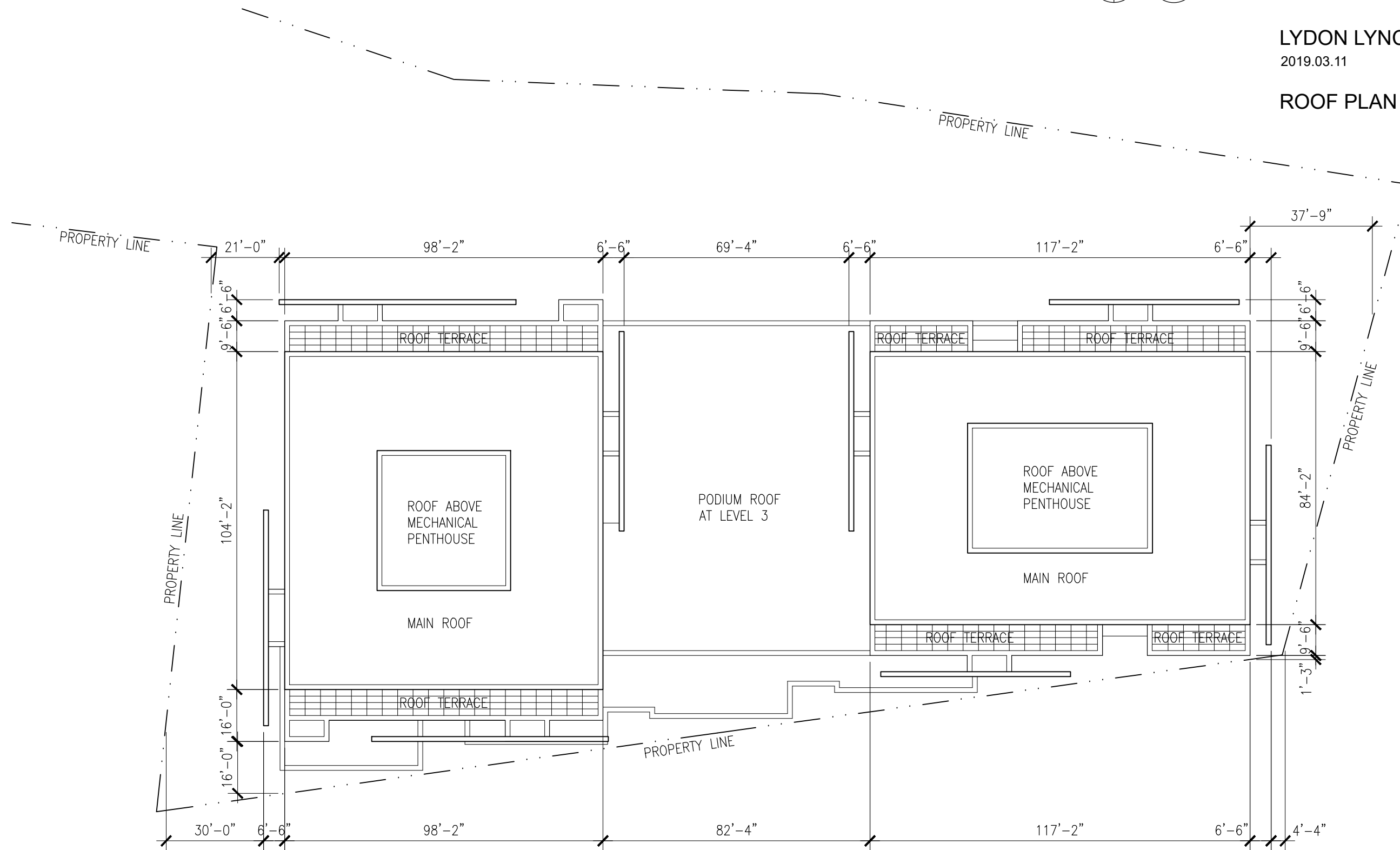




MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

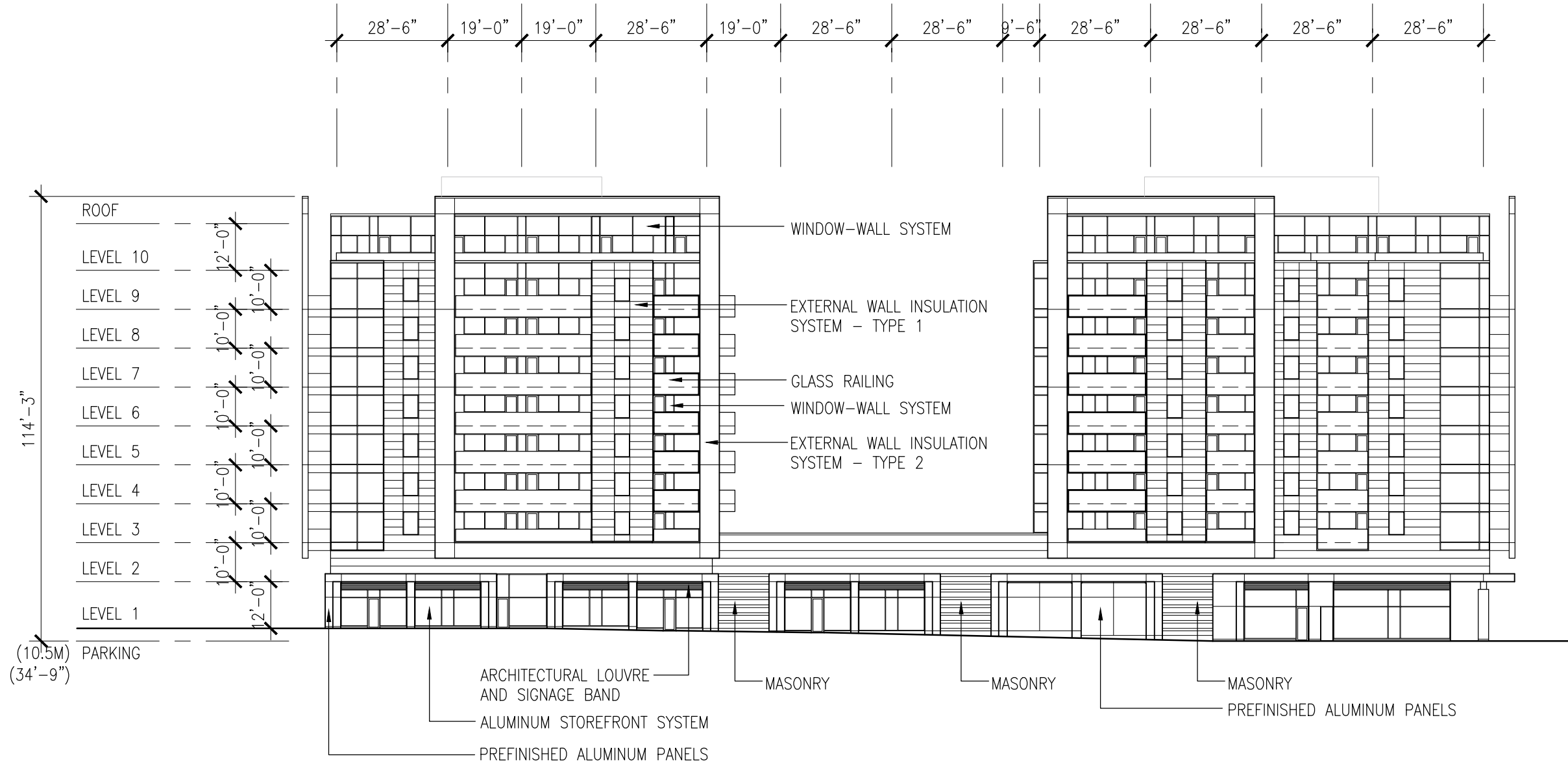
ROOF PLAN



MIXED USE DEVELOPMENT
 395 COVERDALE ROAD
 RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
 2019.03.11

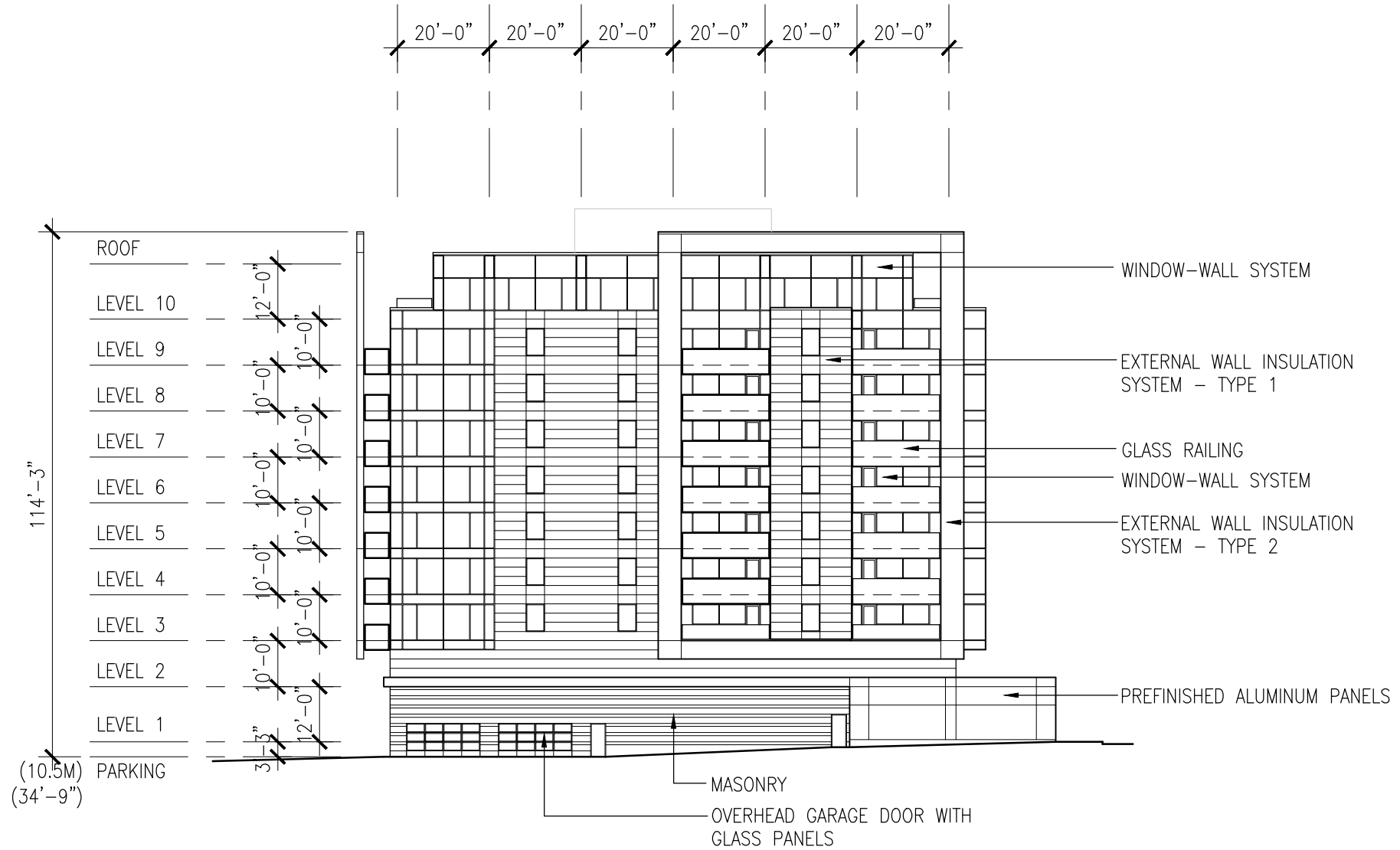
SOUTH ELEVATION



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

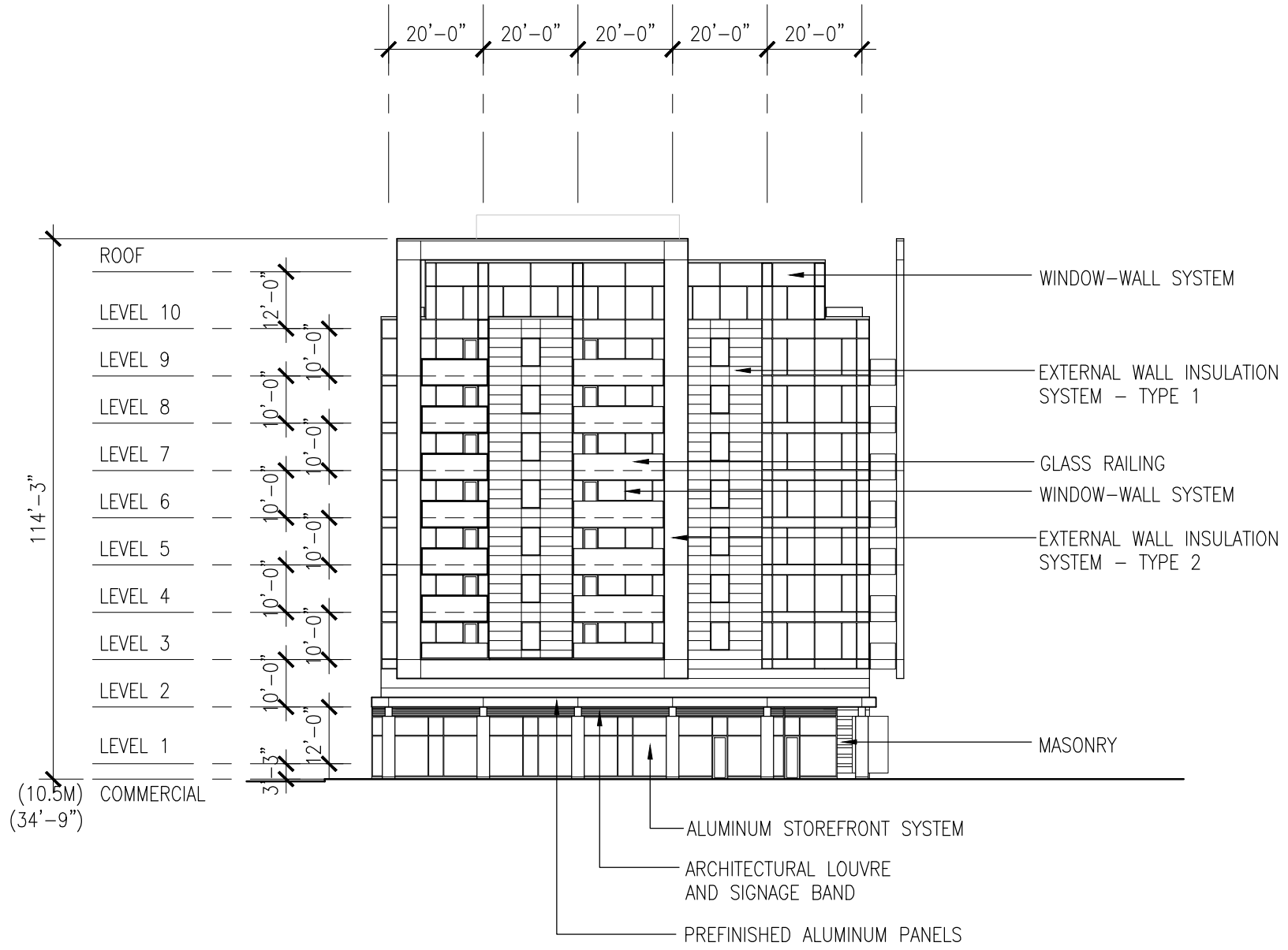
WEST ELEVATION



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

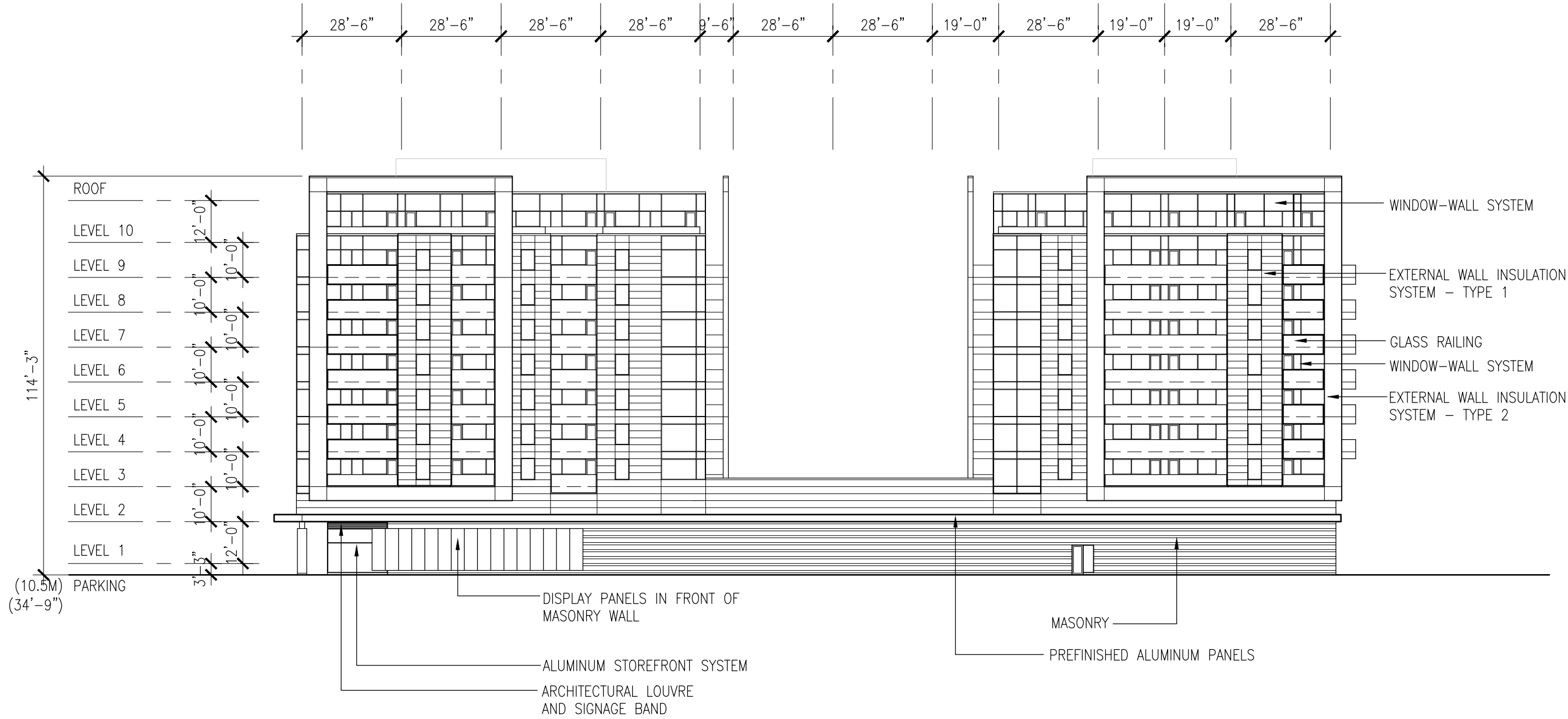
EAST ELEVATION



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

NORTH ELEVATION



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

VIEW FROM THE BOARDWALK



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

VIEW FROM THR COVERDALE RD



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

FRONT PERSPECTIVE VIEW



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

BACK PERSPECTIVE VIEW



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

SOUTH ELEVATION



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

NORTH ELEVATION



MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

WEST ELEVATION

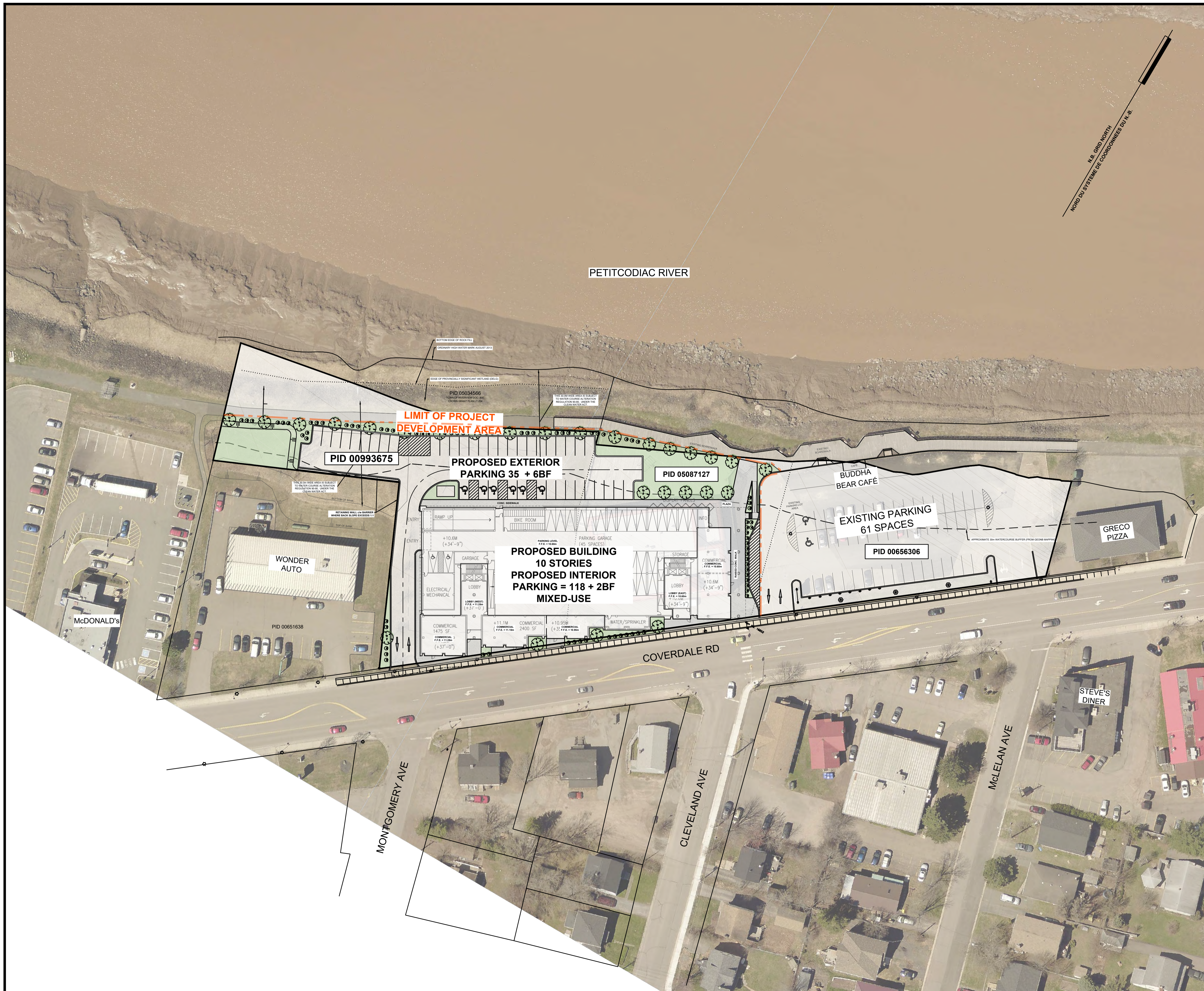


MIXED USE DEVELOPMENT
395 COVERDALE ROAD
RIVERVIEW, NB

LYDON LYNCH ARCHITECTS
2019.03.11

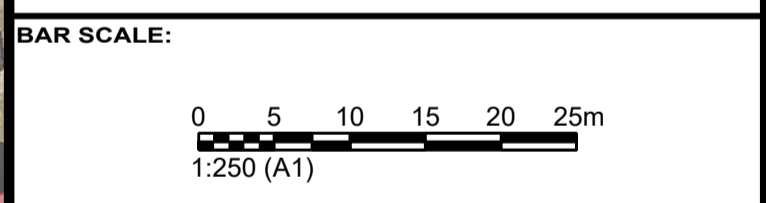
EAST ELEVATION





| LEGEND | | |
|-------------------------|----------|----------|
| DESCRIPTION | EXISTING | AS-BUILT |
| SANITARY MANHOLE | ○ | ● |
| STORM MANHOLE | ○ | ● |
| CATCH BASIN | ○ | ● |
| SLUICE BOX | ○ | ● |
| SANITARY SEWER | — | — |
| STORM SEWER | — | — |
| CATCH BASIN LEAD | — | — |
| VALVE CHAMBER DRAIN | — | — |
| CULVERT | — | — |
| WATERMAIN | — | — |
| VALVE CHAMBER | — | — |
| GATE VALVE | — | — |
| HYDRANT | — | — |
| TEE / CROSS | — | — |
| BEND | — | — |
| END CAP | — | — |
| CURB STAND | — | — |
| UTILITY POLE | — | — |
| GUY WIRE | — | — |
| DECORATIVE STREET LIGHT | — | — |
| STREET LIGHT ON POLE | — | — |
| TRAFFIC LIGHT & STD. | — | — |
| OVERHEAD UTILITY LINE | — | — |
| UNDERGROUND UTILITY | — | — |
| NB POWER MH | — | — |
| ALYANT MH | — | — |
| TREE | — | — |
| FENCE | — | — |
| TREE LINE | — | — |
| PROPERTY LINE | — | — |
| CENTER LINE | — | — |
| GROUND ELEVATION | x 45.23 | T/C |
| TOP OF CONC. FOUNDATION | | T/C |
| FINISH GRADE | | 35.40 |
| SURVEY MARKER | — | — |
| N.B. GRID MONUMENT | — | — |
| SIGN POST | — | — |
| CURB & GUTTER | — | — |

| PROJECT DATA | | | |
|------------------------------------|--|----------------------------|---------------|
| LAND INFORMATION | | | |
| PID 00993675 (CIVIC 395) | ±4 936 m ² (1.22 acres) | | |
| PID 05087127 (CIVIC 391) | ±2 789 m ² (0.69 acres) | | |
| PID 00656306 (CIVIC 379) | ±2 933 (0.73 acres) | | |
| TOTAL | 10 658 m ² (2.64 acres) | | |
| DEVELOPMENT FORM | | | |
| PROPOSED USE | | | |
| RESIDENTIAL | 150 UNITS | | |
| COMMERCIAL | ±600m ² (±6,500 ft ²) | | |
| ZONING INFORMATION | | | |
| ZONE | SC - Suburban Commercial | | |
| LANDSCAPING INFORMATION | | | |
| SURFACE COVERAGE (m ²) | | | |
| | EXISTING | PROPOSED | TOTAL |
| INTERNAL LANDSCAPING | N/A | 110 m ² (8.0%) | N/A |
| EXTERNAL LANDSCAPING | N/A | 200 m ² (14.0%) | N/A |
| PARKING AREA | 2 185 | 1 385 | 3 570 (33.5%) |
| PARKING INFORMATION | | | |
| | EXISTING | PROPOSED | TOTAL |
| INTERIOR | N/A | 120 (2 B.F.) | 120 (2 B.F.) |
| EXTERIOR | 61 (2 B.F.) | 41 (6 B.F.) | 102 (8 B.F.) |
| TOTAL | 61 (2 B.F.) | 161 (8 B.F.) | 222 (10 B.F.) |



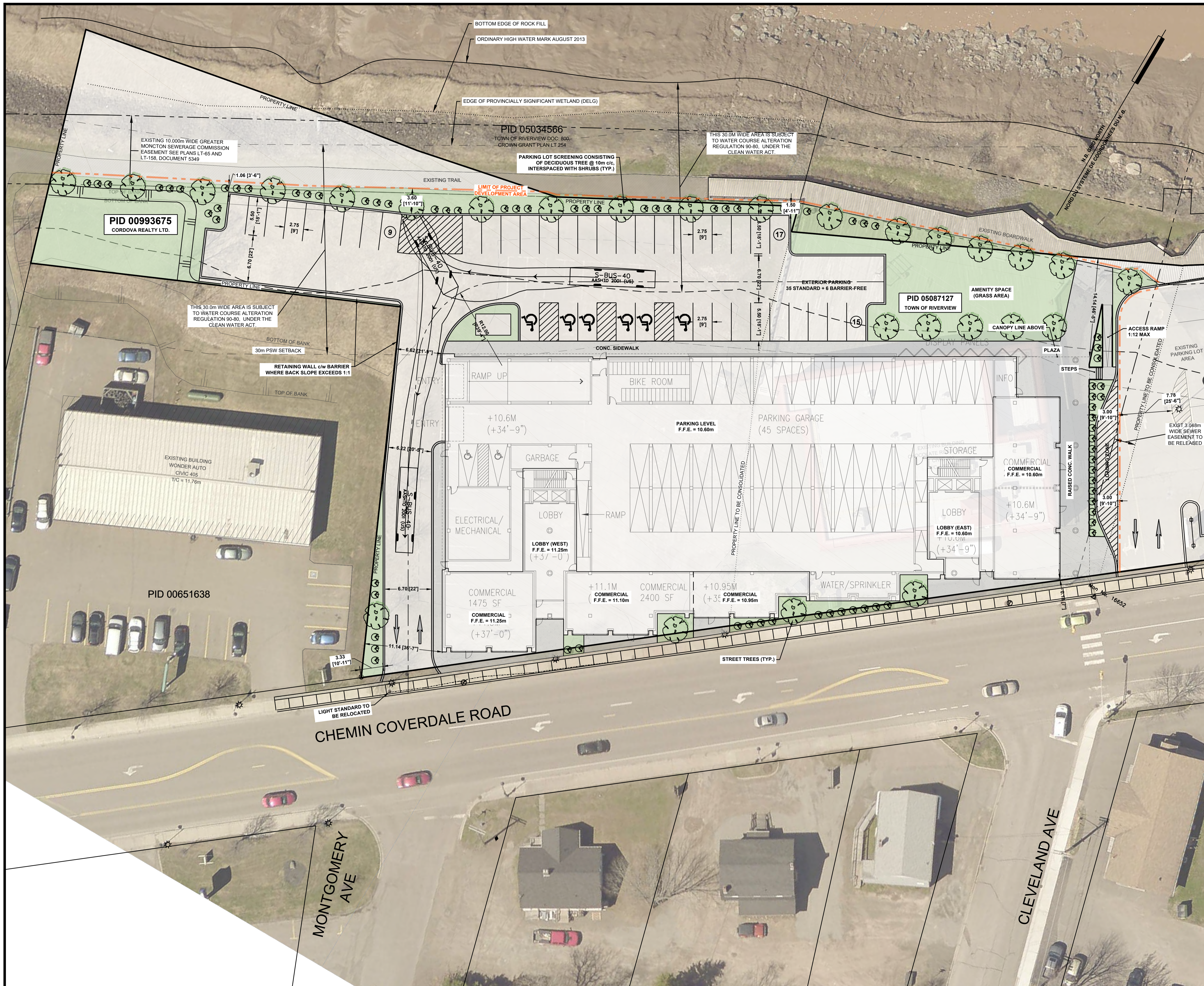
| REV | DESCRIPTION | DATE |
|-----|-----------------------------|------------|
| 0 | ISSUED FOR PAC PRESENTATION | 2019/03/18 |

ide J.R. DAIGLE
 ingénierie • engineering
 arpentage • land surveying

PROJECT TITLE:
**MIXED-USE DEVELOPMENT
 391 & 395 COVERDALE RD
 RIVERVIEW, NB**

DRAWING TITLE:
OVERALL SITE PLAN

| | |
|---------------------|------------------------|
| DESIGNED BY: | CHECKED BY: |
| J.D. | J.R.D. |
| DRAWN BY: | CHECKED BY: |
| J.D. | J.R.D. |
| DATE: | SCALE: |
| FEB 2019 | 1:500 |
| DATE ISSUED: | |
| MAR 18, 2019 | |
| REVISION: | DRAWING No.: |
| 0 | CR - 1 - 1 of 3 |



LEGEND

| DESCRIPTION | EXISTING | AS-BUILT |
|-------------------------|----------|----------|
| SANITARY MANHOLE | ○ | ● |
| STORM MANHOLE | ○ | ● |
| CATCH BASIN | □ | ■ |
| SLUICE BOX | □ | ■ |
| SANITARY SEWER | --- | --- |
| STORM SEWER | --- | --- |
| CATCH BASIN LEAD | --- | --- |
| VALVE CHAMBER DRAIN | --- | --- |
| CULVERT | --- | --- |
| WATERMAIN | --- | --- |
| VALVE CHAMBER | ○ | ● |
| GATE VALVE | ○ | ● |
| HYDRANT | ○ | ● |
| TEE / CROSS | + | + |
| BEND | + | + |
| END CAP | + | + |
| CURB STAND | + | + |
| UTILITY POLE | ○ | ● |
| GUY WIRE | --- | --- |
| DECORATIVE STREET LIGHT | ○ | ● |
| STREET LIGHT ON POLE | ○ | ● |
| TRAFFIC LIGHT & STD. | ○ | ● |
| OVERHEAD UTILITY LINE | --- | --- |
| UNDERGROUND UTILITY | --- | --- |
| NB POWER MH | ○ | ● |
| ALIAN MH | ○ | ● |
| TREE | ○ | ● |
| FENCE | --- | --- |
| TREE LINE | --- | --- |
| PROPERTY LINE | --- | --- |
| CENTER LINE | --- | --- |
| GROUND ELEVATION | x 45.23 | T/C |
| TOP OF CONC. FOUNDATION | --- | T/C |
| FINISH GRADE | --- | T/C |
| SURVEY MARKER | ○ | ● |
| N.B. GRID MONUMENT | ○ | ● |
| SIGN POST | ○ | ● |
| CURB & GUTTER | --- | --- |

| PROJECT DATA | |
|------------------------------------|---|
| LAND INFORMATION | |
| PID 00993675 (CIVIC 395) | ±4 936 m ² (1.22 acres) |
| PID 05087127 (CIVIC 391) | ±2 789 m ² (0.69 acres) |
| PID 00656306 (CIVIC 379) | ±2 933 (0.73 acres) |
| TOTAL | 10 658 m² (2.64 acres) |
| DEVELOPMENT FORM | |
| PROPOSED USE | |
| RESIDENTIAL | 150 UNITS |
| COMMERCIAL | ± 600m ² (± 6,500 ft ²) |
| ZONING INFORMATION | |
| ZONE | SC - Suburban Commercial |
| LANDSCAPING INFORMATION | |
| SURFACE COVERAGE (m ²) | |
| | EXISTING PROPOSED TOTAL |
| INTERNAL LANDSCAPING | N/A 110 m ² (8.0%) N/A |
| EXTERNAL LANDSCAPING | N/A 200 m ² (14.0%) N/A |
| PARKING AREA | 2 185 1 385 3 570 (33.5%) |
| PARKING INFORMATION | |
| | EXISTING PROPOSED TOTAL |
| INTERIOR | N/A 120 (2 B.F.) 120 (2 B.F.) |
| EXTERIOR | 61 (2 B.F.) 41 (6 B.F.) 102 (8 B.F.) |
| TOTAL | 61 (2 B.F.) 161 (8 B.F.) 222 (10 B.F.) |

BAR SCALE: 0 5 10 15 20 25m
1:250 (A1)

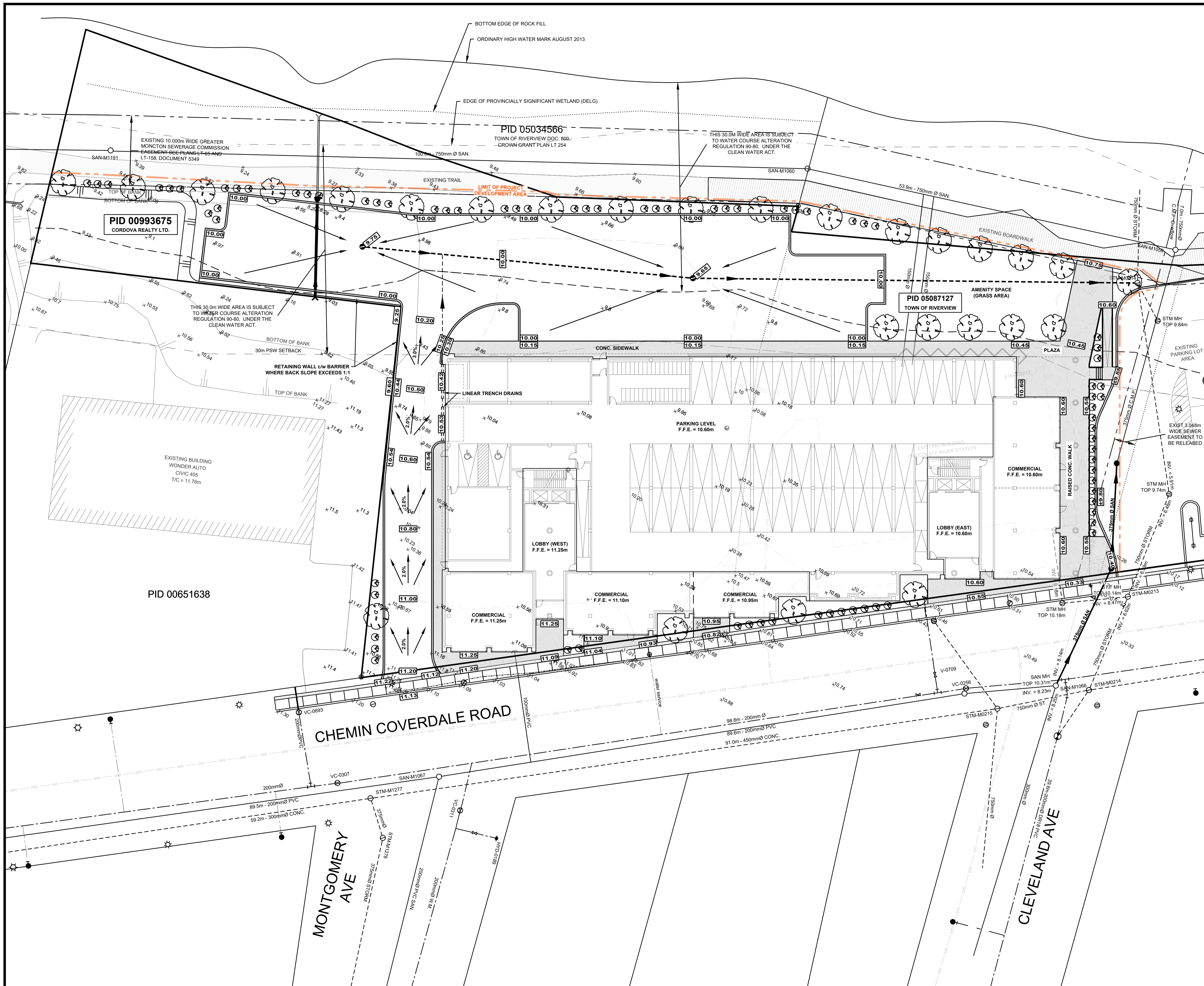
| REV | DESCRIPTION | DATE |
|-----|-----------------------------|------------|
| 0 | ISSUED FOR PAC PRESENTATION | 2019/03/18 |

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

PROJECT TITLE:
**MIXED-USE DEVELOPMENT
391 & 395 COVERDALE RD
RIVERVIEW, NB**

DRAWING TITLE:
CONCEPTUAL SITE PLAN

| DESIGNED BY: | CHECKED BY: |
|---------------------|------------------------|
| J.D. | J.R.D. |
| DRAWN BY: | CHECKED BY: |
| J.D. | J.R.D. |
| DATE: | SCALE: |
| FEB 2019 | 1:500 |
| DATE ISSUED: | |
| MAR 18, 2019 | |
| REVISION: | DRAWING No.: |
| 0 | CR - 1 - 2 of 3 |



LEGEND

| DESCRIPTION | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| SANITARY MANHOLE | ○ | ● |
| STORM MANHOLE | ○ | ● |
| CATCH BASIN | ○ | ● |
| SLUICE BOX | ○ | ● |
| SANITARY SEWER | — | — |
| STORM SEWER | — | — |
| CATCH BASIN LEAD | — | — |
| VALVE CHAMBER DRAIN | — | — |
| CULVERT | — | — |
| WATERMAIN | — | — |
| VALVE CHAMBER | — | — |
| GATE VALVE | — | — |
| HYDRANT | — | — |
| TEE / CROSS | — | — |
| BEND | — | — |
| END CAP | — | — |
| CURB STAND | — | — |
| UTILITY POLE | — | — |
| GUY WIRE | — | — |
| DECORATIVE STREET LIGHT | — | — |
| STREET LIGHT ON POLE | — | — |
| TRAFFIC LIGHT & STD. | — | — |
| OVERHEAD UTILITY LINE | — | — |
| UNDERGROUND UTILITY | — | — |
| NB POWER MH | — | — |
| TELECOM. MH | — | — |
| TREE | — | — |
| FENCE | — | — |
| TREE LINE | — | — |
| PROPERTY LINE | — | — |
| CENTER LINE | — | — |
| GROUND ELEVATION | x 45.23 | T/C |
| TOP OF CONC. FOUNDATION | — | 35.40 |
| FINISH GRADE | — | — |
| SURVEY MARKER | — | — |
| N.B. GRID MONUMENT | — | — |
| SIGN POST | — | — |
| CURB & GUTTER | — | — |

BAR SCALE: 0 5 10 15 20 25m
1:250 (A1)

| REV | DESCRIPTION | DATE |
|-----|-----------------------------|------------|
| 0 | ISSUED FOR PAC PRESENTATION | 2019/03/18 |

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ingénierie • engineering
arpentage • land surveying

PROJECT TITLE:
**MIXED-USE DEVELOPMENT
391 & 395 COVERDALE RD
RIVERVIEW, NB**

DRAWING TITLE:
**CONCEPTUAL SERVICING &
GRADING PLAN**

| | |
|---------------------------|--------------------|
| DESIGNED BY: J.D. | CHECKED BY: J.R.D. |
| DRAWN BY: J.D. | CHECKED BY: J.R.D. |
| DATE: FEB 2019 | SCALE: 1:250 |
| DATE ISSUED: MAR 18, 2019 | |

REVISION: **0** DRAWING No.: **CR - 1 - 3 of 3**