

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Conditional Use

Subject : Conditional use application - two multi-unit buildings

File number: 23-1655

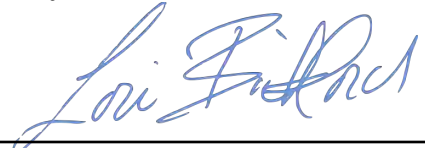
Meeting Date: Wednesday, December 13, 2023

From :

Reviewed by :



Kirk Brewer
Planner / Urbaniste



Lori Bickford
Planner / Urbaniste

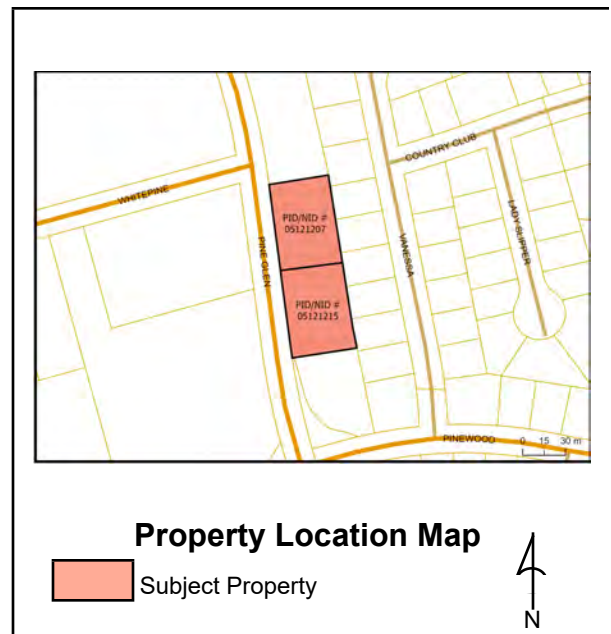
GENERAL INFORMATION

Applicant/: Mario Leblanc Lebson Holdings Ltd

Landowner : Luc Boucher 716645 NB Inc

Proposal:

Conditional use application to permit two 18-unit multi-unit dwellings in an R3 zone



SITE INFORMATION

Location: 458 & 466 Pine Glen Road, Town of Riverview / Ville de Riverview

PID: 05121207, 05121215

Lot Size: ~1 acre total

Current Use: Vacant

Zoning: R3

Future Land

Use: Residential

Surrounding

Use & Zoning: Mixed use; residential low density R(1), residential high density (R3), institutional (PRI)

Municipal

Servicing: Public sewer, water and stormwater

Access/Egress: Pine Glen Road

Municipal Plan Policies

The Municipal Plan states the following:

Principle 1: A variety of housing types will be provided

A variety of housing types is required in order to accommodate all residents of Riverview, at all stages of life and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.

Principle 2: Development should respect its context

Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include

- a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;
- (b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview;
- (c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.);
- (d) height of development;
- (e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
- (f) size and articulation of facades;
- (g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
- (h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
- (i) the use of traditional materials;
- (j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
- (k) for buildings on corners, windows and/or doors that address both street frontages and that are designed to the same quality; and
- (l) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours

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:

(c) High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.

Policy 5.7.2 It shall be the intention of Council to establish a special provision in the R3 Zone whereby the Committee may consider multiple unit residential developments, subject to terms and conditions that it deems appropriate.

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 Bylaw and or Subdivision By-law Regulation

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

91(2) Screening shall be provided and maintained on a lot containing a multiple unit dwelling, consisting of the existing vegetation or structures if sufficient to screen the lot from adjacent properties, but when the existing vegetation or structures are insufficient, the screening shall consist of:

- (b) if the lot does not abut a R1 Zone, R1-C Zone or R2 Zone, the standards in paragraph (a) shall apply except that the landscaping buffer may be reduced to three metres and a fence will not be required.

91(3) The landscaping buffer required in subsection 91(2) shall not be used for parking, garbage storage or public utility structures.

91(4) A multiple unit dwelling may be permitted if:

- (a) its massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs) reflects the conditions of neighbouring buildings while avoiding excessive repetition of building design and color;
- (b) no more than 35% of the lot area is devoted to parking spaces and parking aisles
- (c) the façade is designed with jogs and recesses of not less than 0.6 metres to segment the façade at least every nine metres along the length of the building;
- (d) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;
- (e) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;
- (f) only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;
- (g) Despite 91(f), a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;
- (h) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;
- (i) there is at least one public entrance facing a street;
- (j) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and
- (k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

Internal Consultation & External Consultation

The application was discussed among Planners, Development Officers, and the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). No concerns were raised as part of the review, however the Engineering Department noted that a snow management plan would need to be submitted with the stormwater management plan at the time of building permit application. .

Discussion

The subject properties were subdivided earlier in 2023 to facilitate the proposed development. The proposal will be a mix of one and two bedroom units, with one accessible unit per building. Due to the site topography, which slopes downward from Pine Glen Road, the front of the building will be 2.5 storeys with 3 storeys at the rear. The proposal meets all zoning provisions with respect to setbacks, height, parking, building materials, and the public entrance facing the street.

An existing 6m wide landscaping buffer will be preserved as much as possible at the rear of the property to conform with the landscaping requirements. In any areas where the vegetation is insufficient, a 2m tall opaque fence will be required.

Preliminary service and drainage plans have been submitted for review; the Engineering Department has specified that a snow management plan will be required at the building permit stage.

Public Notice

Public notification was sent to neighbouring property owners with 60m of the subject properties on November 29, 2023.

Legal Authority

Zoning By-law:

7(1) The permitted main, accessory and secondary uses for the zones listed in Table 7, and their lot requirements are prescribed in Parts 11 to 15, and the following conditions apply to those uses:

(b) any particular purpose for which land, buildings or structures may be used, and which the Committee may approve subject to terms and conditions, is identified by the letter “C”;

Community Planning Act (2017):

Conditional uses

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

(c) prescribe particular purposes ...

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

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

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

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

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

Recommendation

Staff recommends that the Riverview Planning Advisory Committee APPROVE the proposed conditional uses on PIDs 05121207 and 05121215 to permit multiple unit dwellings in an R3 zone subject to the following conditions:

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

2 x 18 Pine Glen Road

Riverview - NB

Issued for Review
Dezember 6th, 2023

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.

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

Sheet List	
Sheet Number	Sheet Name
0000	Cover Page
A100	Main Floor Plan
A101	Second Floor Plan
A102	Third Floor Plan
A103	Interior Layout
A201	Front & Right Side Elevations
A202	Rear & Left Side Elevations
L100	Site Plan



CABREIRA DESIGN CO.
(506) 800-1628
295 High Street
Moncton NB E1C 2H5
www.cabraira.ca

2 x 18 Pine Glen Road

PROJECT ADDRESS
Riverview - NB

KEY PLAN

PROJECT TEAM

STAMP



ISSUE SET

Issued for Review

DATE	06/12/2023 12:46:38
JOB NO	23022CANB
DRAWN BY	L. Walter
CHECKED BY	A. Cabreira
NO DESCRIPTION	BY Date

Cover Page

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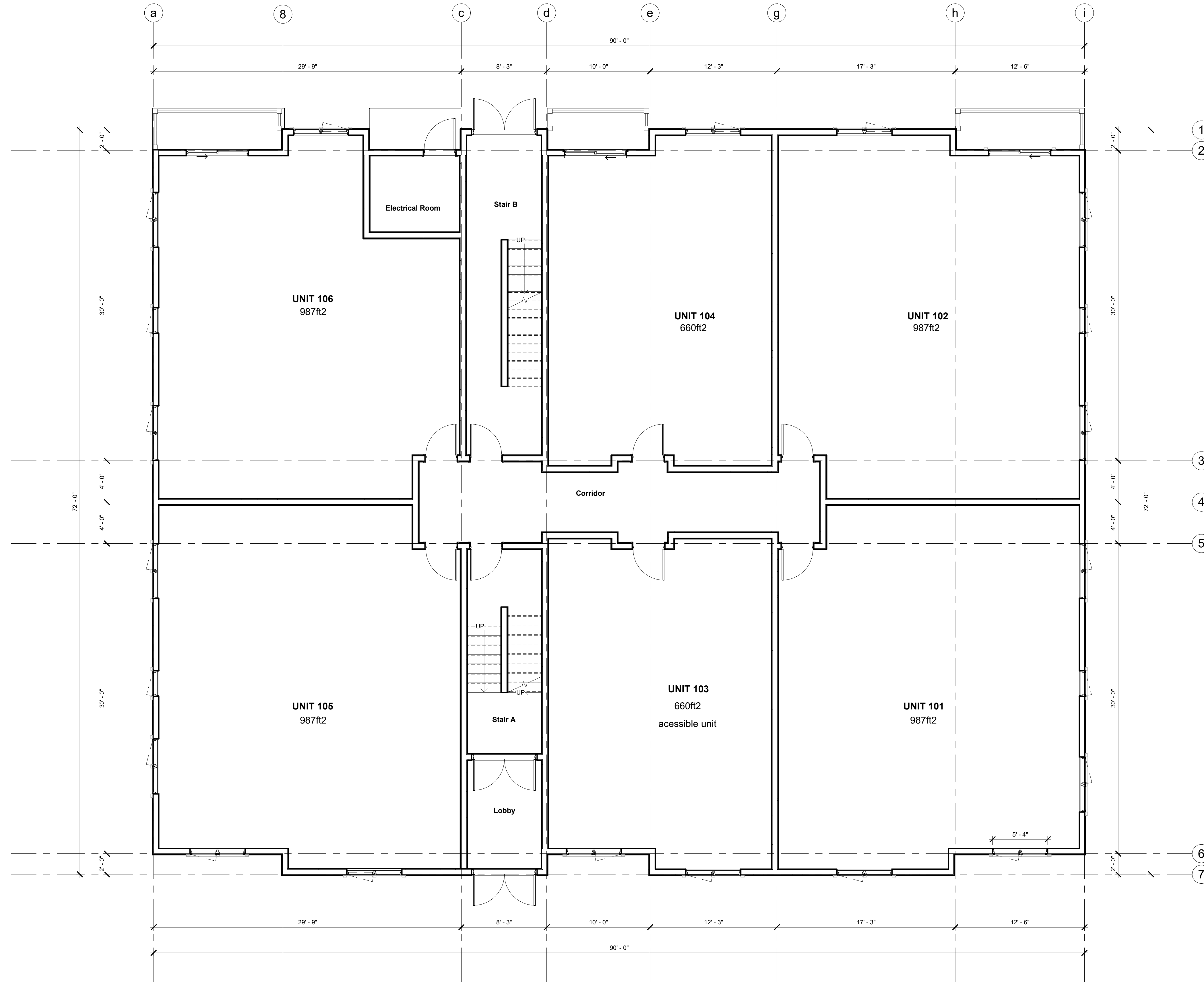
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Main Floor Plan

A100

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① Main Floor
 3/16" = 1'-0"



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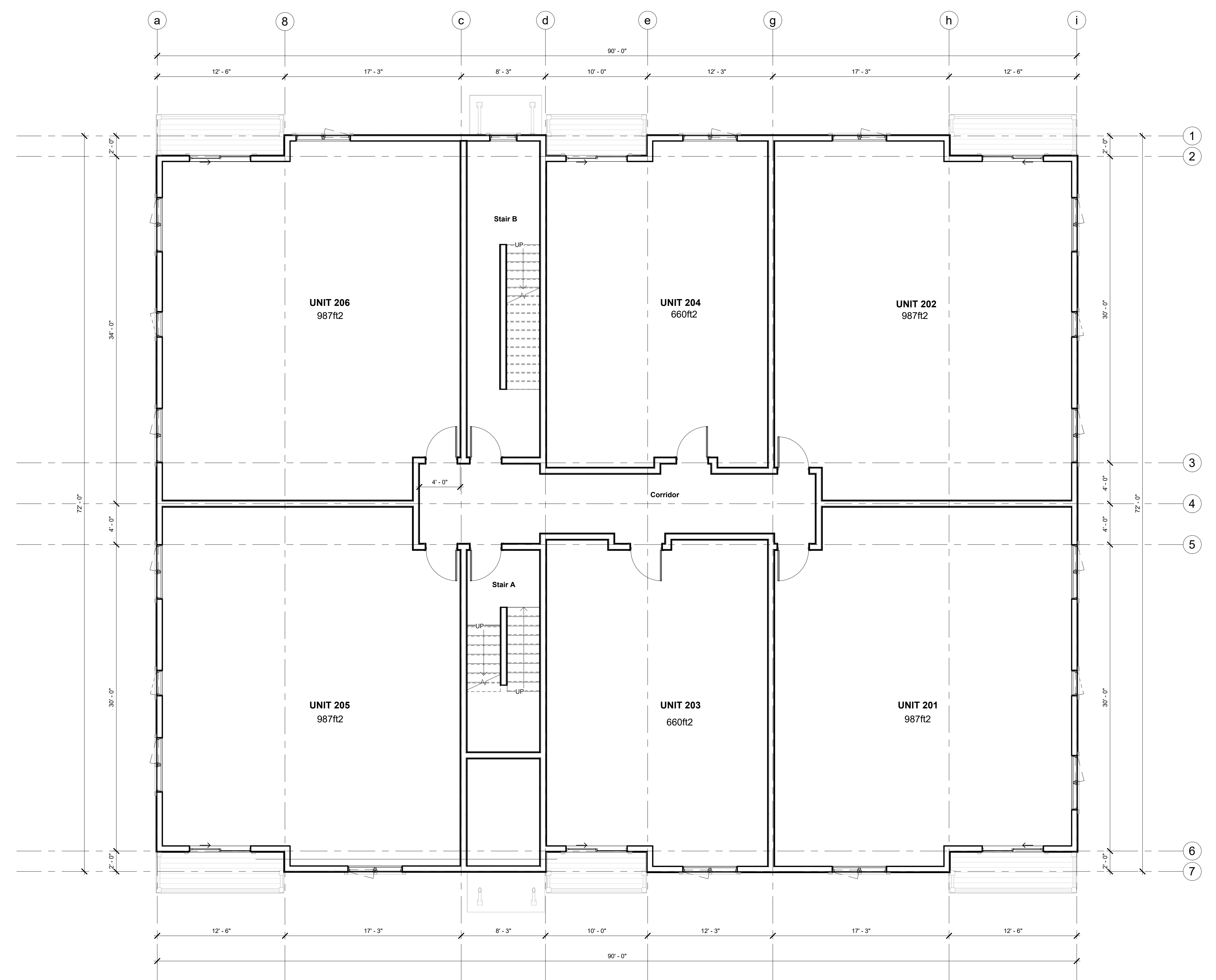
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Second Floor Plan

A101

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① Second Floor
 3/16" = 1'-0"



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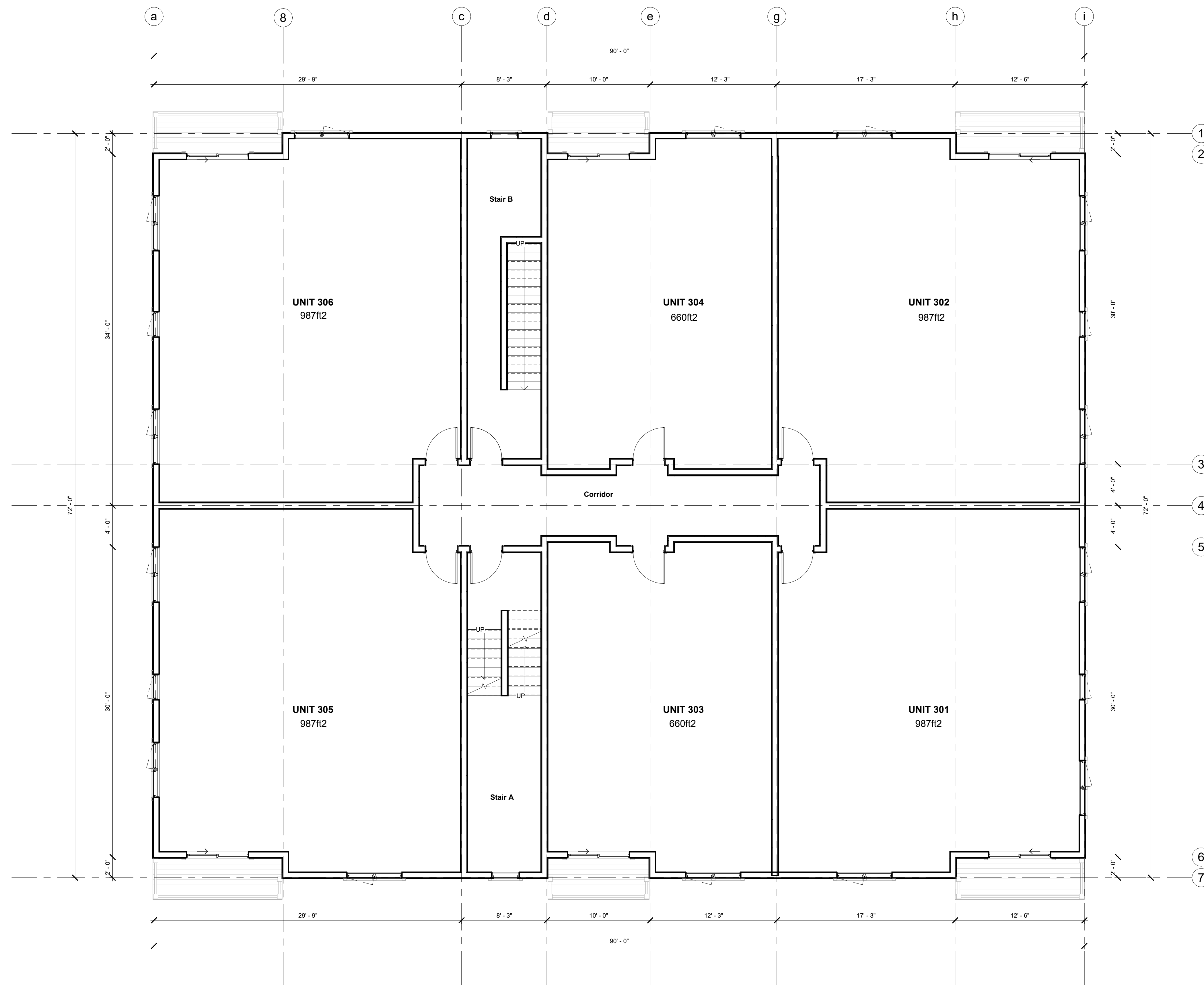
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Third Floor Plan

A102

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① Third Floor
 3/16" = 1'-0"



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ISSUE SET

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DATE	06/12/2023 12:47:05
JOB NO	23022CANB
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Front & Right Side Elevations

A201

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--- Third Floor TP
 27' - 5 5/8"

--- Third Floor
 19' - 4 1/2"

--- Second Floor
 10' - 2 1/4"

① Front Elevation
 3/16" = 1'-0"



--- Third Floor TP
 27' - 5 5/8"

--- Third Floor
 19' - 4 1/2"

--- Second Floor
 10' - 2 1/4"

--- Main Floor
 0' - 0"

② Right Side Elevation
 3/16" = 1'-0"



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2 x 18 Pine Glen Road

PROJECT ADDRESS
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PROJECT TEAM

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ISSUE SET

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Rear & Left Side Elevations

A202

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① Rear Elevation
 3/16" = 1'-0"



② Left Side Elevation
 3/16" = 1'-0"

2 x APARTMENT BUILDINGS

PIDs 05121207 & 50121215 PINE GLEN ROAD, RIVERVIEW, NB

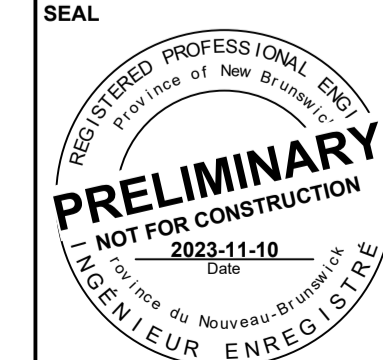
DRAWING No.	DRAWING TITLE
C-001	COVER PAGE
C-101	SCHEMATIC SITE PLAN
C-102	SCHEMATIC SERVICING PLAN
C-103	SCHEMATIC DRAINAGE & GRADING PLAN
C-501	NOTES & DETAILS

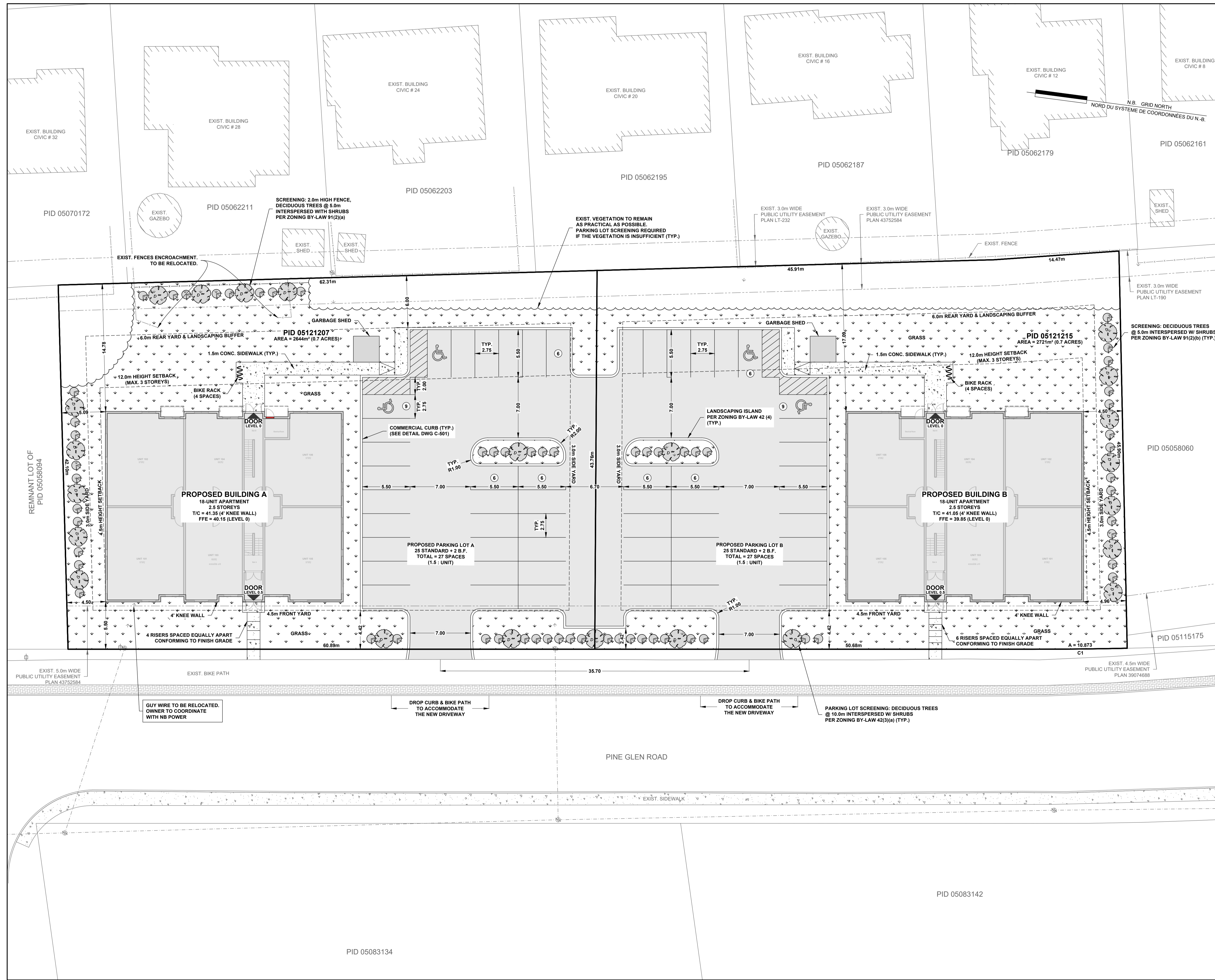
KEY PLAN



CLIENT/OWNER: LUC BOUCHER
 CIVIL CONSULTANT: J.R. DAIGLE ENGINEERING LTD
 ARCHITECTURAL DESIGNER: CABREIRA DESIGN CO.

B		ISSUED FOR PRELIMINARY REVIEW	2023-11-10
A		PRELIMINARY	2023-07-26
No.	DESCRIPTION	DATE	
CIVIL CONSULTANT			
PROJECT TITLE			
2 x APARTMENT BUILDINGS PIDs 05121207 & 05121215 PINE GLEN ROAD, RIVERVIEW, NB			
DRAWING TITLE			
COVER PAGE			
SCALE			
SEAL			
DESIGNED BY		CHECKED BY	
JD		A.F.	
DRAWN BY		CHECKED BY	
L.A.		JD	
DOCUMENT ISSUE			
PRELIMINARY			
DATE ISSUED			
2023-11-10			
REVISION		DRAWING NUMBER	
B		C-001	





ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
PIPE INSULATION		
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		
OVERHEAD UTILITY LINE		
UNDERGROUND UTILITY LINE		
TELECOM. MAN HOLE		
TRAFFIC SIGNALS		
GAS LINE		
TREE LINE		
TREES		
EDGE OF BANK		
MARSH		
GROUND ELEVATION		
TOP OF CONC. FOUNDATION		
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		

NOTE:

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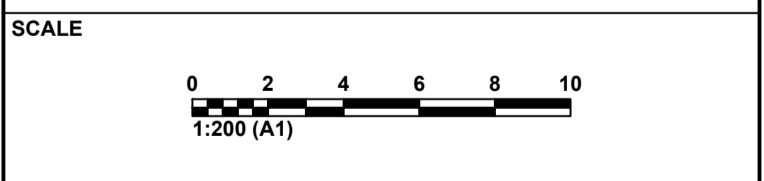
No.	DESCRIPTION	DATE
B	ISSUED FOR PRELIMINARY REVIEW	2023-11-10
A	PRELIMINARY	2023-07-26

CIVIL CONSULTANT

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

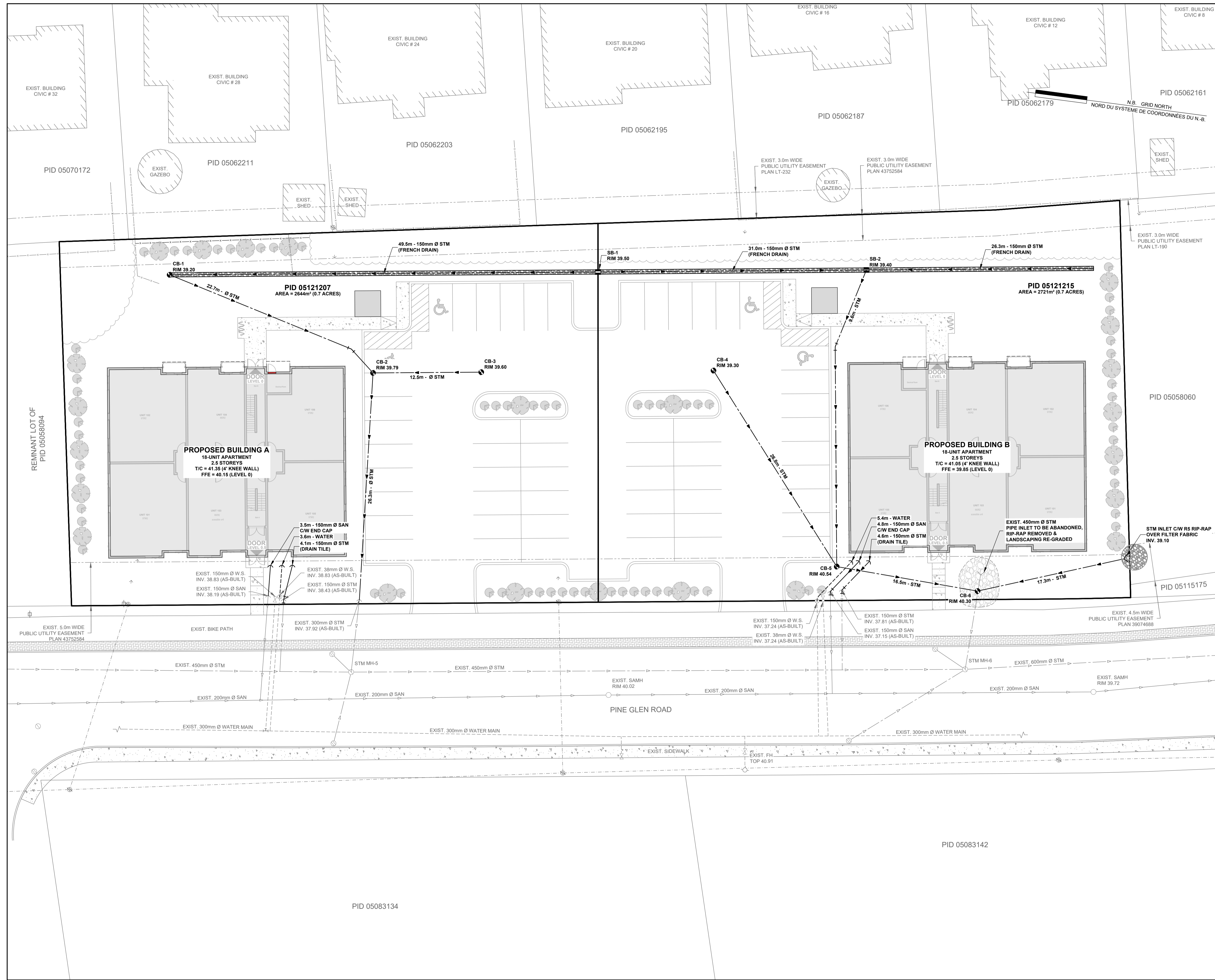
PROJECT TITLE
**2 x APARTMENT BUILDINGS
PIDs 05121207 & 05121215 PINE GLEN ROAD,
RIVERVIEW, NB**

DRAWING TITLE
SCHEMATIC SITE PLAN



DESIGNED BY	CHECKED BY
JD	A.F.
DRAWN BY	CHECKED BY
L.A.	JD
DOCUMENT ISSUE	PRELIMINARY
DATE ISSUED	2023-11-10
REVISION	B
DRAWING NUMBER	C-101





ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
PIPE INSULATION		
CATCH BASIN		
DOUBLE CATCH BASIN		
CULVERT		
SLUICE BOX		
WATER MAIN		
GATE VALVE		
FIRE HYDRANT		
TEE		
BEND		
END CAP		
CURB STOP		
VALVE CHAMBER		
WATER WELL		
UTILITY POLE		
GUY WIRE		
LIGHT STANDARD		
OVERHEAD UTILITY LINE		
UNDERGROUND UTILITY LINE		
TELECOM. MAN HOLE		
TRAFFIC SIGNALS		
GAS LINE		
TREES		
EDGE OF BANK		
MARSH		
GROUND ELEVATION	T/C	T/C
TOP OF CONC. FOUNDATION	C/E	C/E
CRITICAL ELEVATION	C/E	C/E
BASEMENT FLOOR ELEVATION	BFE	BFE
FINISH GRADE	10.50	10.50
SURVEY MARKER		
NB GRID MONUMENT		
SIGN & POST		
CURB & GUTTER		
SIDEWALK		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

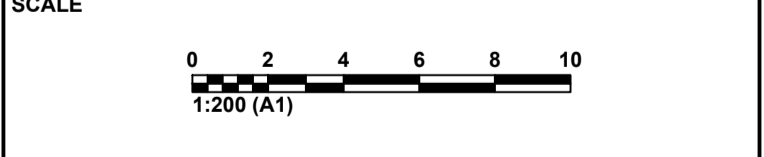
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NO.	DESCRIPTION	DATE
B	ISSUED FOR PRELIMINARY REVIEW	2023-11-10
A	PRELIMINARY	2023-07-26

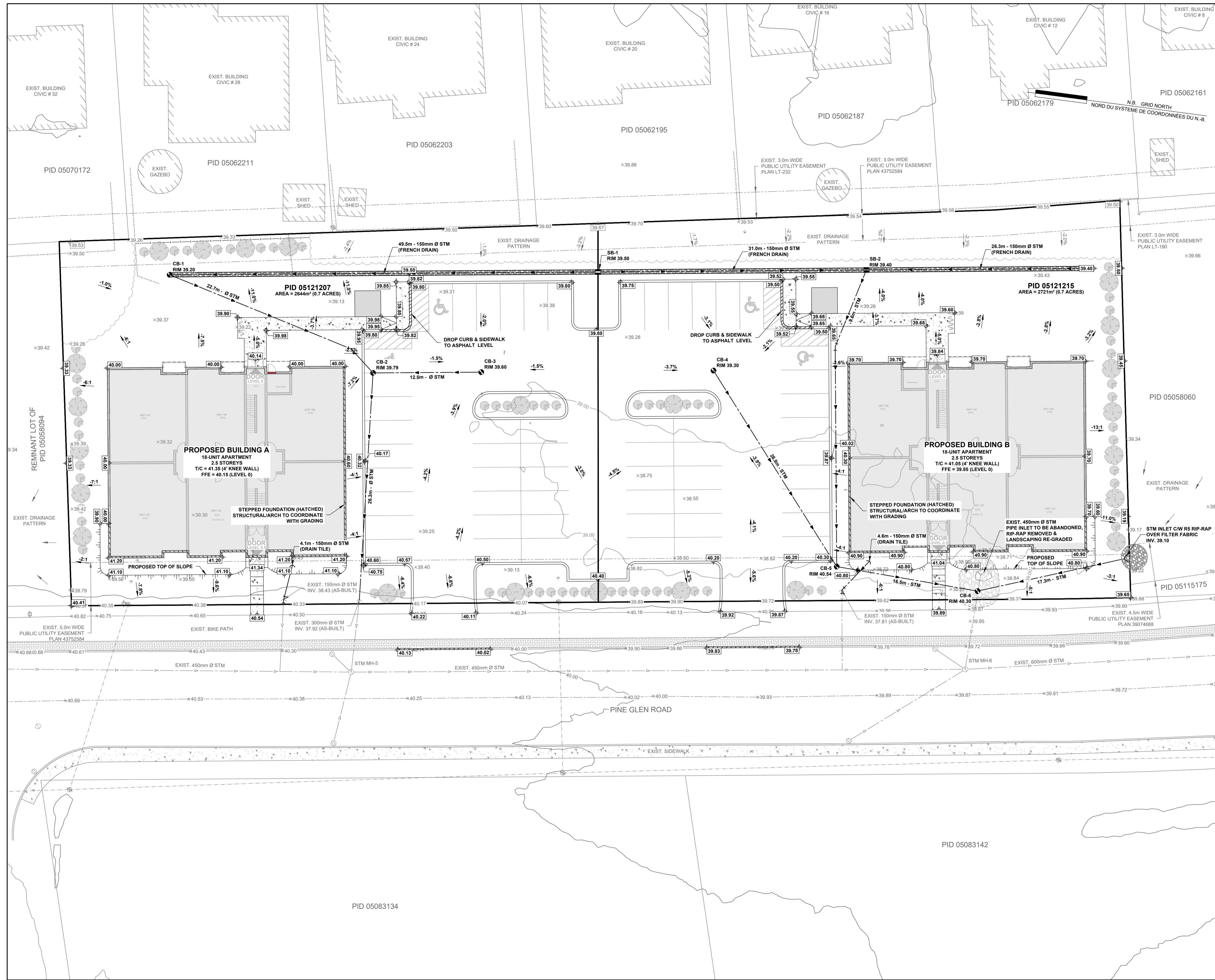
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 ingénierie • engineering
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PROJECT TITLE
**2 x APARTMENT BUILDINGS
 PIDs 05121207 & 05121215 PINE GLEN ROAD,
 RIVERVIEW, NB**

DRAWING TITLE
SCHEMATIC SERVICING PLAN



SEAL	DESIGNED BY	CHECKED BY
	JD	A.F.
	L.A.	JD
	DRAWN BY	CHECKED BY
	L.A.	JD
	DOCUMENT ISSUE	
	PRELIMINARY	
	DATE ISSUED	
	2023-11-10	
	REVISION	
	B	
	DRAWING NUMBER	
	C-102	



ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
STORM SEWER		
PIPE INSULATION		
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		
OVERHEAD UTILITY LINE		
UNDERGROUND UTILITY LINE		
TELECOM. MAN HOLE		
TRAFFIC SIGNALS		
GAS LINE		
TREES		
EDGE OF BANK		
MARSH		
GROUND ELEVATION	T/C	T/C
TOP OF CONC. FOUNDATION	C/E	C/E
CRITICAL ELEVATION	C/E	C/E
BASEMENT FLOOR ELEVATION	BFE	BFE
FINISH GRADE	10.50	10.50
SURVEY MARKER		
NB GRID MONUMENT		
SIGN & POST		
CURB & GUTTER		
SIDEWALK		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

NOTE:

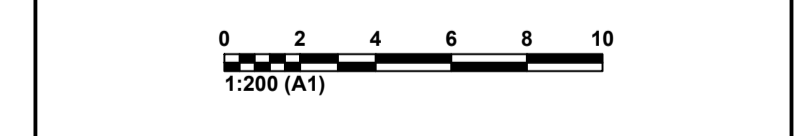
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PROJECT TITLE
**2 x APARTMENT BUILDINGS
 PIDs 05121207 & 05121215 PINE GLEN ROAD,
 RIVERVIEW, NB**

DRAWING TITLE
**SCHEMATIC GRADING &
 DRAINAGE PLAN**



DESIGNED BY	CHECKED BY
JD	A.F.
DRAWN BY	CHECKED BY
L.A.	JD
DOCUMENT ISSUE	PRELIMINARY
DATE ISSUED	2023-11-10
REVISION	B
DRAWING NUMBER	C-103

