

COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Kirk Brewer Planner	Meeting Date
Date	January 16, 2024	
Subject	By-laws 300-33-5 and 300-7-13: Rezoning from PRI to CM – Old Public Works site	
Length of presentation (if applicable)	10 minutes	

ISSUE

Jamie Shea and Phil Ripley of Icon Developments Limited are proposing to redevelop the former Public Works property at the corner of Whitepine Rd. and Pine Glen Rd. for the purpose of three six-storey multi-unit dwellings. A rezoning from the Parks, Recreation, and Institutional zone to the Commercial Mix zone is required. The proposal also requires an amendment to the Future Land Use map to redesignate the site from Community Use to Commercial.

DISCUSSION

The subject property is approximately 10 acres and has been vacant since the Town's Operation Centre moved to its current location on Roberston Street in 2017 and the former Operations Centre was subsequently demolished. The Town has undertaken remediation work to remove contaminants from the site and has been seeking a purchaser to re-develop the property.

Icon Developments is proposing to construct three six-storey multi-unit dwellings on the site. Town staff has been working with Icon since the fall to develop a site plan that maximizes use of the property in terms of height and density while respecting the surrounding context.

The subject property is centrally located at the intersection of two major collector roads near the Findlay Park commercial district and is on three Codiac Transpo bus routes. As such, the subject property is well situated to accommodate additional density and direct population growth towards existing services and transit routes, deliver municipal services more efficiently, and contribute to a walkable community where residents can access daily needs without the use of a personal vehicle.

Staff suggested a rezoning to the Commercial Mix zone, since this zone permits more height (18m) than the R3 or Suburban Commercial zones (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."

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), 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.

Buildings 1 and 2 have been oriented to maximize the street frontage along Pine Glen and Whitepine, and direct interior balconies toward the parking lot as opposed to the condominium development to the north. This will also ensure that any shadows cast by the buildings will have minimum impact on the condo development, and will not affect the surrounding R1 zones. The site plan currently shows a 3m wide landscaping buffer to separate the parking entrance from the condo development, in conformity with the zoning provisions. However, staff has suggested that a 2m tall opaque fence may provide a more robust visual and sound buffer between vehicle traffic entering the site and the adjacent residential development. As such, a variance to the landscaping provisions has been addressed in the conditional zoning agreement.

A large berm was constructed in the past to separate the Operation Centre from the properties on Harvard Court. This berm, which is now covered in mature growth, will remain and act as a natural buffer. The developer has indicated that fill from the underground parking garage could be used to increase the size of the berm. Additionally, a mature tree buffer of varying width (between 0m-40m wide), will remain to the northwest of the site. Though the current property abuts R1 zoning, the plan is to subdivide each building so that it is on its own lot, and as such will not abut lower density properties, so the height limits imposed on development abutting R1 will not apply.

The remaining area of the site abutting the properties on Cleveland Ave will remain undeveloped for now, with Building 3 located approximately 50m (150ft) from the property line. There are currently no plans to develop this area, and it is uncertain whether the soil conditions would allow any intensive development. Any future modifications to the site plan beyond the three buildings currently being proposed will be subject to Council approval.

MUNICIPAL PLAN

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 BY-LAW

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
- (a) 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
- (b) 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;
- (c) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;
- (c) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;
- (d) only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the

parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;

- (d) 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;
- (e) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;
- (e) there is at least one public entrance facing a street;
- (f) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and
- (k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

INTERDEPARTMENTAL REVIEW

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

- Corporate Services;
- Engineering and Public Works;
 - Requested additional on-site queuing space for building 1 parking ramp to avoid congestion on Pine Glen Road
 - First building can be serviced from Pine Glen Rd., subsequent buildings will require extension of sanitary line on Whitepine, to be coordinated with road upgrades
 - Comprehensive stormwater management plan for entire site to be submitted at time of first building permit application
- Parks and Recreation;
- Fire Protection; and
- Planning/Development

CONCLUSION

The property in question is a large brownfield site that is centrally located and prime for higher density infill development. Planning staff believes that the site is well-suited to accommodate additional height given its strategic location on major collector roads, on transit routes, and within close proximity to essential services. The site plan considers the surrounding low density context, and is designed to minimize impacts related to privacy and shadows to immediate neighbours while maintaining ample screening to the rear of the property where it abuts R1 zoning.

RECOMMENDATION

It is recommended that Riverview Town Council:

- 1) In accordance with Sections 25 and subsection 111(1)(a) of the *Community Planning Act*, set Monday, March 11, 2024 at 6:30 p.m. (Council Chambers, Riverview Town Hall) as the time and place for a public presentation the Municipal Plan amendment 300-33-5, and set Monday, April 8, 2024 at 6:30 pm (Council Chambers, Riverview Town Hall) as the time and place for a public hearing for the consideration of objections to the proposed Zoning By-law No. 300-7-13; and
- 2) Seek the written views of the Planning Advisory Committee on the proposed by-laws.

ALTERNATIVES

- That Council postpone the request for additional information; or
- That Council deny the request.

RISK ANALYSIS

Administration does not see any risks associated with this application.

CONSIDERATIONS

Financial N/A

Environmental N/A

Public Consultation Public consultation will include statutory notices (website and mailouts to neighbours) in accordance with the *Community Planning Act*, public presentation for the future land use map amendment, and the public hearing for the Zoning By-law Amendment.

- Attachments**
- Municipal Plan By-law Amendment No. 300-33-5
 - Zoning By-law Amendment No. 300-7-13
 - Draft Conditional Zoning Agreement
 - Resolution Page
 - Presentation



**Kirk Brewer, RPP, MCIP
Planner, Plan360**



**Preliminary
"Not For Construction"**

ISSUE	DESCRIPTION	DATE

NOTES:
 THESE DRAWINGS / RENDERINGS ARE THE INTELLECTUAL PROPERTY OF SPITFIRE DESIGN CO AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THOSE DRAWINGS / RENDERINGS (OR PART OF THEM) WITHOUT WRITTEN CONSENT FROM SPITFIRE DESIGN CO.
 THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 ANY CHANGES TO THIS DESIGN, PRIOR TO OR DURING CONSTRUCTION, MUST BE APPROVED BY THE ARCHITECT & ARCHITECTURAL DESIGNER.
 ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY-LAWS AND "THE NATIONAL BUILDING CODE OF CANADA".
 ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:
 Architectural Consultant:



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

Client:
Icon Dev.

Project:
Pine Glen Rd MU
 Pine Glen Rd, Riverview

Drawing Title:
PHASE 1 - U/G PARKING

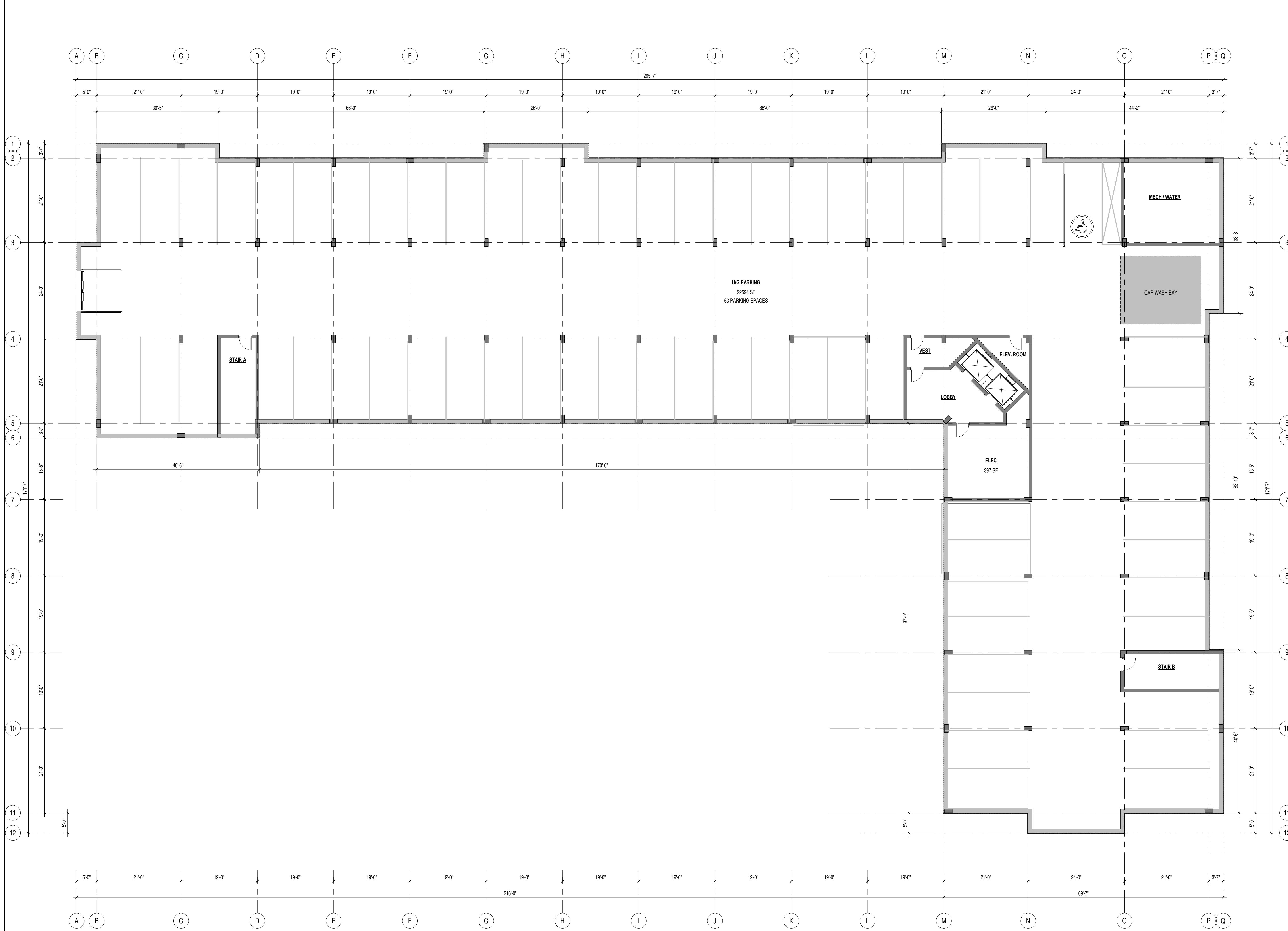
Date: December 7th 2023

Checked by: D.M. / J.C.

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

Scale: AS NOTED

Sheet: **A1.1** Flight no: 4542



1 U/G PARKING
 3/32" = 1'-0"



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

NOTES:
 THESE DRAWINGS / RENDERINGS ARE THE INTELLECTUAL PROPERTY OF SPITFIRE DESIGN CO AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THOSE DRAWINGS / RENDERINGS (OR PART OF THEM) WITHOUT WRITTEN CONSENT FROM SPITFIRE DESIGN CO.
 THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 ANY CHANGES TO THIS DESIGN, PRIOR TO OR DURING CONSTRUCTION, MUST BE APPROVED BY THE ARCHITECT & ARCHITECTURAL DESIGNER.
 ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY-LAWS AND "THE NATIONAL BUILDING CODE OF CANADA".
 ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:
 Architectural Consultant:
 Architectural Designer:



spitfire
 DESIGN CO.
 171 Lutz Street, Moncton, NB E1C 5E8
 Bus: (506) 855-3777 eMail: info@spitfiredesign.ca

Client:
Icon Dev.

Project:
Pine Glen Rd MU
 Pine Glen Rd, Riverview

Drawing Title:
 PHASE 1 - 1F

Date:
 December 7th 2023

Checked by:
 D.M. / J.C.

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

Scale:
 AS NOTED

Sheet:
A1.2 Flight no: 4542

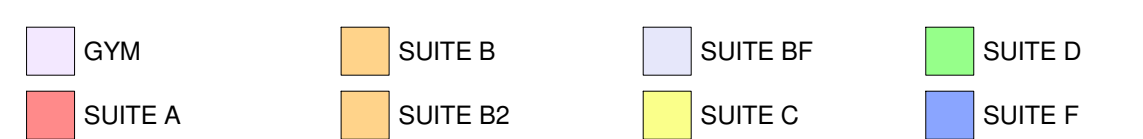


SUITE BREAKDOWN			
Name	Comments	Area	Count
SUITE A	2 BED, 2 BATH	980 SF	15
SUITE A2	2 BED, 2 BATH	890 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	50
SUITE B2	2 BED, 2 BATH	1110 SF	10
SUITE BF	1 BED, 1 BATH	730 SF	10
SUITE C	1 BED, 1 BATH	730 SF	14
SUITE D	1 BED, 1 BATH	680 SF	11
SUITE E	2 BED, 2 BATH	990 SF	5
SUITE F	3 BED, 2 BATH	1160 SF	6
Grand total: 124			

SUITE BREAKDOWN PER FLOOR			
Name	Comments	Area	Count
1F:			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
2F:			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
3F:			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
4F:			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
5F:			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
6F:			
SUITE A2	2 BED, 2 BATH	890 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	10
SUITE C	1 BED, 1 BATH	730 SF	4
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	990 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
Grand total: 124			

SUITE BREAKDOWN PER FLOOR			
Name	Comments	Area	Count
3F: 21			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
4F: 21			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
5F: 21			
SUITE A	2 BED, 2 BATH	980 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	8
SUITE B2	2 BED, 2 BATH	1110 SF	2
SUITE BF	1 BED, 1 BATH	730 SF	2
SUITE C	1 BED, 1 BATH	730 SF	2
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	1080 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
6F: 21			
SUITE A2	2 BED, 2 BATH	890 SF	3
SUITE B	2 BED, 2 BATH	1020 SF	10
SUITE C	1 BED, 1 BATH	730 SF	4
SUITE D	1 BED, 1 BATH	680 SF	2
SUITE E	2 BED, 2 BATH	990 SF	1
SUITE F	3 BED, 2 BATH	1160 SF	1
Grand total: 124			

ROOM LEGEND



1F
 3/32" = 1'-0"



**Preliminary
"Not For Construction"**

ISSUE	DESCRIPTION	DATE

NOTES:
 THESE DRAWINGS / RENDERINGS ARE THE INTELLECTUAL PROPERTY OF SPITFIRE DESIGN CO AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THOSE DRAWINGS / RENDERINGS (OR PART OF THEM) WITHOUT WRITTEN CONSENT FROM SPITFIRE DESIGN CO.
 THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 ANY CHANGES TO THIS DESIGN, PRIOR TO OR DURING CONSTRUCTION, MUST BE APPROVED BY THE ARCHITECT & ARCHITECTURAL DESIGNER.
 ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY-LAWS AND "THE NATIONAL BUILDING CODE OF CANADA".
 ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:
 Architectural Consultant:



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

Client: **Icon Dev.**

Project: **Pine Glen Rd MU**
 Pine Glen Rd, Riverview

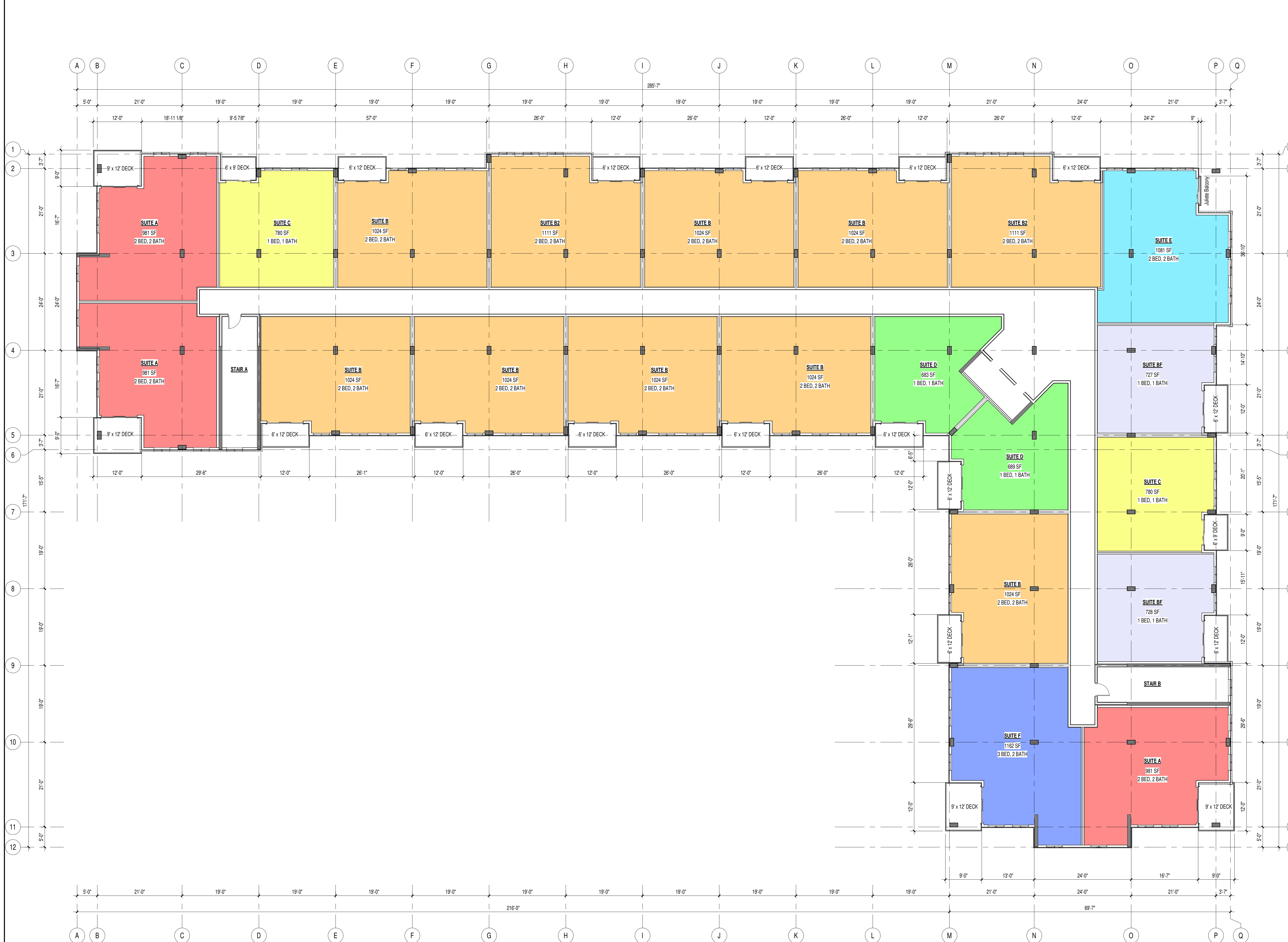
Drawing Title:
PHASE 1 - TYP 2F - 5F

Date: December 7th 2023

Checked by: D.M. / J.C.

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

Scale: AS NOTED
 Sheet: **A1.3** Plot no: 4542



TYP. 2F - 5F
 3/32" = 1'-0"



**Preliminary
"Not For Construction"**

ISSUE	DESCRIPTION	DATE

NOTES:
 THESE DRAWINGS / RENDERINGS ARE THE INTELLECTUAL PROPERTY OF SPITFIRE DESIGN CO AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THOSE DRAWINGS / RENDERINGS (OR PART OF THEM) WITHOUT WRITTEN CONSENT FROM SPITFIRE DESIGN CO.
 THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 ANY CHANGES TO THIS DESIGN, PRIOR TO OR DURING CONSTRUCTION, MUST BE APPROVED BY THE ARCHITECT & ARCHITECTURAL DESIGNER.
 ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY-LAWS AND "THE NATIONAL BUILDING CODE OF CANADA".
 ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:
 Architectural Consultant:



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

Client:
Icon Dev.

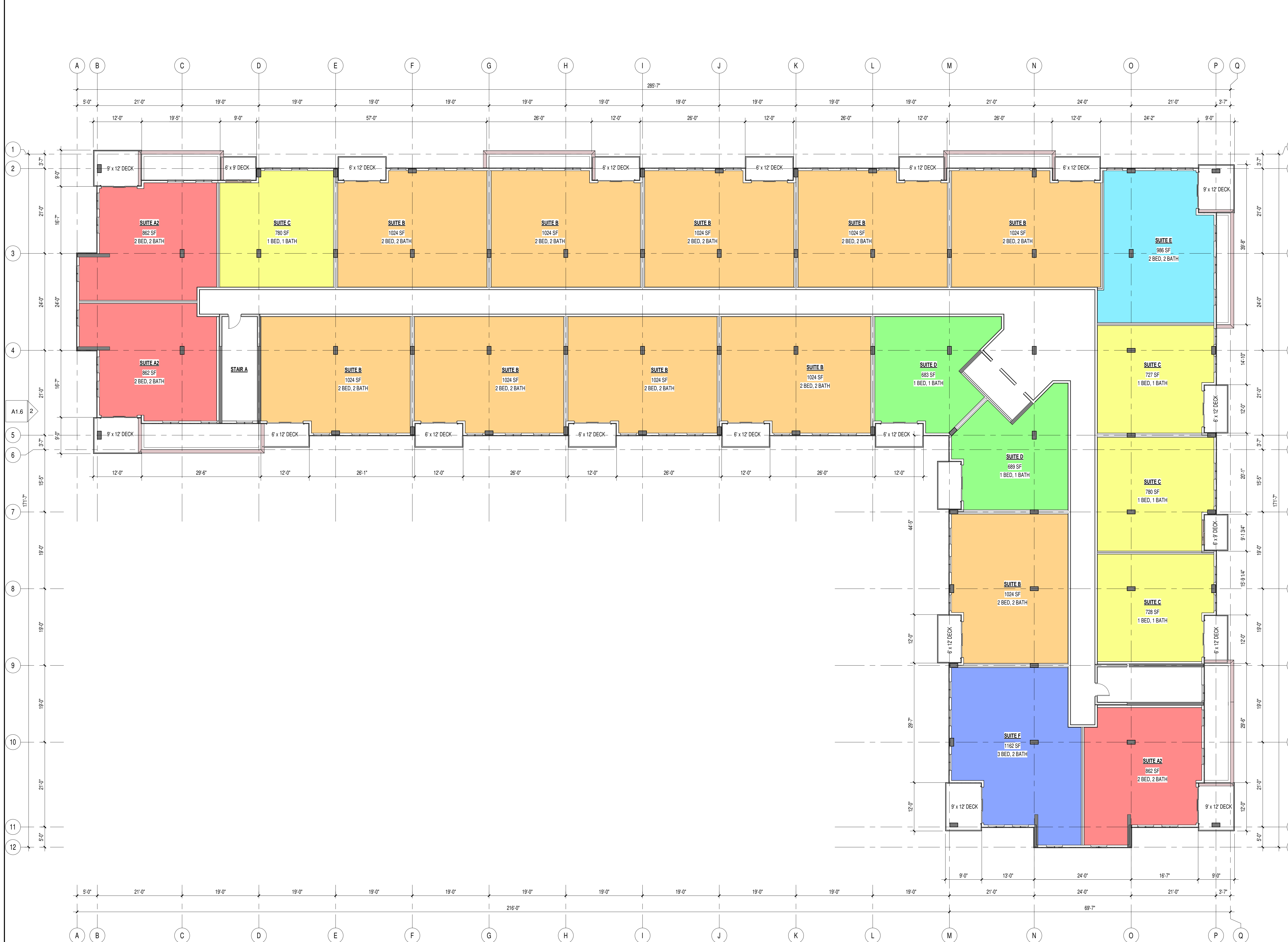
Project:
Pine Glen Rd MU
 Pine Glen Rd, Riverview

Drawing Title:
 PHASE 1 - 6F

Date: December 7th 2023

Checked by: D.M. / J.C.
 Drawn by: A.R.R. Revision: 00

Scale: AS NOTED
 Sheet: **A1.4** Flight no: 4542



6F
 3/32" = 1'-0"



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

NOTES:
 THESE DRAWINGS / RENDERINGS ARE THE INTELLECTUAL PROPERTY OF SPITFIRE DESIGN CO AND ALL COPYRIGHT IS RESERVED. NO USE MAY BE MADE OF THESE DRAWINGS / RENDERINGS (OR PART OF THEM) WITHOUT WRITTEN CONSENT FROM SPITFIRE DESIGN CO.
 THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 ANY CHANGES TO THIS DESIGN, PRIOR TO OR DURING CONSTRUCTION, MUST BE APPROVED BY THE ARCHITECT & ARCHITECTURAL DESIGNER.
 ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY-LAWS AND "THE NATIONAL BUILDING CODE OF CANADA".
 ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev.#	Description	Date

Stamp:



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

Client:
Icon Dev.

Project:
Pine Glen Rd MU
 Pine Glen Rd, Riverview

Drawing Title:
 PHASE 1 - ELEVATION 2/2

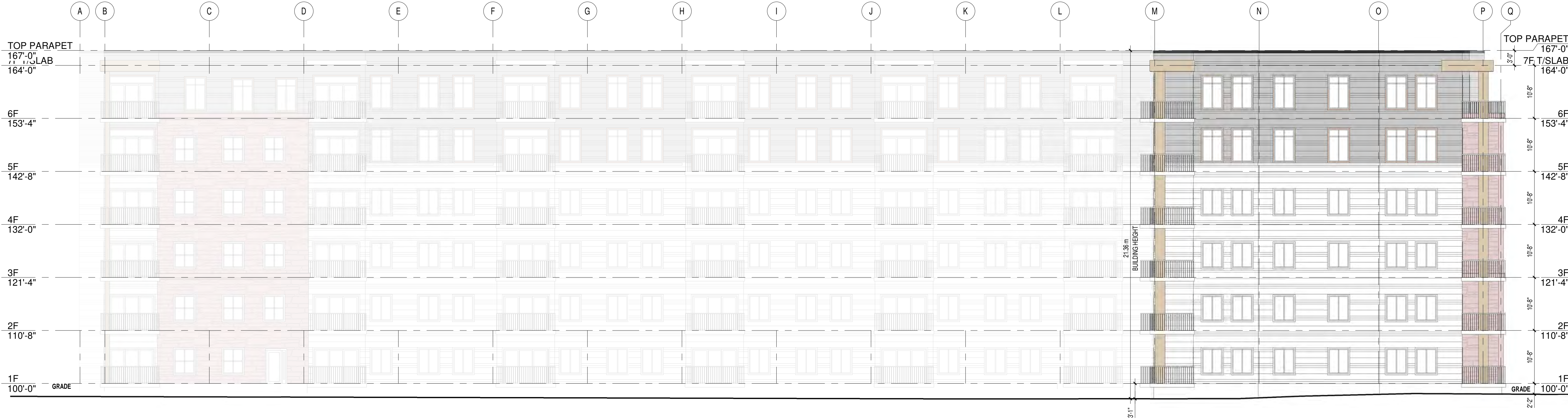
Date: December 7th 2023

Checked by: D.M. / J.C.

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

Scale: AS NOTED

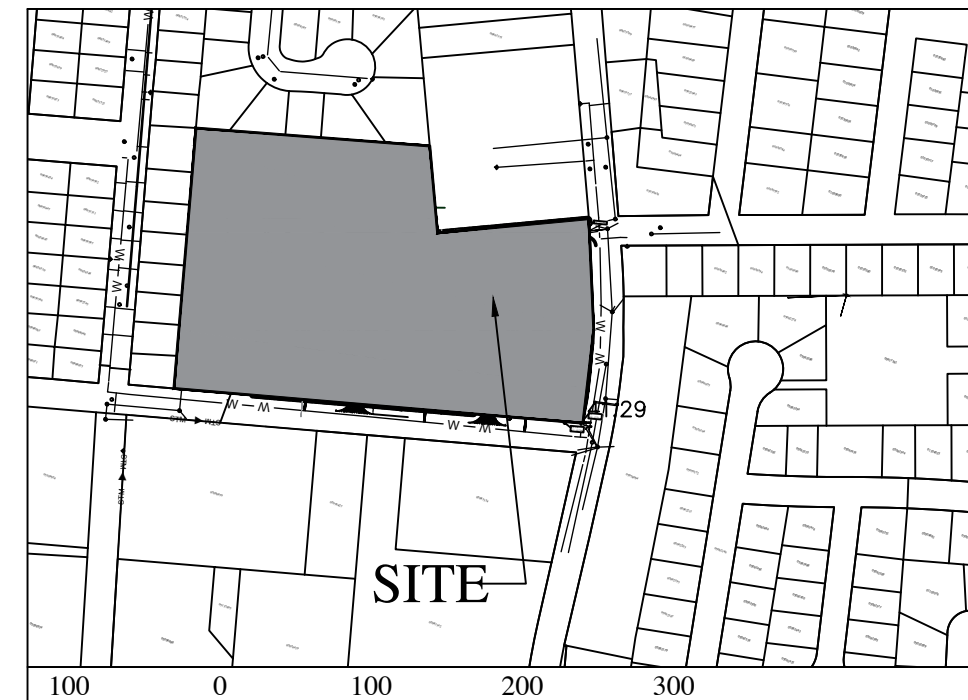
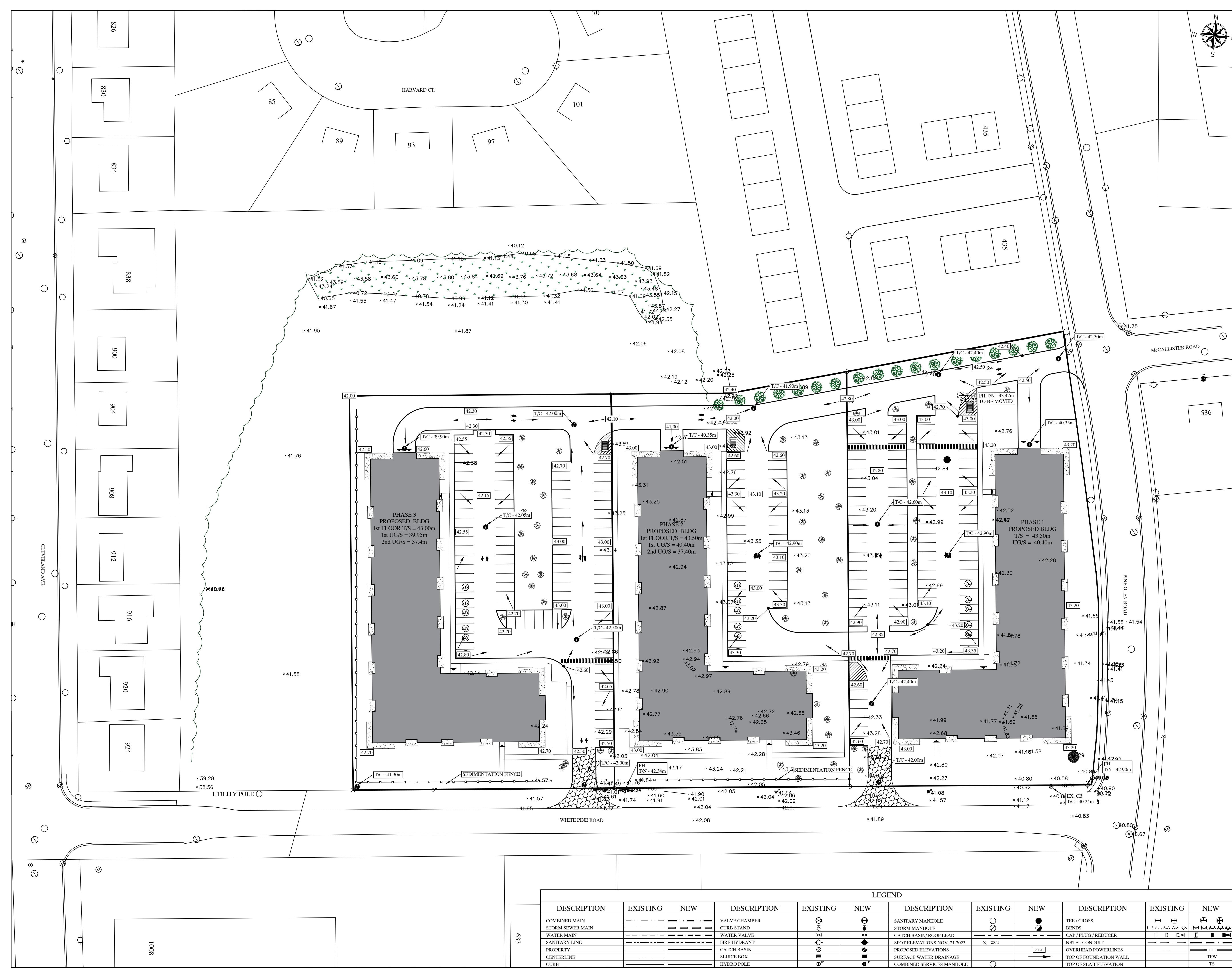
Sheet: **A1.6** Flight no: 4542



1 WEST ELEVATION
 3/32" = 1'-0"



2 NORTH ELEVATION
 3/32" = 1'-0"

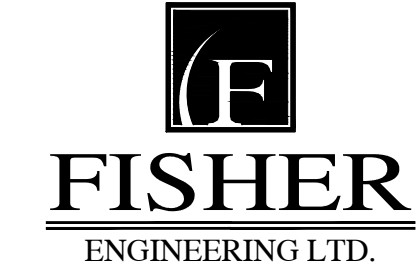


SCALE - METERS 1:5000

NOTES:
 - All work to be contracted in accordance with the Town of Riverview standard municipal specifications latest edition.
 - Landscaping to Town of Riverview BYLAW 300-5-20.
 - Elevations are in meters and are geo referenced to local coordinates system. Topo completed on 21 Nov. 2023. By Fisher Engineering Ltd Monument # 28155 Elev. = 47.166m

PRELIMINARY NOT FOR CONSTRUCTION

No.	Issue	Date
1	FOR TOWN DEVELOPMENT REVIEW	NOV. 2023
2		
3		



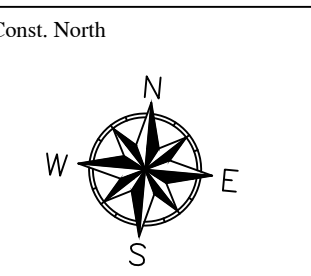
40 Fairfield Road
 Lower Coverdale, New Brunswick E1J 0A2
 Phone: 506. 863. 1991
 Email: michael@fisherengineeringltd.com

Project Title
**MULTI UNIT RESIDENTIAL DEVELOPMENT
 WHITEPINE ROAD,
 RIVERVIEW, N.B.**

Drawing Title
SITE DRAINAGE PLAN

Project No. **DE134**
 Dwg. No. **DE13402R2**

Scale: 10 0 10 20 30
 SCALE - METERS 1: 500



LEGEND											
DESCRIPTION	EXISTING	NEW	DESCRIPTION	EXISTING	NEW	DESCRIPTION	EXISTING	NEW	DESCRIPTION	EXISTING	NEW
COMBINED MAIN	---	---	VALVE CHAMBER	⊙	⊙	SANITARY MANHOLE	○	○	T/E / CROSS	⊕	⊕
STORM SEWER MAIN	---	---	CURB STAND	⊙	⊙	STORM MANHOLE	○	○	BENDS	⊕	⊕
WATER MAIN	---	---	WATER VALVE	⊙	⊙	CATCH BASIN/ ROOF LEAD	⊕	⊕	CAP / PLUG / REDUCER	⊕	⊕
SANITARY LINE	---	---	FIRE HYDRANT	⊙	⊙	SPOT ELEVATIONS NOV. 21 2023	X	20.45	NIBEL CONDUIT	---	---
PROPERTY CENTERLINE	---	---	CATCH BASIN	⊙	⊙	PROPOSED ELEVATIONS		(30.20)	OVERHEAD POWERLINES	---	---
CURB	---	---	SLUICE BOX	⊙	⊙	SURFACE WATER DRAINAGE	---	---	TOP OF FOUNDATION WALL	---	TFW
			HYDRO POLE	⊙	⊙	COMBINED SERVICES MANHOLE	○	○	TOP OF SLAB ELEVATION	---	TS

Const. North

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



123 123

ICON
BUILDING



