

From: Simon Ikuseru [REDACTED]
Sent: Monday, April 1, 2024 10:52 AM
To: Kirk Brewer <kirk.brewer@nbse.ca>
Cc: John Adebisi <[REDACTED]>
Subject: Hillsborough Rd Lot Servicing for R1 Lots

Hi Kirk,

During the public hearing for our rezoning proposal for the Hillsborough Lot, Councillor Johnson asked about the feasibility of developing single-family homes on the lot. Our engineering consultant, Fisher Engineering, has conducted an analysis and we wanted to share it with you and the Council.

The findings highlight that the estimated cost for installing the necessary services (power, water, sewer, and stormwater systems) and constructing a municipal road for a ten-lot single-family home development exceeds \$830,000 plus HST. Even with an adjustment to include up to 15 lots, developing the project under the current R1 zoning would be economically unfeasible.

Given these constraints, we affirm that our proposal for a 24-unit, 2-storey townhouse development presents a viable option to responsibly develop the lot. However, in response to community feedback and to further address our neighbours' concerns, we'll be open to adjusting the two buildings closest to the road (i.e. next to the houses on Hillsborough Road) to single-storey, bungalow townhouses. This will reduce the 2 buildings to 4 units each, and provide an appealing housing option for **seniors**, aligning with the town's demographic needs and ensuring our development is *accessible* and attractive to a broader segment of Riverview's population.

We believe this approach addresses all the concerns within our control, demonstrating our commitment to a development that is both feasible and mindful of the town's values.

Please find attached the:

1. Detailed **cost estimate** for the town's Engineering department's review if needed;
1. **Site plan** showing the impact of the proposed change - with more green space due to the reduction of the needed parking spaces for the 2 buildings from 22 *surface parking spots to just 8* (one spot per unit) with an extra spot in each unit's garage for a total of 2 spots per unit;
1. **Proposed elevation** that matches the colour and design of the 2-storey buildings to the rear. And to keep more of the tree buffer on the sides undisturbed, we're

proposing porches in front of the units instead of decks+privacy walls for these units.

Thank you,

Simon Ikuseru + John Adebisi



Michael Fisher

to me ▾

📎 Mar 29, 2024, 11:18 AM (2 days ago)



Simon,

I've worked out an estimate for the alternative option of the single family lots on your parcel. There are only 10 lots possible as you lose one for the retention pond.

Subtotal - WATER DISTRIBUTION SYSTEM	\$177,873.33
Subtotal - SANITARY SEWER SYSTEM	\$103,173.33
Subtotal - STORM SEWER SYSTEM	\$193,873.33
Subtotal - STREET CONSTRUCTION	\$124,655.00
Subtotal - SIDEWALK CONSTRUCTION	\$31,175.00
Subtotal - POND	\$19,600.00
Subtotal - STREET TREES	\$11,000.00
Subtotal - ENVIRONMENTAL	\$22,500.00
Subtotal - SWALES	\$7,400.00
Engineering, Supervision, QC	\$40,000.00
Contingency	\$50,000.00
Power -	\$50,000.00
Total	\$831,250.00 +HST

Regards

Michael Fisher, P. Eng
Fisher Engineering Ltd.
40 Fairfield Road
Lower Coverdale
506-863-1991
E1J 0A2



Hillsborough Townhouses Residential- Building B

Hillsborough Road, Route 114
Riverview, NB

Schematic - Issued for Review
March 28th, 2024

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 Sheet
A101	Main Floor
A102	Main Floor - Expanded unit
A103	Roof Plan
A201	Building Elevations

Area Schedule		
Level	Name	Area
Main Floor	Unit 1	1209 SF
Main Floor	Unit 2	1209 SF
Main Floor	Unit 3	1209 SF
Main Floor	Unit 4	1209 SF
Total		4837 SF



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

Hillsborough Townhouses Residential- Building B

PROJECT ADDRESS
Hillsborough Road, Route 114 Riverview,
NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

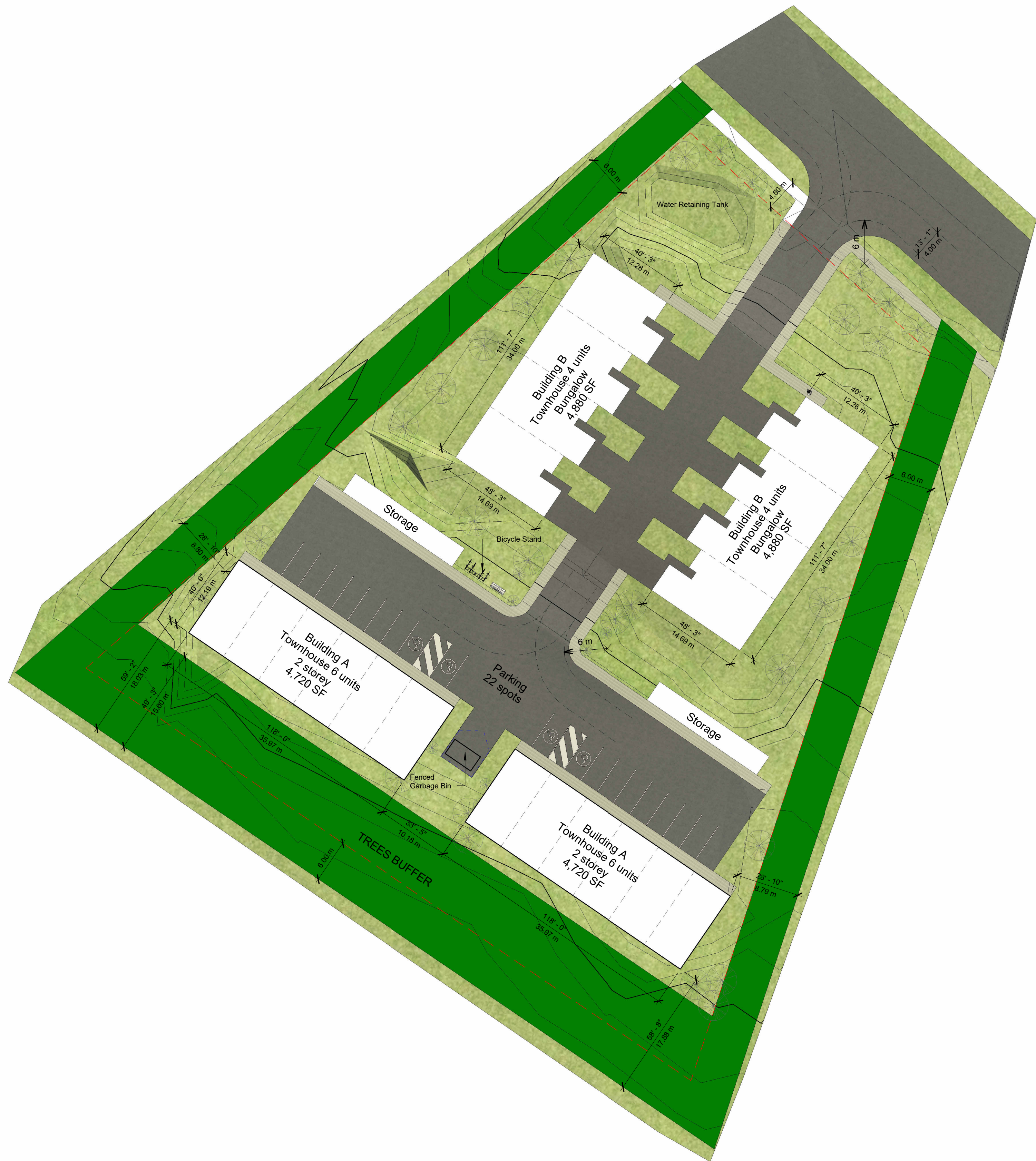
Schematic - Issued for Review

DATE	28/03/2024 16:14:01
JOB NO	22079CANB
DRAWN BY	L. Walter
CHECKED BY	A. Cabreira
NO DESCRIPTION	BY Date

Cover Sheet

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



1 Site Plan
1" = 30'-0"

PROJECT INFORMATION

Description	Existing Zoning R1 - Riverview, NB	
	Proposed Zoning RM	
	RM Zoning Requirements	Proposed
Uses	Townhouses Max. 15 units/Acre = 1.6 Acre = 6,475 m2	Townhouses 2.43 Acres = +/- 9,854 m2
Lot Size	180 m2 for each house x 24 = 4,320 m2	2.43 Acres = +/- 9,854 m2
Lot Frontage	15m / 6m for each house	55.04 m / 6m
Front Yard	4.5 m	19.20 m
Side Yard	3.0 m	10.76m and 9.66m
Rear Yard	5.0 m	17.88 m
Lot Coverage	50% (4,926.79 m2)	17.80% (1,754 m2)
Units	-	20 units
Building Height	10m	10m
Parking	1 for each unit (24)	44
Parking Lot	35% (3,448.75 m2)	18.71% (1,844 m2)
Parking Space	2.75 m x 5.50 m (90 degrees)	2.75 m x 5.50 m (90 degrees)

Other requirements - Townhouses

Town of Riverview - Zoning By-Law

- 90 When permitted, townhouse dwellings or rowhouse dwellings shall:
- (a) be limited to six dwelling units;
 - (b) despite subsection 90(a), be limited to four dwelling units on a local street, unless a common off street parking lot is provided;
 - (c) where located on a collector or arterial street, as set out in the Town's Subdivision Development – Procedures, Standards and Guidelines document, be designed with a common off street parking lot including a two metre wide landscape buffers between the parking lot and property line and have no more than two entrances;
 - (d) have the ground floor building façade, from the established grade to the top of the ground floor, finished with traditional materials that includes at least ten percent brick or masonry material; and
 - (e) be designed so that each dwelling has jogs or recesses of not less than 0.6 metres along the façade of the building.



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Hillsborough
Residential
Townhouse

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Hillsborough Road, Route 114
Riverview NB

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ISSUE SET

Masterplan - Issued for Review

DATE	3/27/2024 2:12:27 PM
JOB NO	22079CANB
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Site Plan

A100

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Hillsborough
Townhouses
Residential-
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PROJECT ADDRESS
Hillsborough Road, Route 114 Riverview,
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PROJECT TEAM

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ISSUE SET

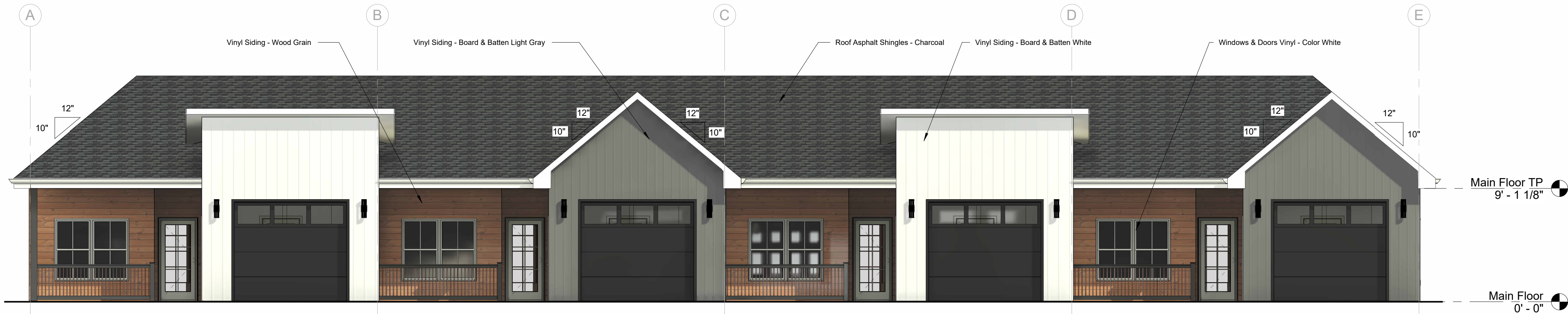
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DRAWN BY	L. Walter
CHECKED BY	A. Cabreira
NO DESCRIPTION	BY Date

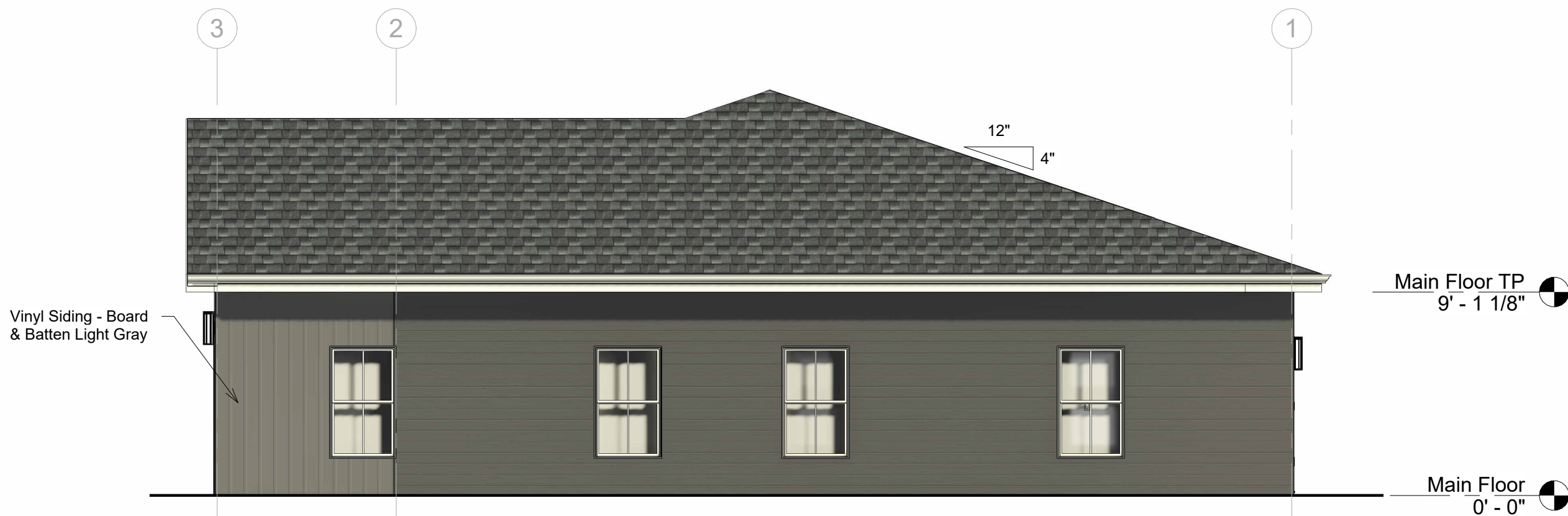
Building Elevations

A201

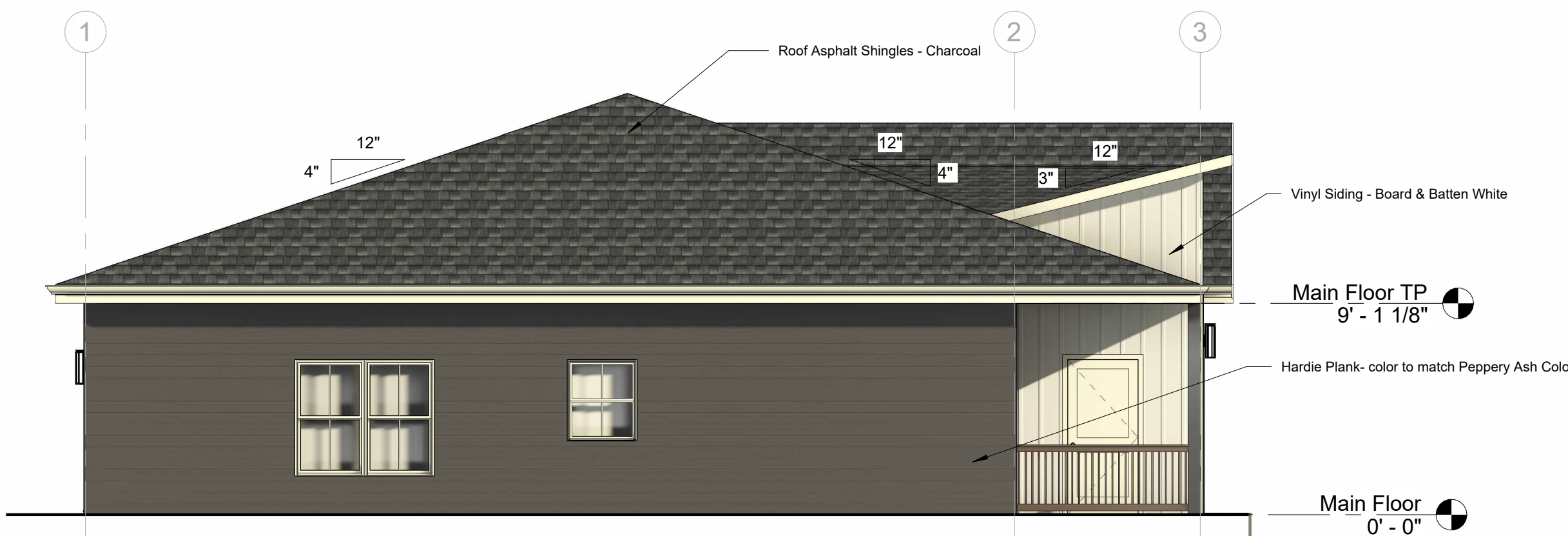
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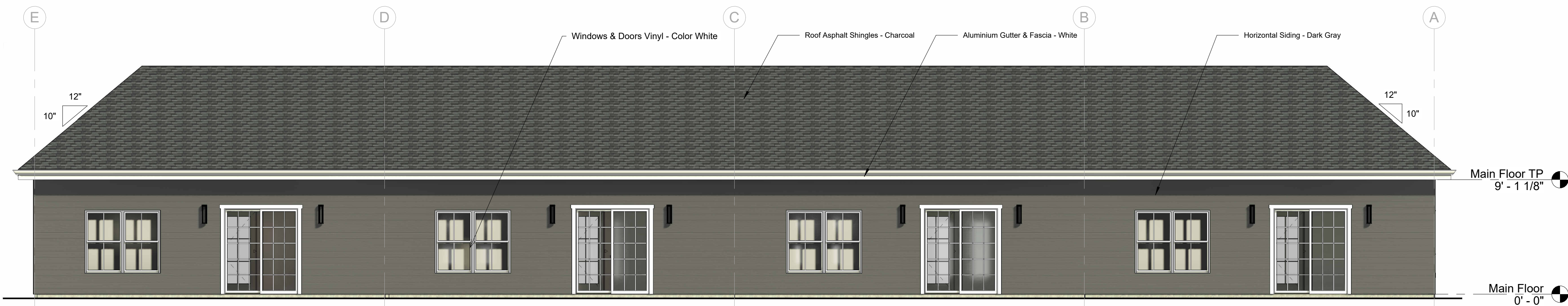
① Front Elevation
3/16" = 1'-0"



② Right Side Elevation
3/16" = 1'-0"



③ Left Side Elevation
3/16" = 1'-0"



④ Rear Elevation
3/16" = 1'-0"



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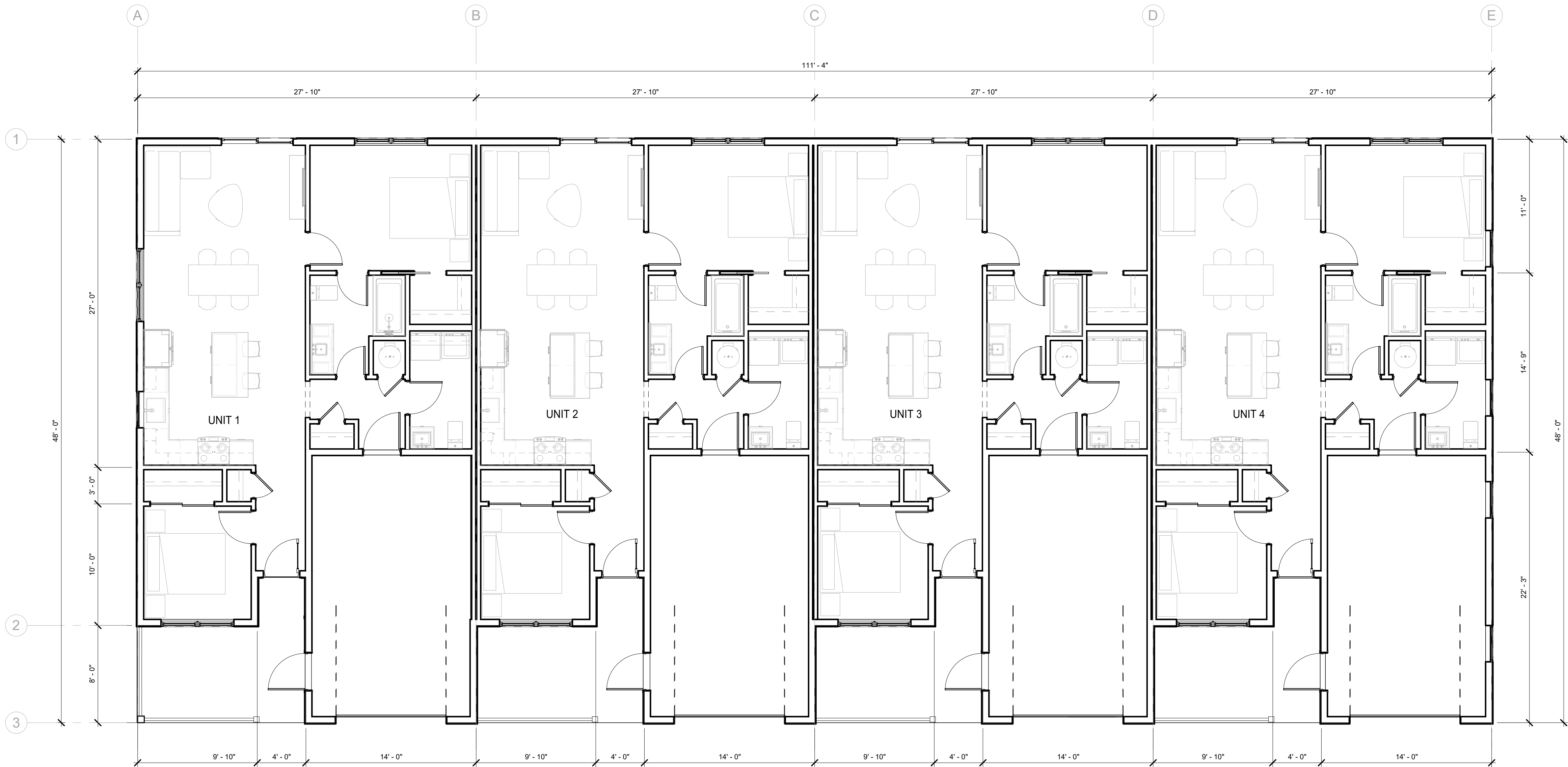
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JOB NO	22079CANB
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NO DESCRIPTION	BY Date

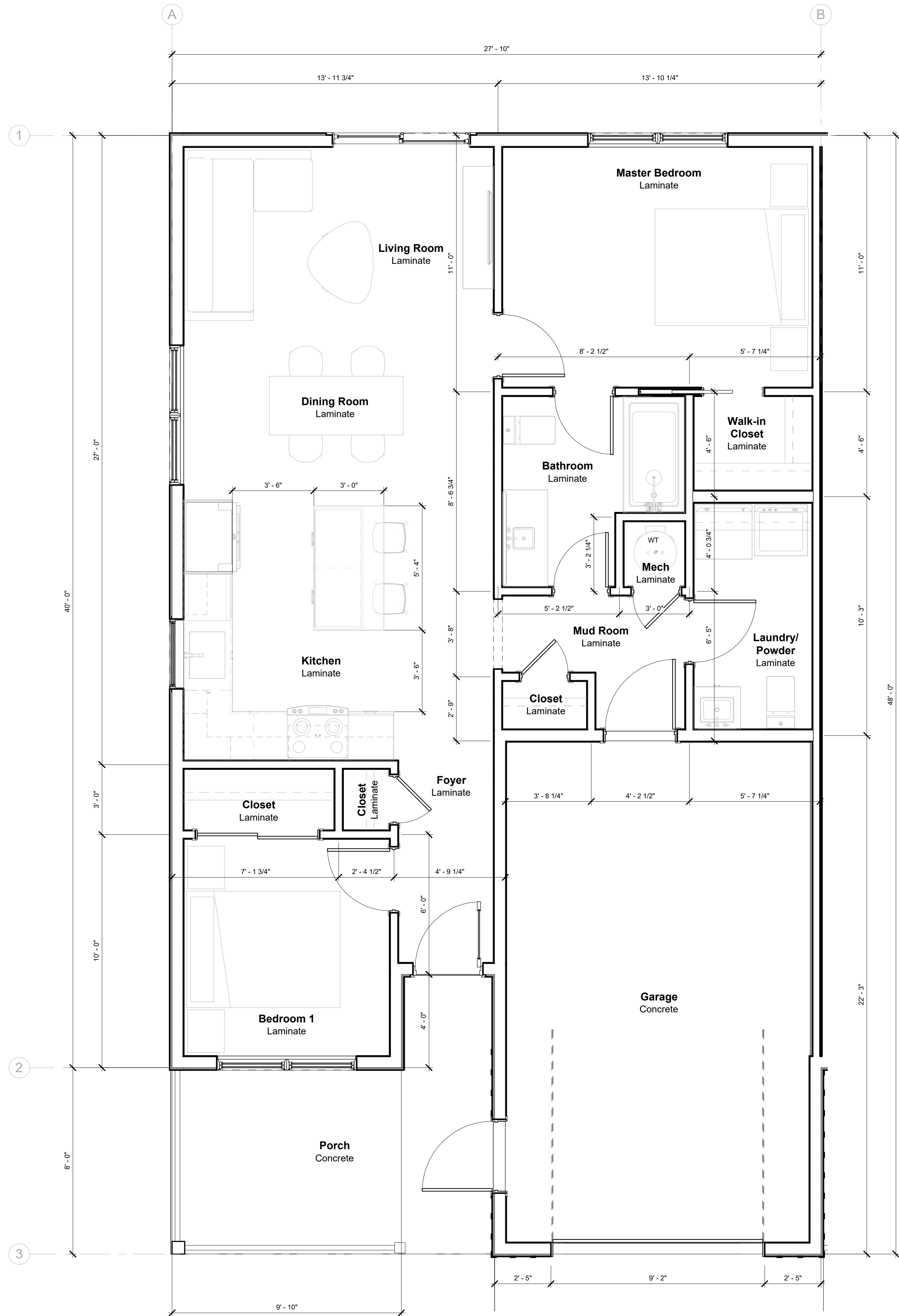
Main Floor

A101

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① Main Floor
3/16" = 1'-0"



① Main Floor - Expanded unit
3/8" = 1'-0"



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**Main Floor -
Expanded unit**

A102

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