

COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Kirk Brewer Planner	Meeting Date
Date	June 11, 2024	
Subject	By-law 300-7-15: Rezoning from SC to CM – Cleveland Avenue	
Length of presentation (if applicable)	10 minutes	

ISSUE

Ashish Goel is proposing two six-storey buildings on the newly extended section of Cleveland Avenue, which is zoned Suburban Commercial. This zone limits height to 15m, which would not allow six storeys. As such, a rezoning is required to permit the additional height and density.

DISCUSSION

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

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

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

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

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

Despite these challenges, population growth has exceeded historical patterns, and residential

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

The CM zone allows up to 18m (60 ft) in height. This height limit assumes an average floor height of 3m (10ft), which would allow six storeys. While the final building height has not been determined, it is anticipated that the proposed design will exceed 18m, and as such will require a variance. The building elevations indicate a height of 67 feet (20.4m) to accommodate the roof truss system, but the design team has indicated this number may change slightly as plans are finalized at the building permit stage.

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

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

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

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

- 2) The multi-unit building standards limit parking lot coverage to 35% of the overall site. In this case, if the property were divided in two, one half would comply with the by-law (34.6%) and the other half would exceed (38.3%). The total parking lot coverage for the project averages 36.45%, so a variance is being requested. Staff considers this variance minor and reasonable, considering that reducing the size of the parking lot would remove parking spaces and increase the space per unit variance request.
- 3) Finally, the zoning by-law requires that where a multi-unit building does not abut an R1, R1C, or R2 zone, that a 3m wide landscaping buffer be provided between properties. In this case, the 3m buffer is being met to the west and south, but due to a French drain and natural gas line running along the northern property boundary, it is likely not possible to meet the tree planting requirement. Since the buildings will have indoor parking garage access from the access driveway, moving the northern building to increase the landscape area may interfere with garage access. In this case, staff feels it is reasonable to waive the tree planting requirement to the north without requiring a fence, since the property to the north is currently vacant, and will likely develop as a commercial or multi-unit building that will need to provide landscaping on the adjacent property.

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
- (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.

INTERDEPARTMENTAL REVIEW

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

- Corporate Services;
- Engineering and Public Works;
 - Requested traffic impact statement for surrounding intersections
 - Indicated that existing servicing capacity should be adequate for the proposed density; servicing plans and design brief to be submitted at building permit stage
- Parks and Recreation;
- Fire Protection; and
- Planning/Development

CONCLUSION

Findlay Park is currently seeing renewed development interest, particularly for multi-unit development. Given its proximity to commercial services, separation from low-density residential areas, and location near three bus routes, it is an ideal location to accommodate additional density. It is anticipated that requests for building heights beyond four storeys will become more common, and this issue is being considered as part of the municipal plan review process.

RECOMMENDATION

At its May 8 meeting, the Riverview PAC recommended that Riverview Council proceed with the adoption of By-law 300-7-15.

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

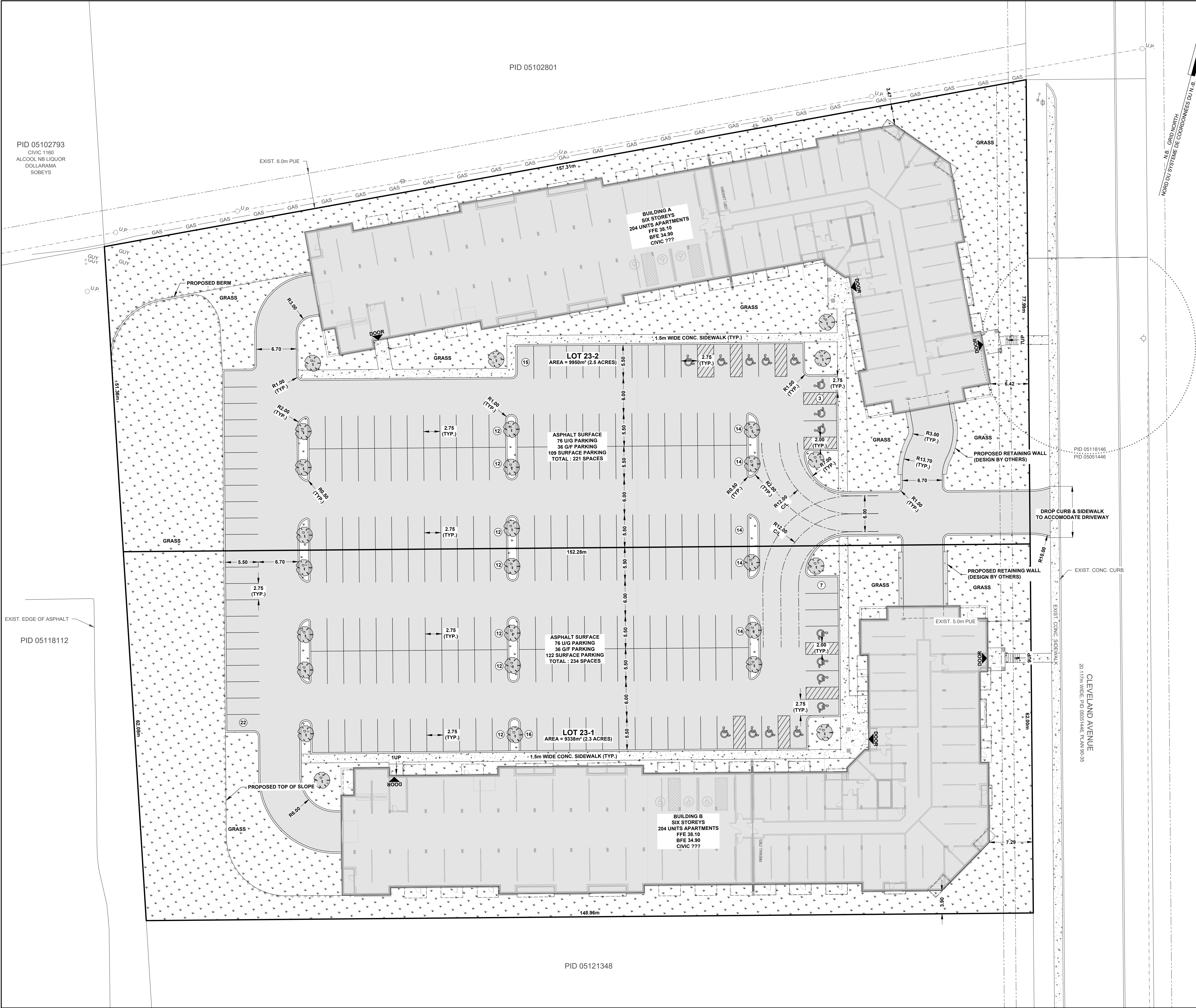
Environmental N/A

Public Consultation The public hearing fulfills Council’s obligation under section 111 of the *Community Planning Act*.

- Attachments**
- Zoning By-law Amendment No. 300-7-15
 - Draft Conditional Zoning Agreement
 - Presentation



Kirk Brewer, RPP, MCIP
Planner, Plan360



LEGEND

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
PIPE INSULATION		
STORM SEWER		
CATCH BASIN		
DOUBLE CATCH BASIN		
SLUICE 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		
TREE LINE		
EDGE OF BANK		
MARSH		
GROUND ELEVATION		
TOP OF CONC. FOUNDATION		
CRITICAL ELEVATION		
BASEMENT FLOOR ELEVATION		
FINISH GRADE		
NE GRID MONUMENT		
SIGN & POST		
CURB & GUTTER		
SIDEWALK		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

GENERAL NOTES:

- ALL SURVEY CONTROL OBTAINED FROM NAD83 CSRS CONTROL MONUMENT #5669 (VERTICAL DATUM CGVD28), REFERRED TO THE EXTREME TOP OF FIRE HYDRANTS AS SHOWN ON PLAN.
- ALL WORK SHALL CONFORM TO THE TOWN OF RIVERVIEW STANDARD MUNICIPAL SPECIFICATIONS (LATEST REVISION) AND THE TOWN OF RIVERVIEW SUBDIVISION DEVELOPMENT PROCEDURES, STANDARDS AND GUIDELINES (LATEST REVISION).
- THE LOCATION AND ELEVATION OF ALL EXISTING INFRASTRUCTURE AND UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION OF ALL INFRASTRUCTURE AND UTILITIES PRIOR TO PROCUREMENT AND THE START OF CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT.
- ALL DISTANCES & ELEVATIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL MUNICIPAL INFRASTRUCTURE, PUBLIC UTILITIES, NATURAL GAS MAINS, AND OTHER INFRASTRUCTURE MUST BE LOCATED IN THE FIELD PRIOR TO START OF EXCAVATION.
- ALL REQUIRED PERMITS MUST BE OBTAINED IN ADVANCE OF CONSTRUCTION.
- ALL APPLICABLE CITY BY-LAWS, PROVINCIAL AND FEDERAL STATUTES AND REGULATIONS MUST BE ADHERED TO.
- ALL DISTURBED AREAS ON ADJACENT PROPERTIES SHALL BE REINSTATED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- ALL TRANSITIONS FROM FULL CURB TO DROP CURB TO BE OVER 1.5m.
- SEE DRAWING C-501 FOR ALL GENERAL NOTES.

No.	DESCRIPTION	DATE
-	-	YY-MM-DD

ide

J.R. DAIGLE

Ingénierie • engineering

arpentage • land surveying

PROJECT TITLE

MIXED USE DEVELOPMENT

13851524 CANDA INC.

CLEVELAND AVE, RIVERVIEW, NB

DRAWING TITLE

SCHEMATIC SITE PLAN

SCALE

0 3 6 9 12 15

1:300 (A1)

SEAL

REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

NOT FOR CONSTRUCTION

DATE

DESIGNED BY

JD

CHECKED BY

-

DRAWN BY

CN

CHECKED BY

JD

DOCUMENT ISSUE

PRELIMINARY

DATE ISSUED

DATE

REVISION

-

DRAWING NUMBER

C-101

PID 05102793
CIVIC 1160
ALCOOL NB LIQUOR
DOLLARAMA
SOBEYS

PID 05118112

PID 05102801

PID 05121348

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

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



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

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Rev. #	Description	Date

Stamp:

Architectural Consultant:



Architectural Designer:

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

Client:

13851524 Canada Inc.

Project:

Mixed Use Development

Cleveland Ave, Riverview

Drawing Title:

SITE PLAN

Date:

JANUARY 19th 2024

Checked by:

D.M

Drawn by:

A.R.R.

Revision:

00

Scale:

AS NOTED

Sheet:

AQ.1

Flight no:

4522



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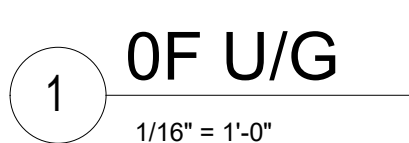
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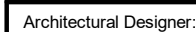
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Stamp:

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Client:

13851524 Canada Inc.

Project:

project: **Mixed Use Development**

Cleveland Ave, Riverview

Drawing Title:

1F

Date:

JANUARY 19th 2024

Checked by:

D M

Drawn by:

APR

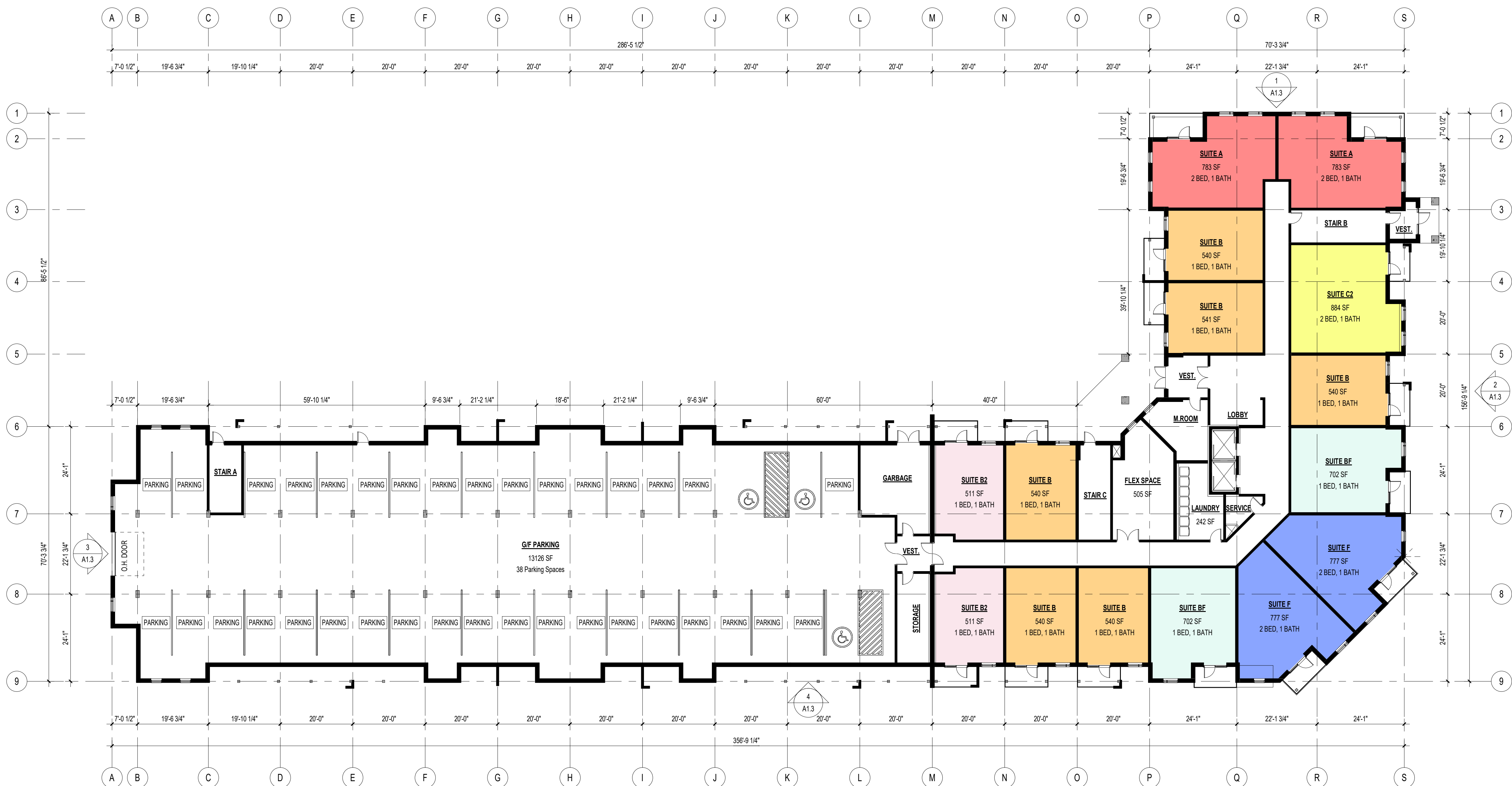
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Sheet:

A11

Flight no: 452



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

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

Grand total: 205

SUITE BREAKDOWN PER FLOOR				
Name	Comments	Area	Level	Count
1F				
SUITE A	2 BED, 1 BATH	780 SF	1F	2
SUITE B	1 BED, 1 BATH	540 SF	1F	6
SUITE B2	1 BED, 1 BATH	510 SF	1F	2
SUITE BF	1 BED, 1 BATH	700 SF	1F	2
SUITE C2	2 BED, 1 BATH	880 SF	1F	1
SUITE F	2 BED, 1 BATH	780 SF	1F	2

1E: 15

SUITE A	2 BED, 1 BATH	780 SF	2F	4
SUITE B	1 BED, 1 BATH	540 SF	2F	14
SUITE B2	1 BED, 1 BATH	510 SF	2F	4
SUITE BF	1 BED, 1 BATH	700 SF	2F	2
SUITE C	2 BED, 1 BATH	820 SF	2F	1
SUITE C2	2 BED, 1 BATH	880 SF	2F	1
SUITE D	1 BED, 1 BATH	580 SF	2F	8
SUITE E	2 BED, 1 BATH	720 SF	2F	1
SUITE F	2 BED, 1 BATH	780 SF	2F	2
SUITE G	1 BED, 1 BATH	640 SF	2F	1

2F: 3H

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

3F: 3

SF					
SUITE A	2 BED, 1 BATH	780 SF	4F	4	
SUITE B	1 BED, 1 BATH	540 SF	4F	14	
SUITE B2	1 BED, 1 BATH	510 SF	4F	4	
SUITE BF	1 BED, 1 BATH	700 SF	4F	2	
SUITE C	2 BED, 1 BATH	820 SF	4F	1	
SUITE C2	2 BED, 1 BATH	880 SF	4F	1	
SUITE D	1 BED, 1 BATH	580 SF	4F	8	
SUITE E	2 BED, 1 BATH	720 SF	4F	1	
SUITE F	2 BED, 1 BATH	780 SF	4F	2	
SUITE G	1 BED, 1 BATH	640 SF	4F	1	

4F: 3

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

5F: 3

SUITE A	2 BED, 1 BATH	780 SF	6F	4
SUITE B	1 BED, 1 BATH	540 SF	6F	14
SUITE B2	1 BED, 1 BATH	510 SF	6F	4
SUITE BF	1 BED, 1 BATH	700 SF	6F	2
SUITE C	2 BED, 1 BATH	820 SF	6F	1
SUITE C2	2 BED, 1 BATH	880 SF	6F	1
SUITE D	1 BED, 1 BATH	580 SF	6F	8
SUITE E	2 BED, 1 BATH	720 SF	6F	1
SUITE F	2 BED, 1 BATH	780 SF	6F	2
SUITE G	1 BED, 1 BATH	640 SF	6F	1

6F: 3

Grand total: 205



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

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ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev. #	Description	Date
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Stamp:

Architectural Consultant:



Architectural Designer:



Client:
13851524 Canada Inc.

Project:
Mixed Use Development

Cleveland Ave, Riverview

Drawing Title:

2F & 6F

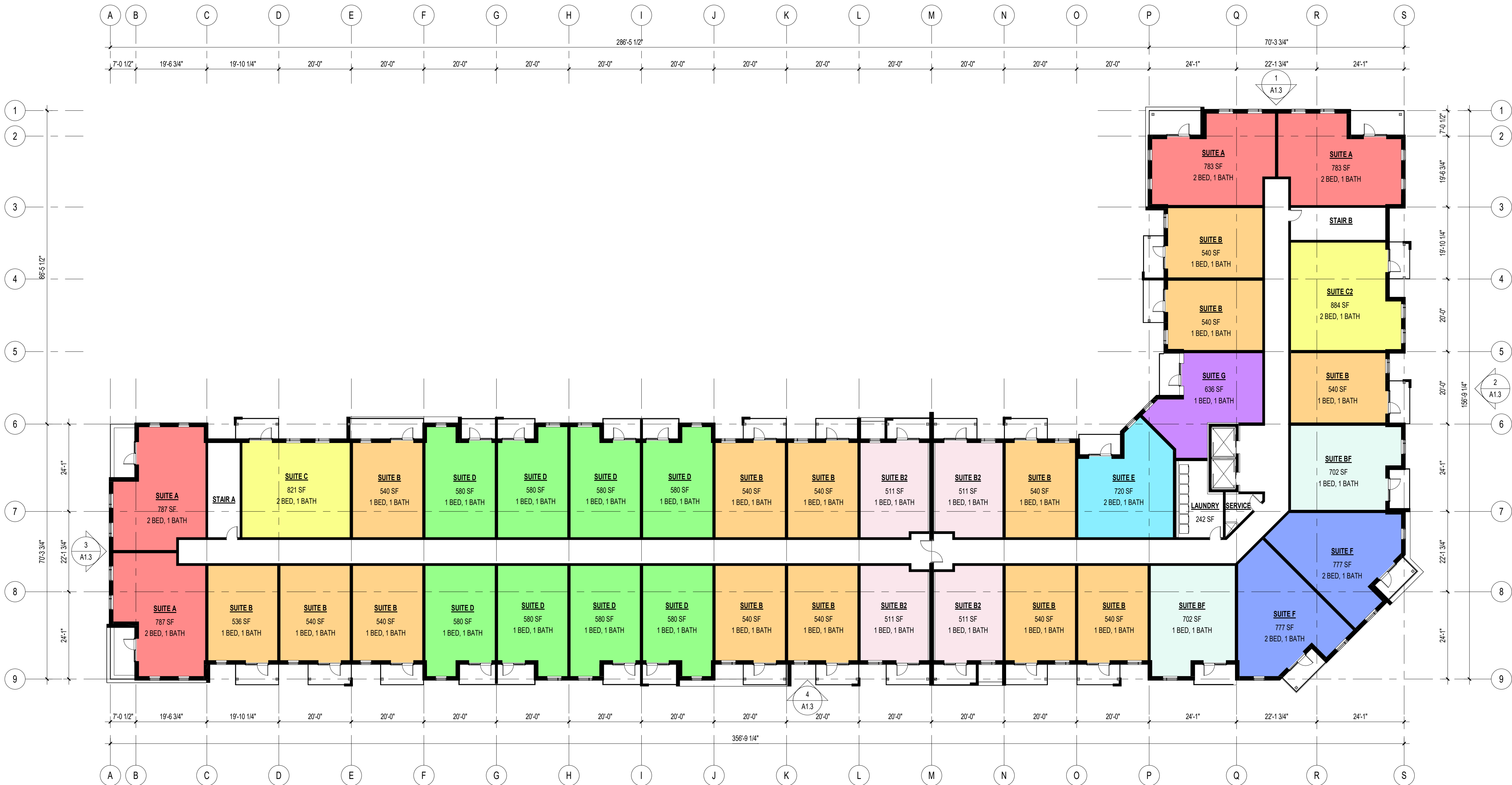
Date: JANUARY 19th 2024

Checked by: D.M

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

Scale: AS NOTED

Sheet: **A1.2** Flight no: 4522



1 2F & 6F
1/16" = 1'-0"



Preliminary
"Not For Construction"

ISSUE	DESCRIPTION	DATE

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Rev. #	Description	Date

Stamp:

Architectural Consultant:
spitfire
ARCHITECTURE

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

Client:
13851524 Canada Inc.

Project:
Mixed Use Development
Cleveland Ave, Riverview

Drawing Title:
ELEVATIONS

Date:
JANUARY 19th 2024

Checked by:
D.M

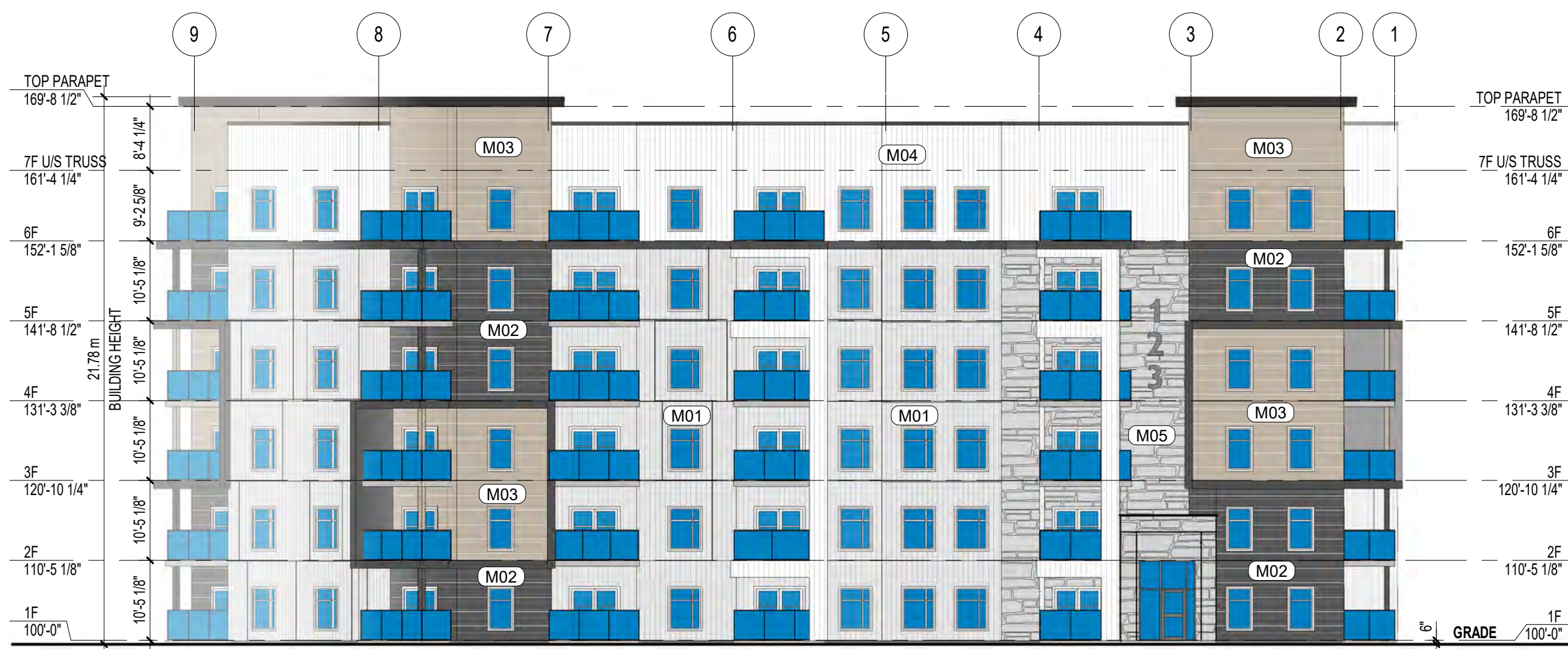
Drawn by:
A.R.R. Revision: 00

Scale:
AS NOTED

Sheet:
A1.3 Plot no: 4522



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



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

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



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

EAST FACADE INFORMATION:
FACADE AREA: 971.3 R² / 10 454.8 R²
MANSONRY AREA: 1 374.5 R² / 127.7 m² (13.2%)
*All in compliance with Riverview Bylaw Section 91.4(4)(d)

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





