

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, August 14, 2024 / Le mercredi 14 août, 2024

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usages Conditionnel

File number / Numéro du fichier 24-0872

From / De :



Jenna Stewart
Planner / Urbaniste

Reviewed by / Révisé par :



Kirk Brewer
Planner / Urbaniste

General Information / Information générale

Applicant / Requérant :

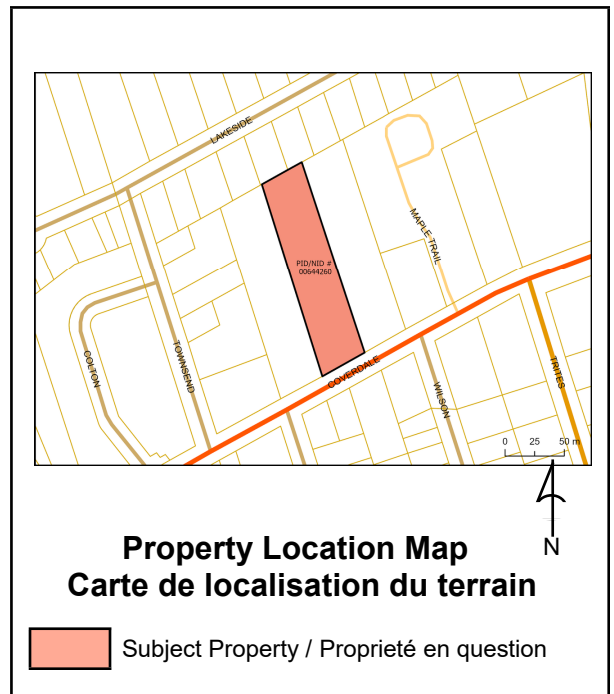
Louis Gibbs Keocor

Landowner / Propriétaire :

Coverdale Developments Inc.

Proposal / Demande :

A conditional use application to permit a multiple unit dwelling in a SC (Suburban Commercial) zone.



Site Information / Information du site

PID / NID: 00644260

Lot Size / Grandeur du lot: 6475sqm

Location / Endroit :

771 Coverdale Road, Town of Riverview / Ville de Riverview

Current Use / Usage présent :

Residential (Single Dwelling Unit)

Zoning / Zonage :

SC

Future Land Use Designation / Désignation de l'utilisation future du sol :

Commercial

Surrounding Use & Zoning / Usage des environs & Zonage :

SC (Suburban Commercial), R3 (Multiple Unit Dwelling), and R2 (Two Unit Dwelling)

A mix of commercial and residential uses ranging from single dwelling units to multiple unit dwellings.

Municipal Servicing / Services municipaux:

Municipal Water, Sanitary, and Storm

Access-Egress / Accès/Sortie :

Coverdale Road

Policies / Politiques

Town of Riverview Municipal Plan By-Law No. 300-33

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

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

Town of Riverview Zoning By-law No. 300-7

104 In accordance with section 7, Table 12.1 identifies the land uses permitted within each commercial zone

Multiple unit dwelling, subject to section 91, SC, C = Conditional Use Subject to Terms and Conditions
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
- (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:

- (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 / Consultations internes et externes

The proposal was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). No concerns were raised.

With respect to the drainage plan, Engineering requested that the applicant use a sheet flow instead of a direct channel flow for the storm water system to mimic predevelopment flow, as they are discharging water to the rear of the property, which the applicant has agreed to. Engineering also commented that there is an existing private sewer line on the property that this proposed building would not be using but still services a few other properties.

Discussion

The applicant is proposing a 3 story, 29-unit, multiple unit dwelling at 771 Coverdale Road. The property is zoned SC (Suburban Commercial) and a multiple unit dwelling is a conditional use. The proposal conforms to all zoning provisions regarding height, setbacks, jogs and recesses, landscaping, parking, etc.

Coverdale Road is one of the Town's major arterial streets. It is one of the areas that sees higher density residential uses, with some multiple unit dwellings ranging from 6 unit to 90 units being located within 150m of this property. This section of Coverdale Road sees a mixed of Suburban Commercial (SC) zoning, R3 zoning, and R2 zoning. 771 Coverdale Road is located in the middle of a section of SC zoning, with both neighbouring lots being zoned SC. Additionally, the proposed building is located approximately 70m from the nearest R2 zone located to the rear of the property along Lakeside Drive.

In addition to the required 3m landscaping buffer for the neighbouring SC zone properties, the applicant has also proposed a 1.5m high wood fence along the front portion of the shared property lines.

There is a private sewer line on the property that is not municipal infrastructure. The proposed project would not be utilizing the private line, and will be using the municipal water and sanitary system. There was discussion between Planning Staff and Engineering related to if an easement should be placed over the private sewer line. The decision was to not make an easement a condition of this application due to it being private infrastructure, that the plans indicate that the existing lines will not be disturbed leaving the situation the same as it has been previously, and leaving it the responsibility of those the line services.

Public Notice / Avis public

Public Notices were sent to property owner within 60m on July 31, 2024.

Legal Authority / Autorité légale

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 / Recommandation

Staff recommends that the Riverview Planning Advisory Committee APPROVE the proposed conditional use for 771 Coverdale Road, PID 00644260 to permit a multiple unit dwelling in an SC 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

Location Map



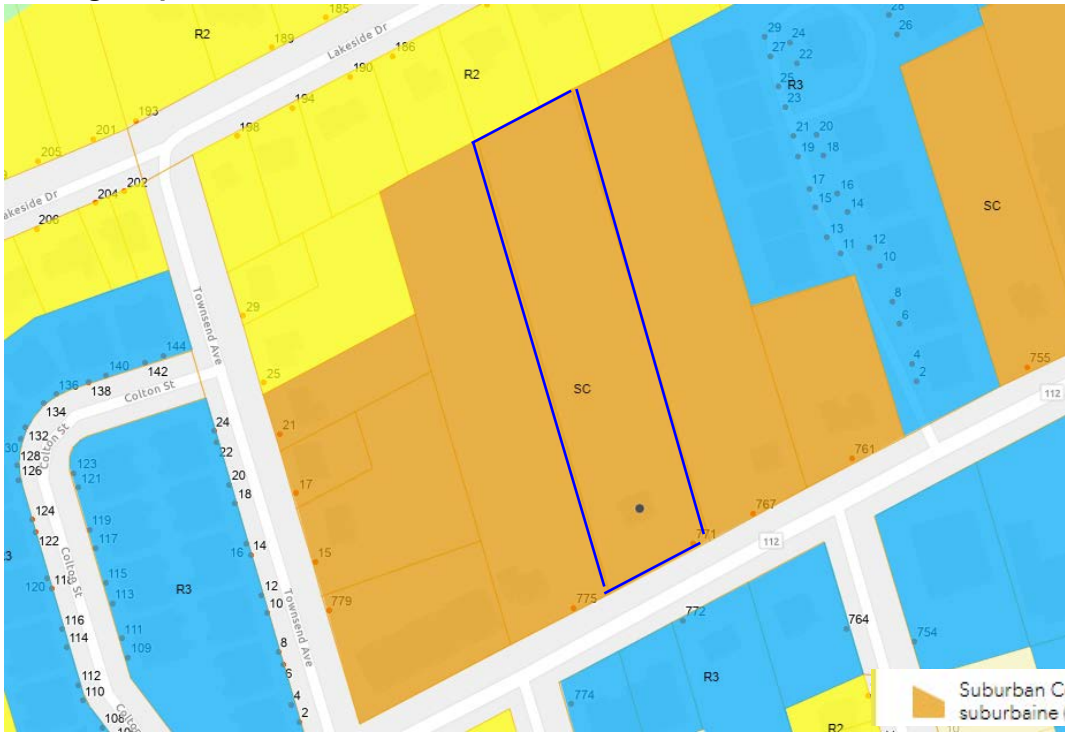
Main / Principal
 1234 rue Main Street, Suite 200
 Moncton, NB E1C 1H7
 (506) 238-5386

Shediac
 815A rue Bombardier Street
 Shediac, NB E4P 1H9
 (506) 533-3637

Tantramar
 112C rue Main Street
 Sackville, NB E4L 0C3
 (506) 364-4701

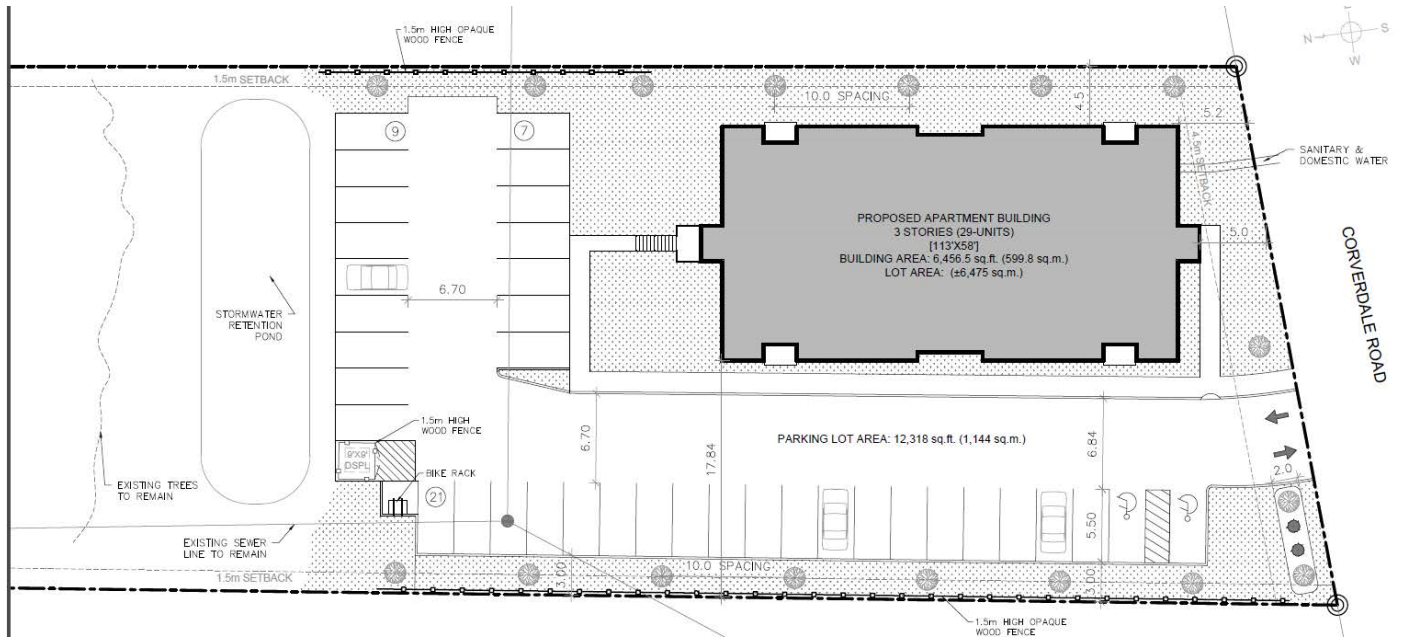
Riverview
 Operations Centre d'opérations
 300 rue Robertson Street
 Riverview, NB E1B 0T8
 (506) 382-3574

Zoning Map



Suburban Commercial (SC); Zone commerciale suburbaine (SC)

Site Plan



<p>Main / Principal 1234 rue Main Street, Suite 200 Moncton, NB E1C 1H7 (506) 238-5386</p>	<p>Shediac 815A rue Bombardier Street Shediac, NB E4P 1H9 (506) 533-3637</p>	<p>Tantramar 112C rue Main Street Sackville, NB E4L 0C3 (506) 364-4701</p>	<p>Riverview Operations Centre d'opérations 300 rue Robertson Street Riverview, NB E1B 0T8 (506) 382-3574</p>
---	---	---	--

Site Photos (July 27, 2024)



Main / Principal

1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

Shediac

815A rue Bombardier Street
Shediac, NB E4P 1H9
(506) 533-3637

Tantramar

112C rue Main Street
Sackville, NB E4L 0C3
(506) 364-4701

Riverview

Operations Centre d'opérations
300 rue Robertson Street
Riverview, NB E1B 0T8
(506) 382-3574

Site Photos (July 27, 2024)



Main / Principal

1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

Shediac

815A rue Bombardier Street
Shediac, NB E4P 1H9
(506) 533-3637




Tantramar

112C rue Main Street
Sackville, NB E4L 0C3
(506) 364-4701

Riverview

Operations Centre d'opérations
300 rue Robertson Street
Riverview, NB E1B 0T8
(506) 382-3574



EXTERIOR WALL COVERINGS LEGEND

-  HORIZONTAL WOOD & VINYL SIDING
-  VERTICAL BASS WOOD & VINYL SIDING
-  CULTURED STONE MASONRY



1
A1 SIDE ELEVATION (WEST)

ROOF COVERINGS LEGEND

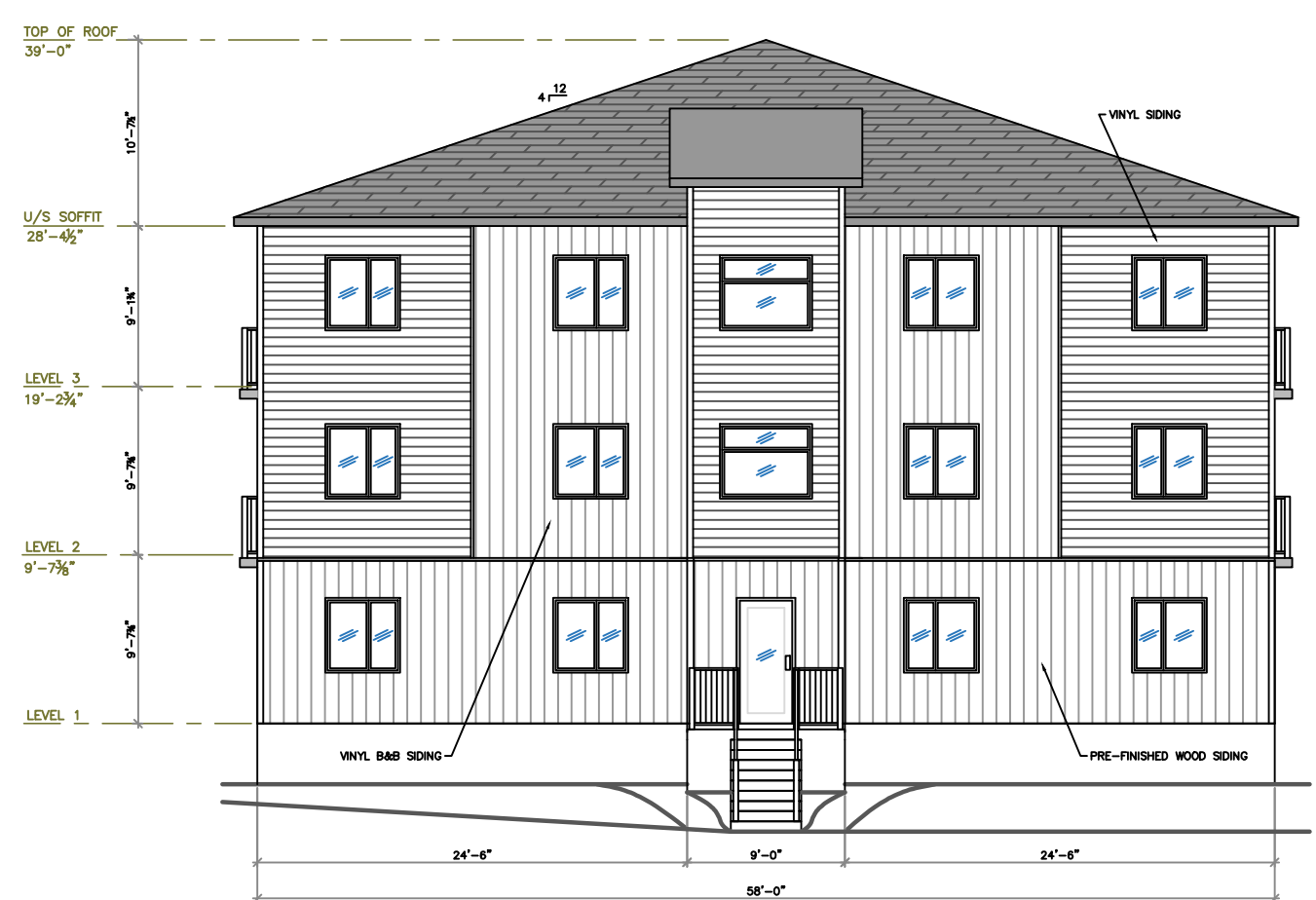
-  ASPHALT ROOF SHINGLES
-  2-PLY MODIFIED BITUMEN MEMBRANE ROOF



2
A1 FRONT ELEVATION (SOUTH)



3
A1 SIDE ELEVATION (EAST)



4
A1 BACK ELEVATION (NORTH)



© COPYRIGHT FOR THE DESIGN AND ALL ASSOCIATED DOCUMENTATION PREPARED BY OR ON BEHALF OF THE DESIGNER AND/OR ENGINEER BELONGS TO THE DESIGNER AND/OR ENGINEER.
EXCEPT FOR REFERENCE PURPOSES, THE DRAWINGS AND SPECIFICATION SHALL NOT BE USED FOR ADDITIONS OR ALTERATIONS TO THE PROJECT OR ANY OTHER PROJECT.

- General Notes:
1. THE REQUIREMENTS OF THE 2015 NATIONAL BUILDING CODE OF CANADA (NBC) SHALL APPLY TO THIS PROJECT
 2. ALL MATERIALS SHALL BE NEW AND MEET C.S.A. OF ASTM STANDARDS
 3. PLUMBING & ELECTRICAL SHALL COMPLY WITH THEIR RESPECTIVE NATIONAL CODE.

NOT FOR CONSTRUCTION

No.	Revisions	Date:
3	GENERAL REVISION	JUL. 1/24
2	GENERAL REVISION	JUN. 22/24
1	GENERAL REVISION	JUN. 5/24

COVERDALE DEVELOPMENT INC.

Project Title:
PROPOSED APARTMENT BUILDING DEVELOPMENT

Project Location:
771 COVERDALE ROAD
RIVERVIEW NB
[PID 00644260]

Drawing Title:
ELEVATIONS

Drawn By: LG-BEAR PROJECTS INC.	
Date: JULY 1, 2024	Checked By:
Scale: 3/32" = 1'-0"	Sheet 1 of 1
Project No.: 3	Rev. No: Sheet Number



© COPYRIGHT FOR THE DESIGN AND ALL ASSOCIATED DOCUMENTATION PREPARED BY OR ON BEHALF OF THE DESIGNER AND/OR ENGINEER BELONGS TO THE DESIGNER AND/OR ENGINEER.
EXCEPT FOR REFERENCE PURPOSES, THE DRAWINGS AND SPECIFICATION SHALL NOT BE USED FOR ADDITIONS OR ALTERATIONS TO THE PROJECT OR ANY OTHER PROJECT.

General Notes:

1. THE REQUIREMENTS OF THE 2015 NATIONAL BUILDING CODE OF CANADA (NBC) SHALL APPLY TO THIS PROJECT
2. ALL MATERIALS SHALL BE NEW AND MEET C.S.A. OF ASTM STANDARDS
3. PLUMBING & ELECTRICAL SHALL COMPLY WITH THEIR RESPECTIVE NATIONAL CODE.

NOT FOR CONSTRUCTION

No:	Revisions	Date:
3	GENERAL REVISION	JUL. 1/24
2	GENERAL REVISION	JUN. 22/24
1	GENERAL REVISION	JUN. 5/24

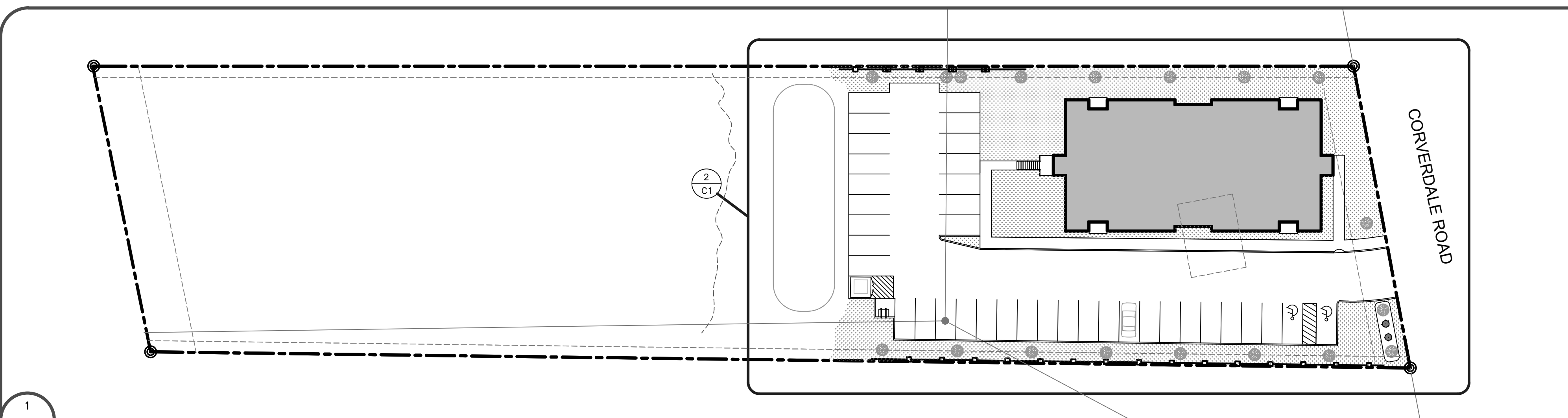
COVERDALE DEVELOPMENT INC.

Project Title:
PROPOSED APARTMENT BUILDING DEVELOPMENT

Project Location:
771 COVERDALE ROAD
RIVERVIEW NB
[PID 00644260]

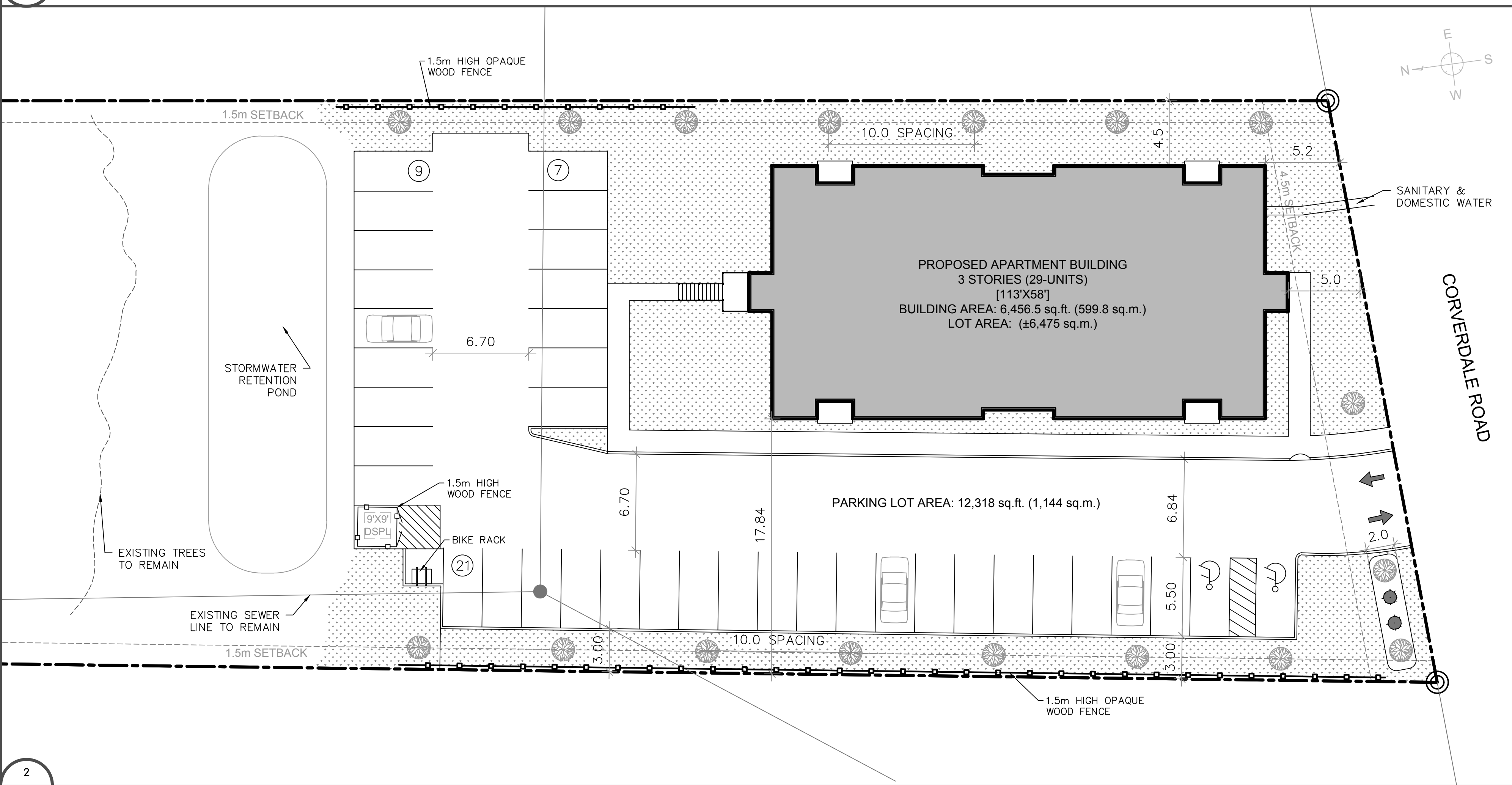
Drawing Title:
PRELIMINARY SITE PLAN

Drawn By: LG-BEAR PROJECTS INC.	
Date: JULY 1, 2024	Checked By:
Scale: AS SHOWN	Sheet 1 of 1
Project No.: 3	Rev. No: Sheet Number C1



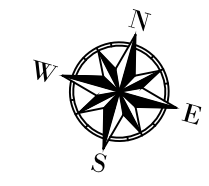
1 C1 SITE LAYOUT

1:400



2 C1 SITE PLAN (PROPOSED DEVELOPMENT AREA)

1:200



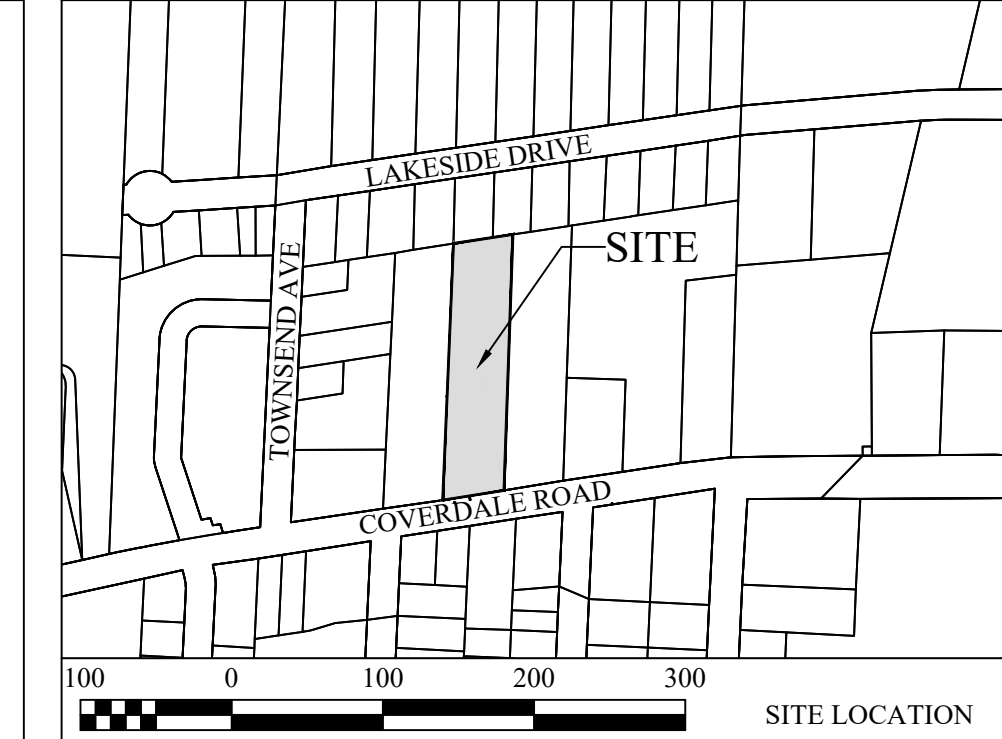
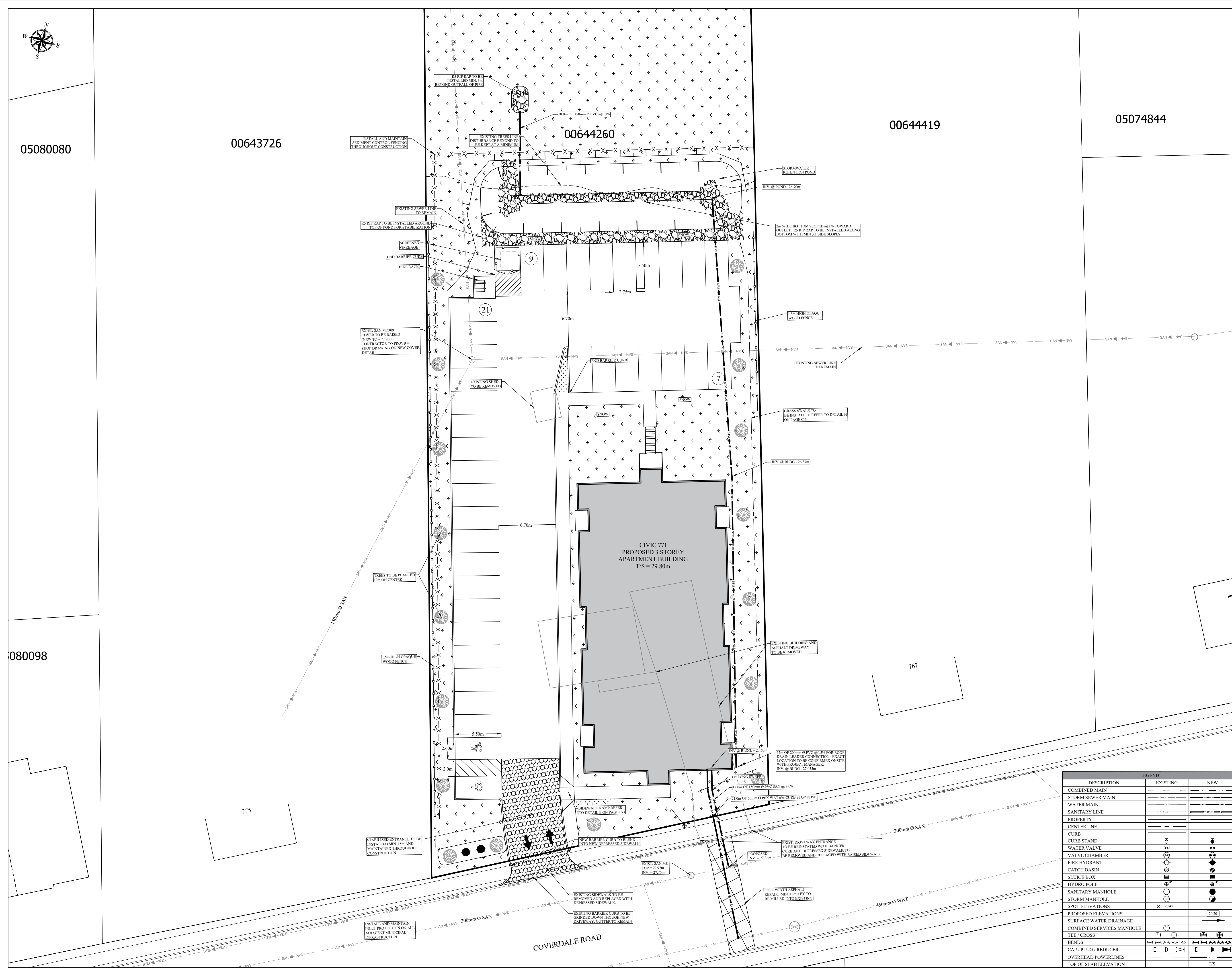
05080080

00643726

00644260

00644419

05074844



SCALE - METERS 1: 5000

Notes:

- Base Site Plan provided by Bear Projects Inc. dated June 26, 2024.
- All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
- Contractor required to locate all existing services and confirm invert elevations with engineer.
- All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83HT2.0).
- Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure.
- Record drawings to be submitted to the public works department following construction.
- A lateral service hook-up by the Town's public works department is required prior to backfilling the lateral connections to the mainlines.
- Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be grinded down and sidewalk depressed.
- Barrier curb to be installed around the perimeter of the parking lot as shown.

Erosion Control:

- All work is to follow the Town of Riverview Guidelines for Erosion and Sediment Control at Construction Sites.
- During work on the site, the following items must be completed:
- Situation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
- Storm drain inlet protection must be installed and maintained within existing storm infrastructure adjacent property along Coverdale and not removed until landscaping and asphalt surface is completed.
- Contractor is responsible for dust control, mud and dirt removal on Coverdale Road. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Coverdale Road if the existing driveway is not used during construction.

ADDITIONAL NOTES ON C-3

Drawing Number	Drawing Title
C-1	SITE SERVICING AND EROSION CONTROL PLAN
C-2	SITE DRAINAGE PLAN
C-3	CONSTRUCTION NOTES AND DETAILS

No.	Issue	Date
1	FOR TOWN OF RIVERVIEW APPROVAL	JULY 2024
2		
3		



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

Project Title
**PROPOSED 3 STOREY APARTMENT BUILDING
771 COVERDALE ROAD
RIVERVIEW, N.B.**

Drawing Title
SITE SERVICING AND EROSION CONTROL PLAN

Project No. **DS591**

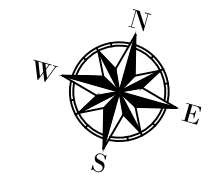
Dwg. No. **DS59101R0**

Scale: **SCALE - METERS 1: 200**

Const. North

Drawn By: **AF**
Designed By: **MJF**
DWG. Design Ckd. By: **MJF**
Drawing Number: **C-1**

DESCRIPTION	LEGEND	
	EXISTING	NEW
COMBINED MAIN	---	---
STORM SEWER MAIN	---	---
WATER MAIN	---	---
SANITARY LINE	---	---
PROPERTY CENTERLINE	---	---
CURB	---	---
CURB STAND	⊙	⊙
WATER VALVE	⊕	⊕
VALVE CHAMBER	⊖	⊖
FIRE HYDRANT	⊗	⊗
CATCH BASIN	⊘	⊘
SLUICE BOX	⊙	⊙
HYDRO POLE	⊕	⊕
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
SPOT ELEVATIONS	X 2045	
PROPOSED ELEVATIONS		20.20
SURFACE WATER DRAINAGE	---	---
COMBINED SERVICES MANHOLE	⊙	⊙
TEE / CROSS	⊕	⊕
BENDS	⊕	⊕
CAP / PLUG / REDUCER	⊕	⊕
OVERHEAD POWERLINES	---	---
TOP OF SLAB ELEVATION		T/S



05080080

00643726

00644260

00644419

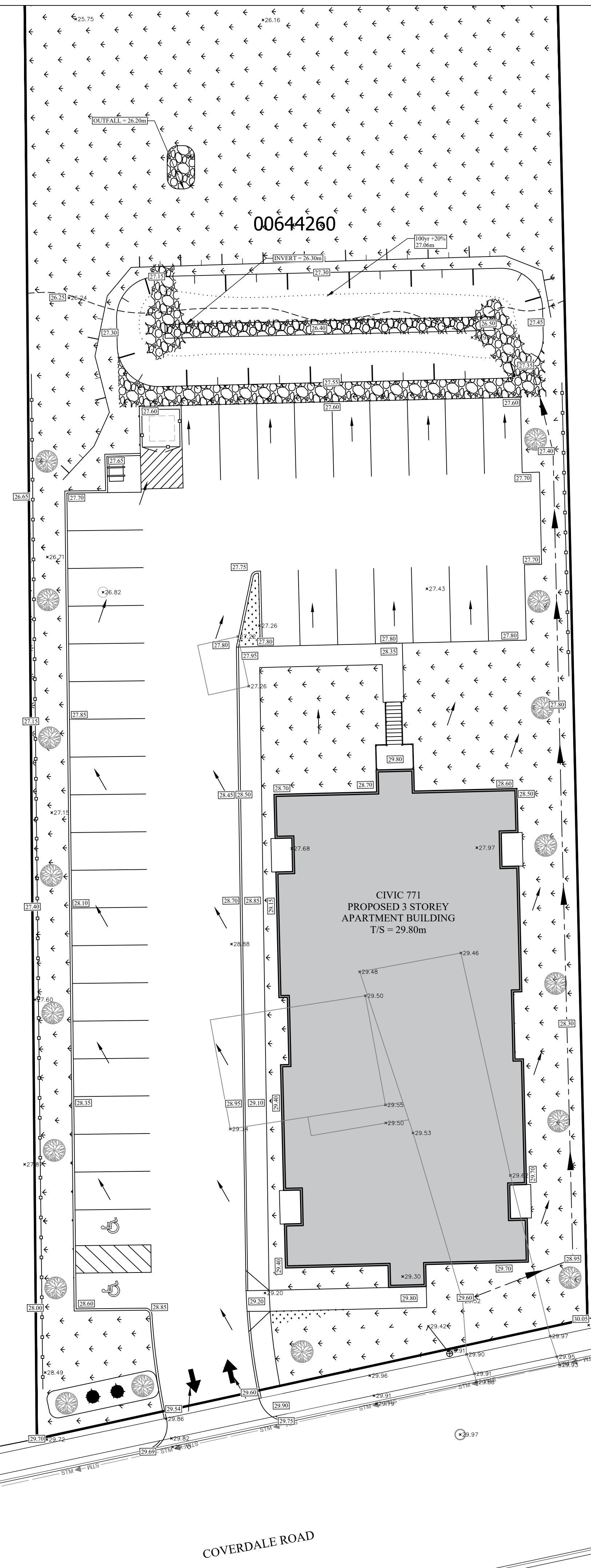
05074844

080098

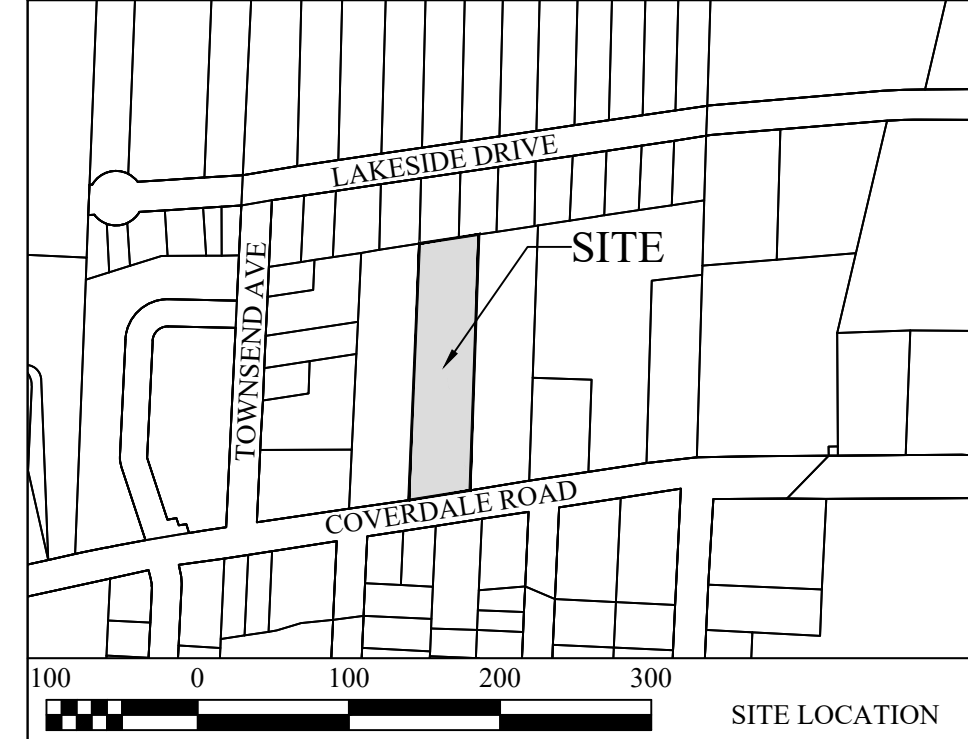
775

767

COVERDALE ROAD



LEGEND		
DESCRIPTION	EXISTING	NEW
COMBINED MAIN	---	---
STORM SEWER MAIN	---	---
WATER MAIN	---	---
SANITARY LINE	---	---
PROPERTY CENTERLINE	---	---
CURB	---	---
CURB STAND	⊙	⊙
WATER VALVE	⊕	⊕
VALVE CHAMBER	⊕	⊕
FIRE HYDRANT	⊕	⊕
CATCH BASIN	⊕	⊕
SLUICE BOX	⊕	⊕
HYDRO POLE	⊕	⊕
SANITARY MANHOLE	⊕	⊕
STORM MANHOLE	⊕	⊕
SPOT ELEVATIONS	X 2045	20.30
PROPOSED ELEVATIONS		20.30
SURFACE WATER DRAINAGE	---	---
COMBINED SERVICES MANHOLE	⊕	⊕
TEE / CROSS	⊕	⊕
BENDS	⊕	⊕
CAP / PLUG / REDUCER	⊕	⊕
OVERHEAD POWERLINES	---	---
TOP OF SLAB ELEVATION		T/S



Notes:

- Base Site Plan provided by Bear Projects Inc. dated June 26, 2024.
- All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
- Contractor required to locate all existing services and confirm invert elevations with engineer.
- All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83/HT2_0).
- Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure.
- Record drawings to be submitted to the public works department following construction.
- A lateral service hook-up by the Town's public works department is required prior to backfilling the lateral connections to the mainlines.
- Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be grinded down and sidewalk depressed.
- Barrier curb to be installed around the perimeter of the parking lot as shown.

Erosion Control:

- All work is to follow the Town of Riverview Guidelines for Erosion and Sediment Control at Construction Sites.
- During work on the site, the following items must be completed:
 - Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
 - Storm drain inlet protection must be installed immediately following the installation of underground structures. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
 - Contractor is responsible for dust control, mud and dirt removal on Coverdale Road. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Coverdale Road if the existing driveway is not used during construction.

ADDITIONAL NOTES ON C-3

Drawing Number	Drawing Title
C-1	SITE SERVICING AND EROSION CONTROL PLAN
C-2	SITE DRAINAGE PLAN
C-3	CONSTRUCTION NOTES AND DETAILS

No.	Issue	Date
1	FOR TOWN OF RIVERVIEW APPROVAL	JULY 2024
2		
3		

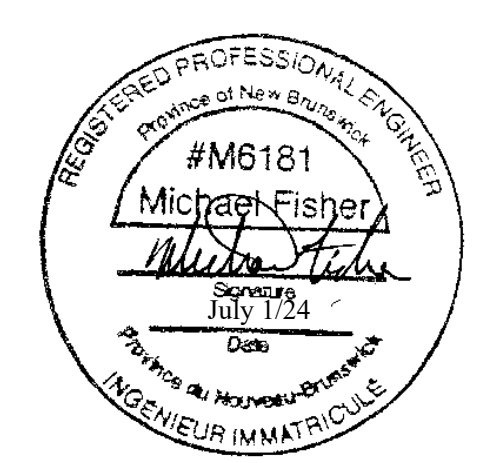


Project Title
**PROPOSED 3 STOREY APARTMENT BUILDING
 771 COVERDALE ROAD
 RIVERVIEW, N.B.**

Drawing Title
SITE DRAINAGE PLAN

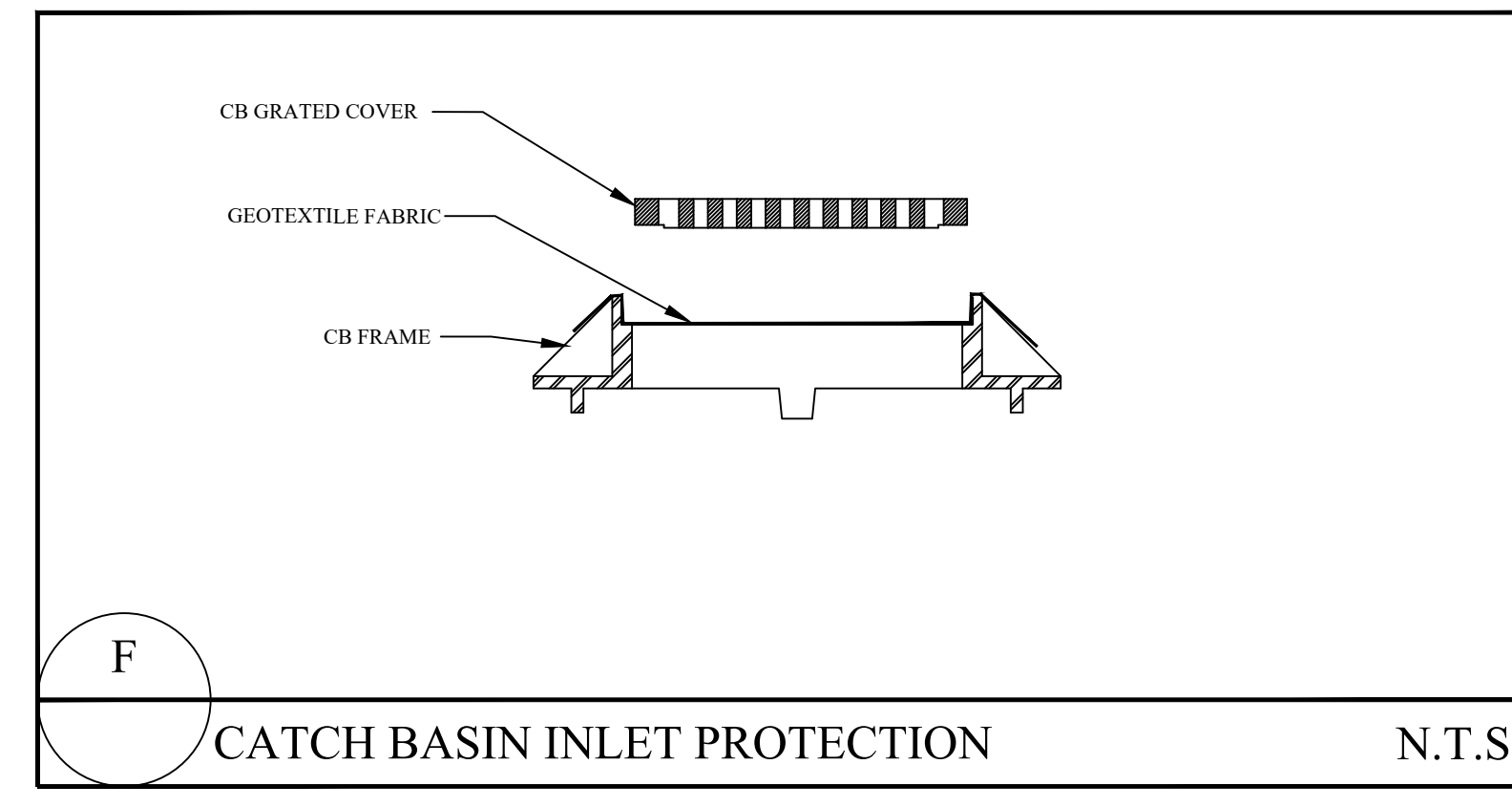
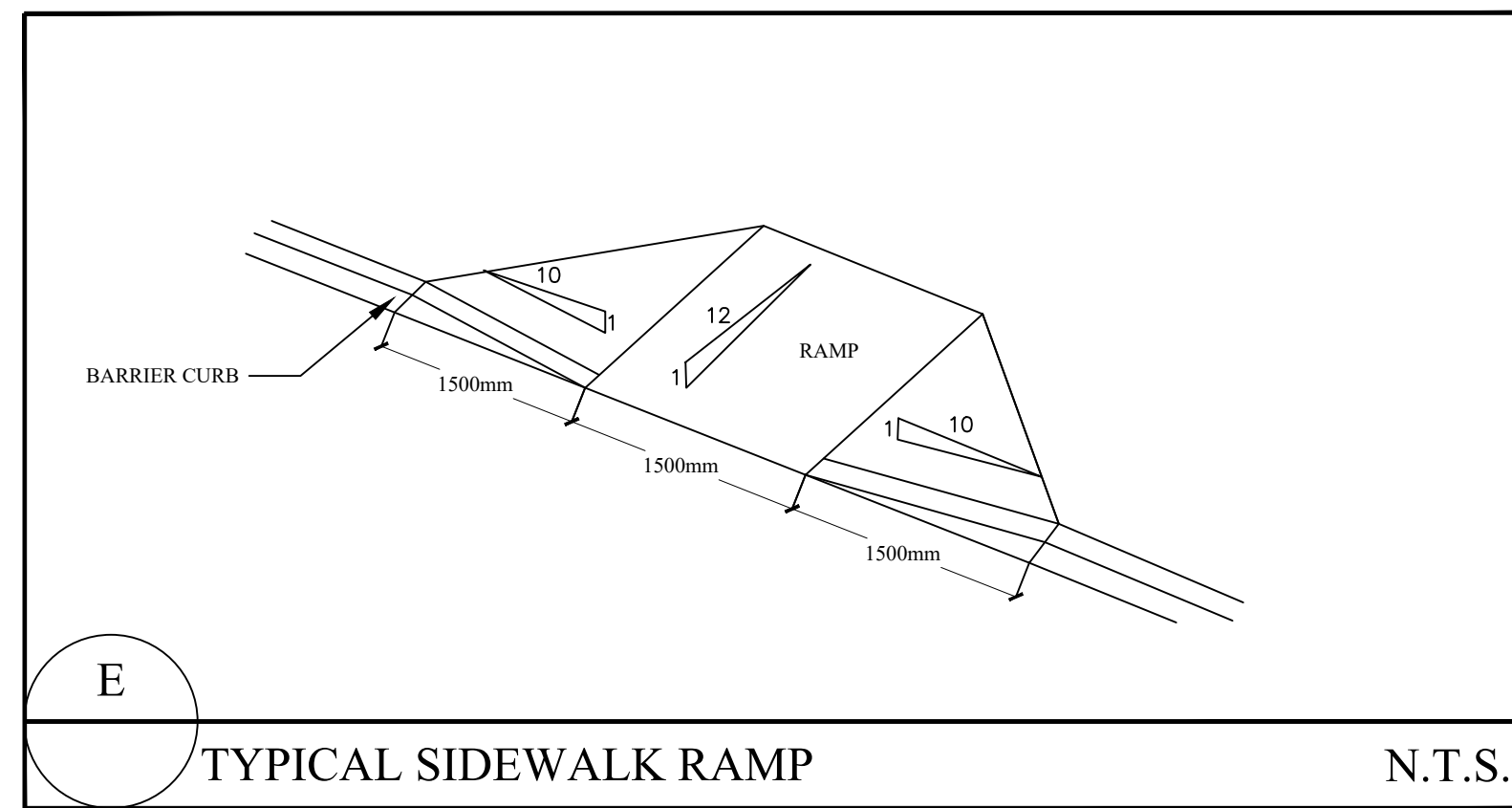
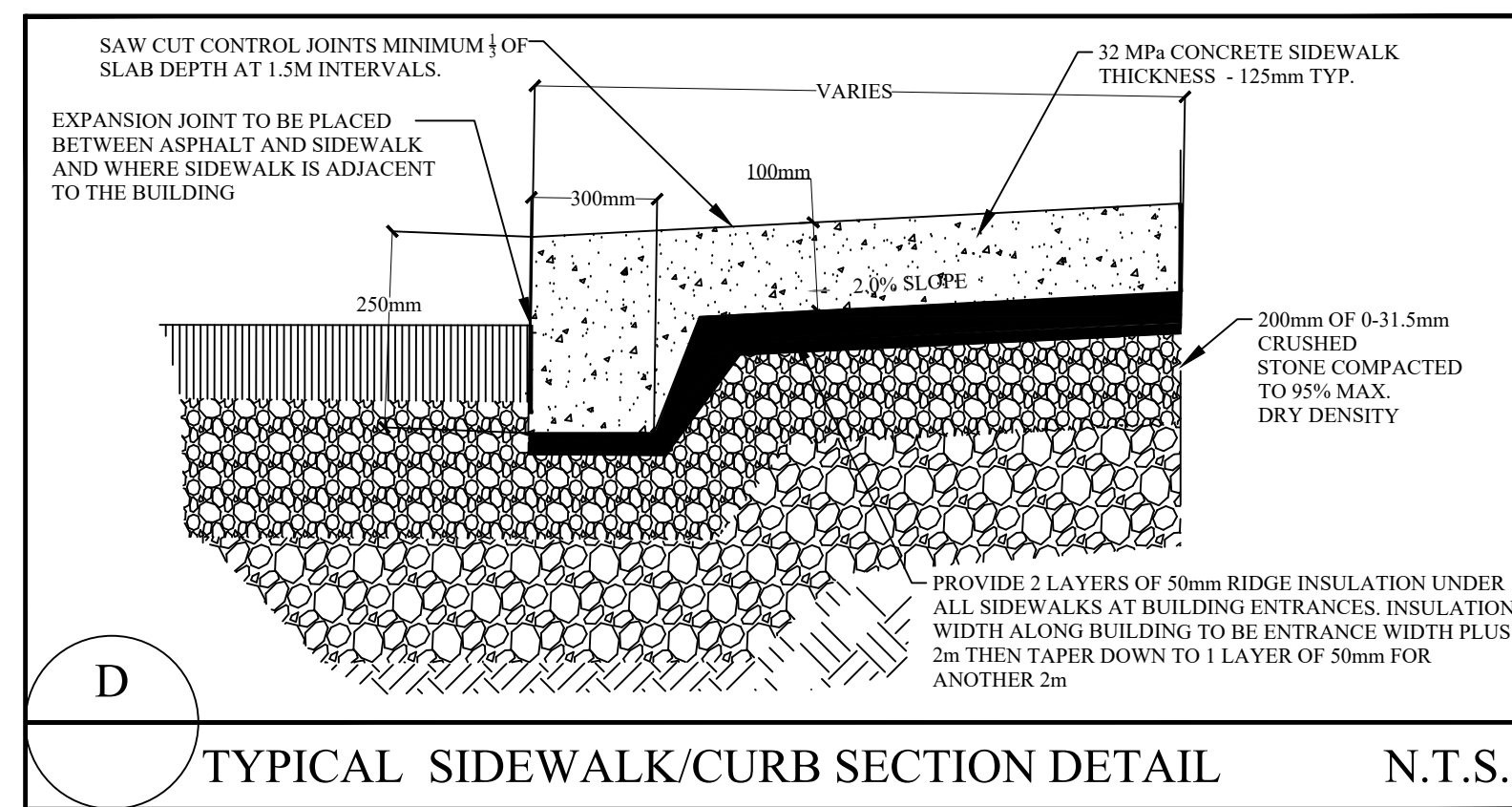
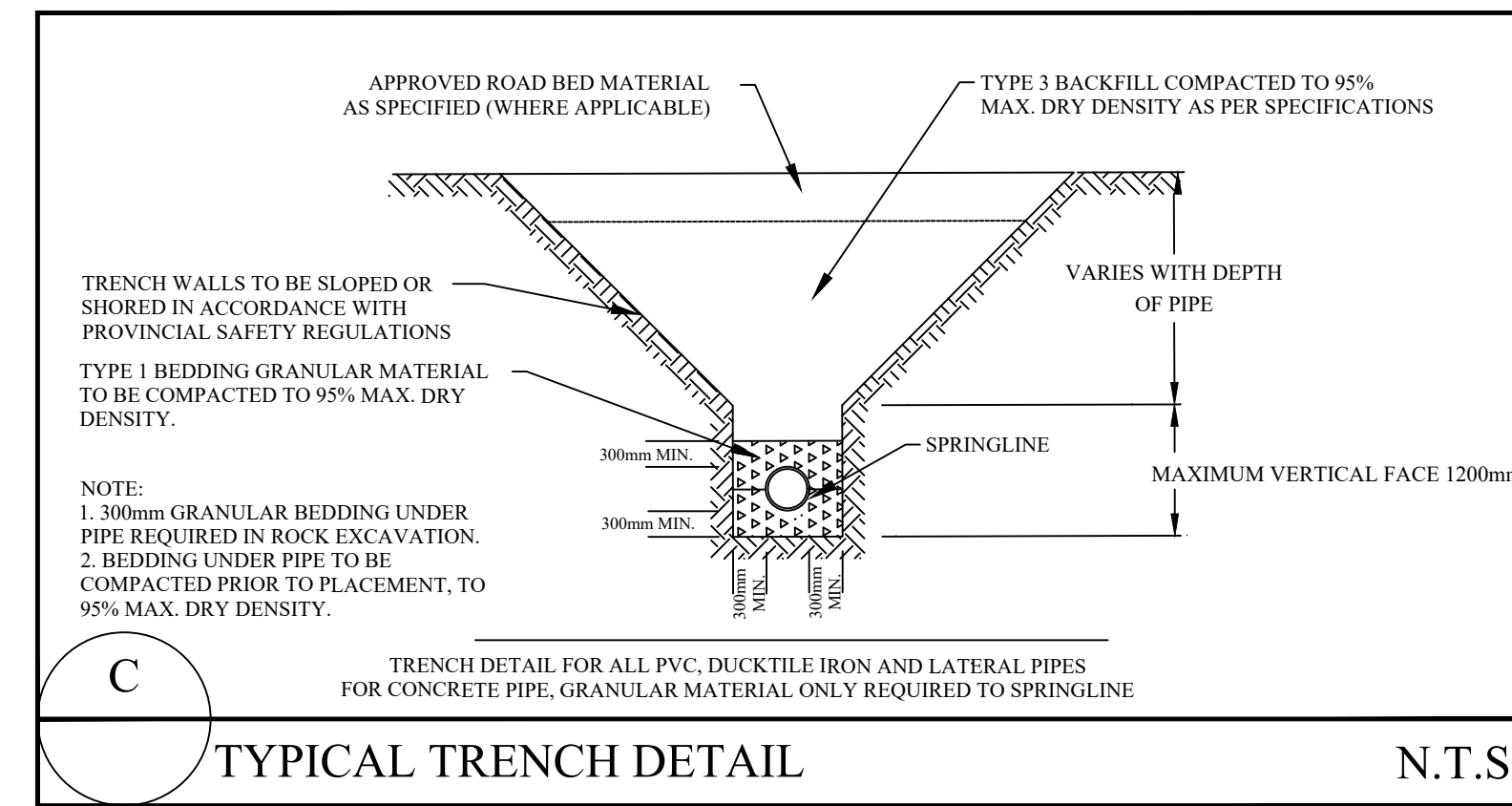
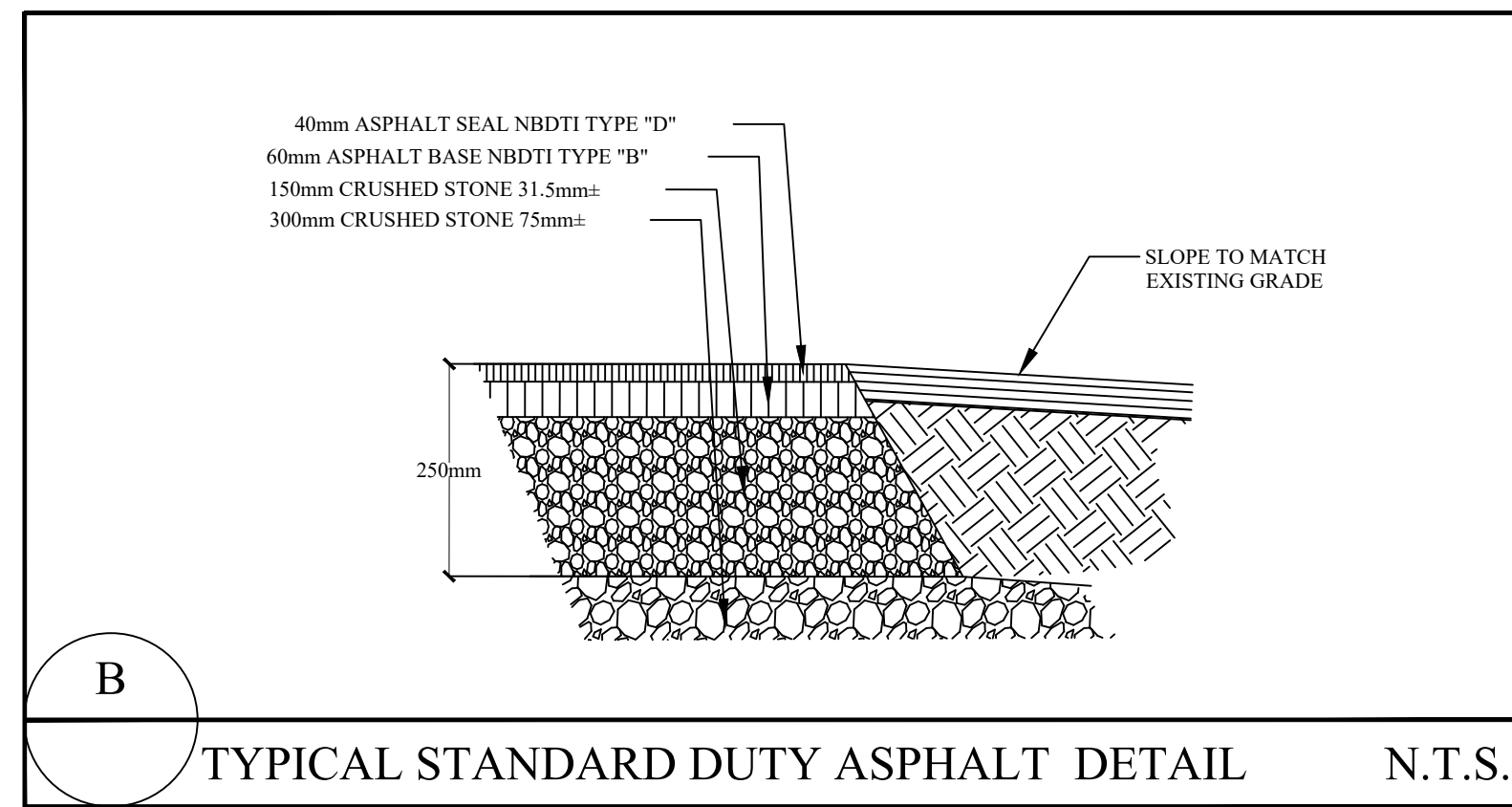
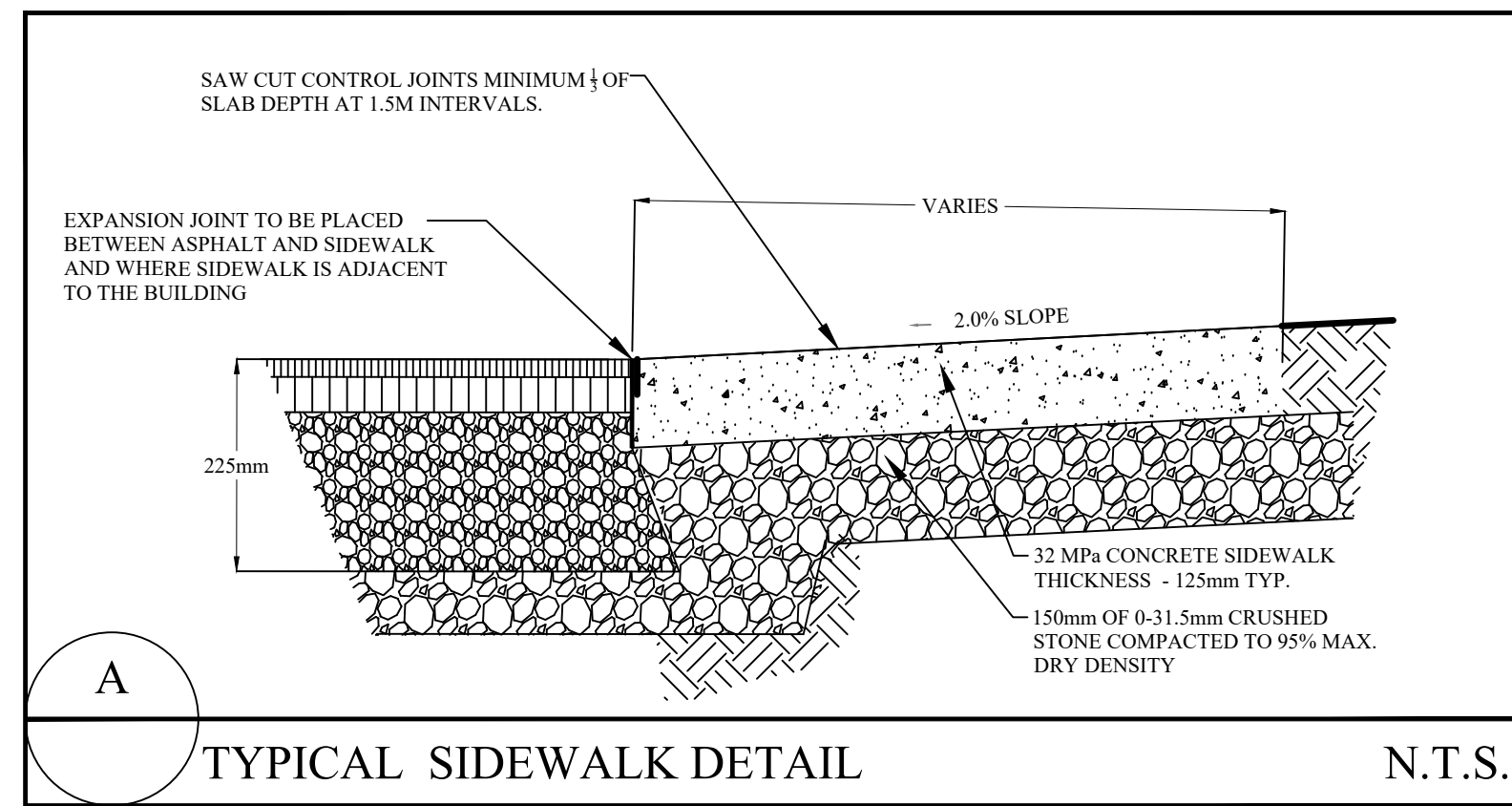
Project No. **DS591**
 Dwg. No. **DS59101R0**

Scale: 4 0 4 8 12
 SCALE - METERS 1: 200



Const. North

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



NOTES:

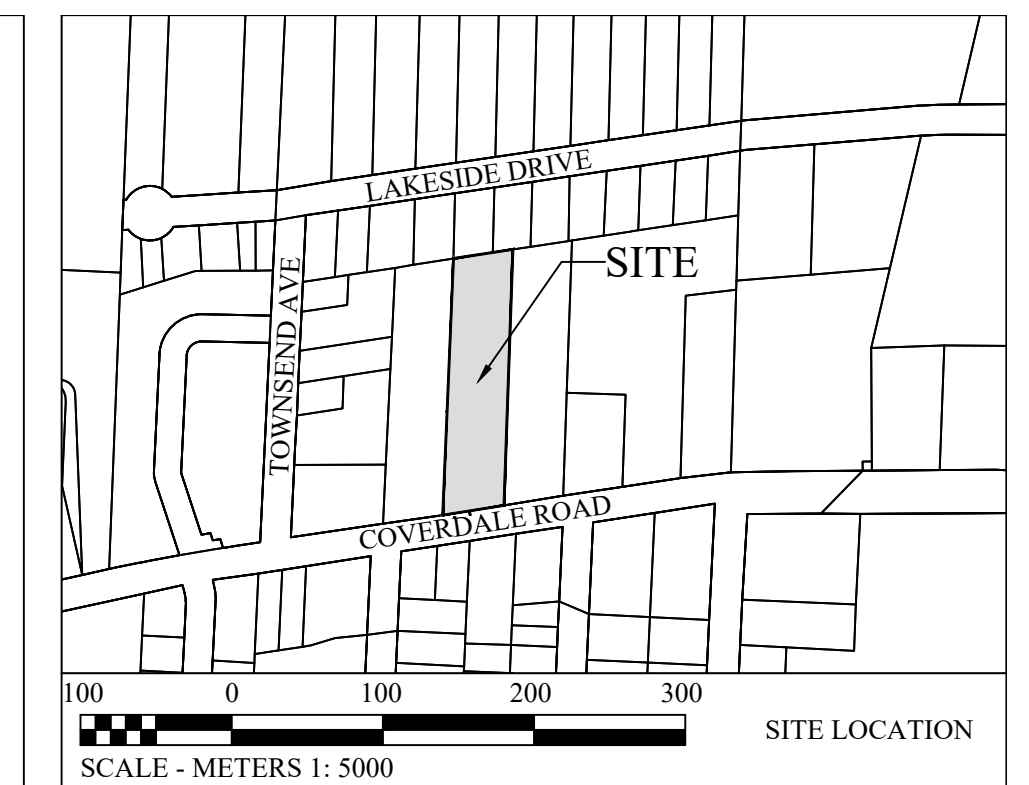
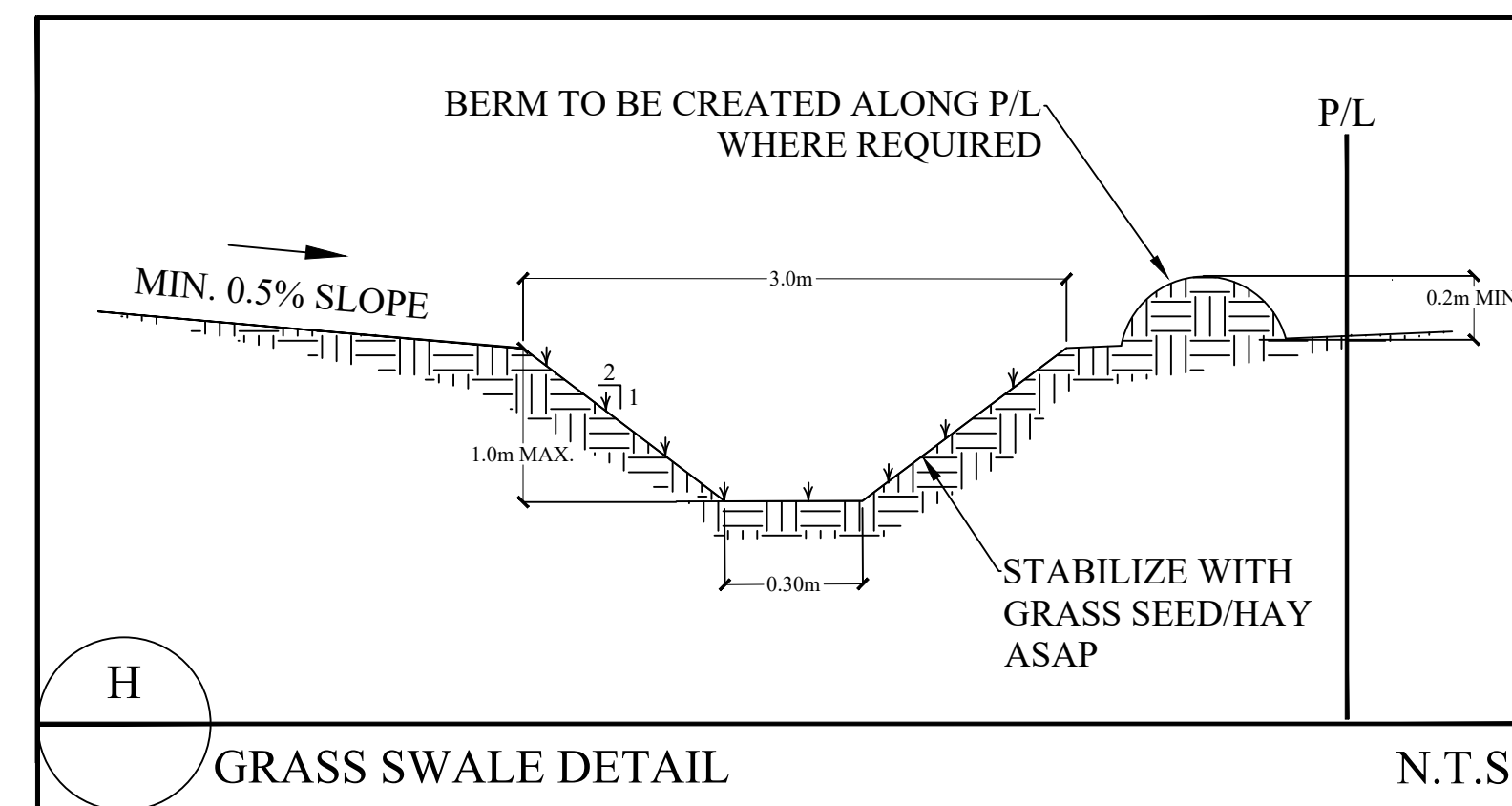
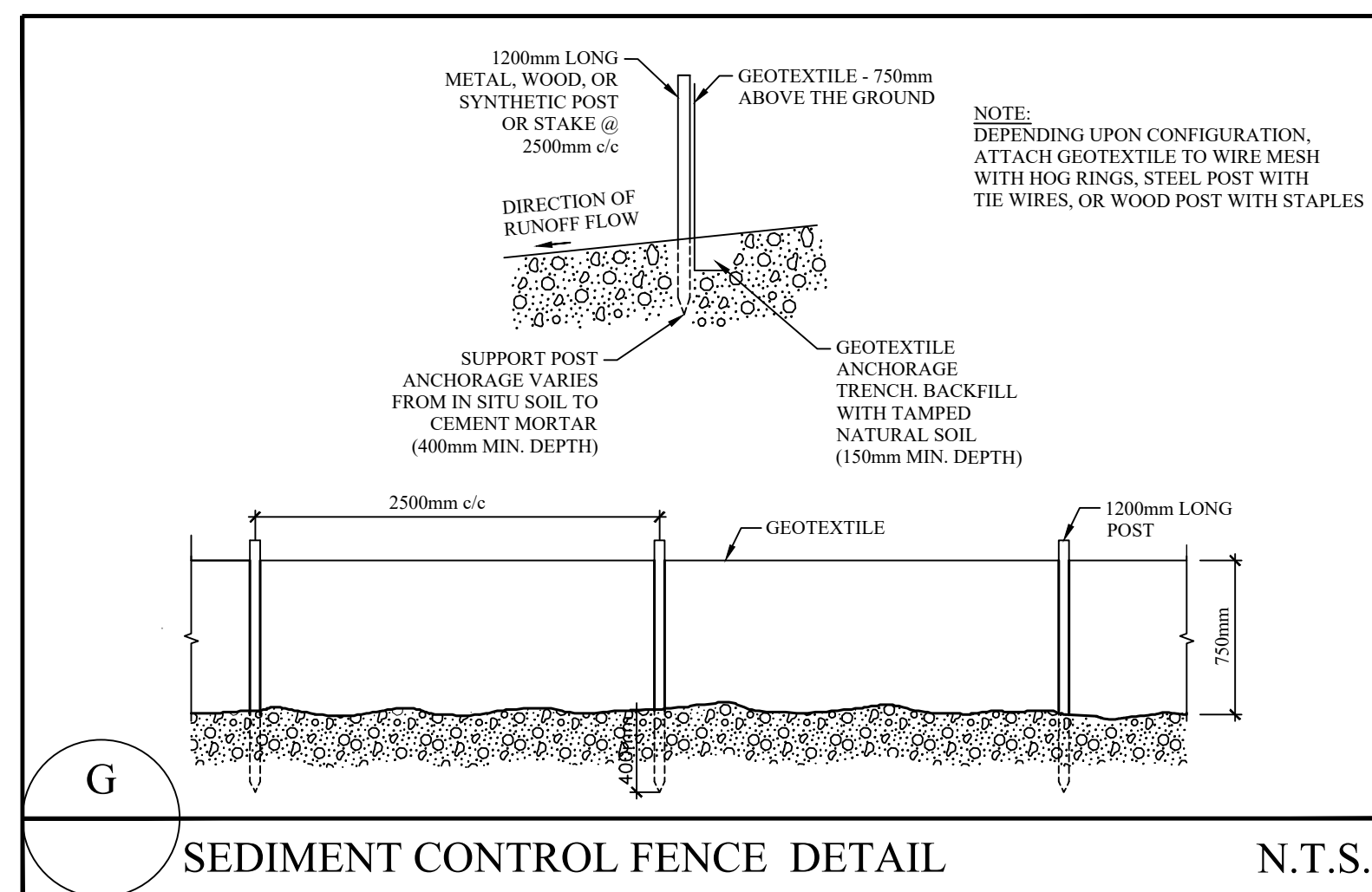
- All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
- If a detail is not provided then refer to Town of Riverview Standard Municipal Specifications.
- Contractor is responsible to ensure that the work is carried out in accordance with N.B. Occupational Health and Safety Act.
- Contractor to possess on site all necessary permits prior to commencing work. Contractor to comply with all requirements and conditions of permits.
- Contractor to provide the Engineer with a proposed construction schedule prior to commencing work.
- All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83/HT2_0).
- Contractor to confirm horizontal location and vertical elevations of all existing services prior to commencing work. Contractor to immediately report any discrepancies to the Engineer.
- Contractor may not substitute any materials unless approved by the Engineer.
- Contractor to provide necessary grading and dust control for roadways and construction site requirements.
- The contractor is responsible for the protection of natural watercourses/drainage swales from damage due to siltation runoff from the construction site.
- Ditches, swales and ponds are to be stabilized as soon as is practical after construction. Permanent stabilization shall be completed within 30 days of construction and shall consist of; Riprap where specified on the plans or Hydroseed to Town of Riverview specifications, unless noted otherwise.
- A lateral service hook-up inspection by the Town's Public Works department is required prior to backfilling the lateral connections to the mainlines. No water turn on will take place until this hook-up inspection has been completed.
- Locations and extent of unsuitable material are unknown. Definition of unsuitable material to be defined by Geotechnical Engineer. Contractor is responsible to review site conditions in a manner deemed reliable to identify locations and extent of unsuitable material. Contractor is responsible for removal and disposal of unsuitable material and replacement with material approved by the Geotechnical Engineer.
- All disturbed areas, including the temporary construction road shall be reinstated, as soon as possible, to previous condition or better.
- Contact Town's Public Works Department prior to construction for application for a lateral service and deposit.

WATER:

- Contractor is responsible for the testing and disinfection of water mains to Town of Riverview Standards.
- Under no circumstances shall the contractor operate existing water valves or make connections to the existing water system without prior approval of the Town of Riverview Public Works Department.
- All water laterals, 100mm and greater in diameter, installed must be pressure tested and disinfected to the Town of Riverview Standards Municipal Specifications and results submitted to the Public Works department with a stamped letter stating that all tests have passed and full time inspection was done during construction and during the test before waterlines are disinfected or turned on by the Town. Town's Public Works Department must be notified one week in advance with the testing results before water main can be disinfected.
- The water service lateral for fire protection (sprinkler), from the property line to the building, shall follow the NFPA 13 Standards. This includes the required 200psi pressure test.

EROSION CONTROL:

- All work is to follow the Town of Riverview's Guidelines for Erosion and Sediment Control at Construction Sites.
- During work on the site, the following items must be completed:
 - Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
 - Storm drain inlet protection must be installed within the existing storm water structures identified prior to starting the work and immediately following the installation of the onsite storm infrastructure.
 - Contractor is responsible for dust control, mud and dirt removal on Coverdale Road. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Coverdale Road.
 - Contractor to inspect sediment control structures and make necessary repairs daily.



Notes:

- Base Site Plan provided by Bear Projects Inc. dated June 26, 2024.
- All work is to conform to the Town of Riverview Standard Municipal Specifications, latest revision.
- Contractor required to locate all existing services and confirm invert elevations with engineer.
- All elevations are in reference to NB geodetic datum 28155 Elevation = 47.166m. (NAD83/HT2_0).
- Full time inspection by the engineering design firm is recommended for the installation of all underground infrastructure.
- Record drawings to be submitted to the public works department following construction.
- A lateral service hook-up by the Town's public works department is required prior to backfilling the lateral connections to the mainlines.
- Gutter is to be kept through proposed driveway. Existing barrier curb at driveway is to be graded down and sidewalk depressed.
- Barrier curb to be installed around the perimeter of the parking lot as shown.

Erosion Control:

- All work is to follow the Town of Riverview Guidelines for Erosion and Sediment Control at Construction Sites.
- During work on the site, the following items must be completed:
 - Siltation fence must be erected around the perimeter of the disturbed area prior to start of construction, and routinely monitored throughout project.
 - Storm drain inlet protection must be installed immediately following the installation of underground structures. The inlet protection must be maintained and not removed until landscaping and asphalt surface is completed.
 - Contractor is responsible for dust control, mud and dirt removal on Coverdale Road. A stabilized entrance/exit complete with clear stone/gravel is recommended to help prevent tracking of mud & dirt onto Coverdale Road if the existing driveway is not used during construction.

Drawing Number	Drawing Title
C-1	SITE SERVICING AND EROSION CONTROL PLAN
C-2	SITE DRAINAGE PLAN
C-3	CONSTRUCTION NOTES AND DETAILS

No.	Issue	Date
1	FOR TOWN OF RIVERVIEW APPROVAL	JULY 2024
2		
3		

FISHER
ENGINEERING LTD.

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

Project Title
PROPOSED 3 STOREY APARTMENT BUILDING 771 COVERDALE ROAD RIVERVIEW, N.B.

Drawing Title
CONSTRUCTION NOTES AND DETAILS

Project No. **DS591**
Dwg. No. **DS59101R0**



Const. North

Registered Professional Engineer
Province of New Brunswick
#M6181
Michael Fisher
Signed July 17/24
Date
Professional Engineer
INGENIEUR IMMATRICULE

Drawn By: **AF**
Designed By: **MJF**
DWG. Design Ckd. By: **MJF**
Drawing Number: **C-3**



FISHER ENGINEERING LTD.

40 Fairfield Road
Lower Coverdale, New Brunswick E1J 0A2
Phone: 506.863.1991

July 1, 2024

File DS591

Mr. Louis Gibbs,
Coverdale Developments Inc.
299 Champlain St.
Dieppe, NB
E1A 1P2

Attention: Mr. Gibbs

Re: Design Rational for Proposed Apartment Complex, 771 Coverdale Road, Riverview, NB

The following is our design brief for the proposed construction of a 3 storey apartment building on Coverdale Road in Riverview NB.

The brief presents the design assumptions and calculations for the municipal infrastructure required for the project. Standard engineering practices and requirements outlined in the Town of Riverview Design Criteria Manual for Municipal Services and the Storm Water Design Criteria Manual for Municipal Services were applied for this design.

Project Overview

Currently the subject property (PID 00644260) is occupied by a single family dwelling and asphalt driveway on Coverdale Road. The proposed project includes the construction of a three story 29-unit apartment building. The client for this project is Coverdale Developments Inc. Coverdale Road has a street classification of Urban Collector Primary (UCP).

Existing Property-

The subject property has an area of 6475m². The entire lot currently drains northward toward the adjacent properties along Lakeside Drive. The subject property is very long and a large portion of the northern section of the property will remain untouched in its current vegetative condition. For this design, only the front portion of the subject property was considered, which covers an area of 3596m².

Proposed Construction

The proposed buildings will have the following pervious areas:

Impervious – new asphalt parking lot/driveway/sidewalks: 1340m², Roof top: 581m².

The portion of the assessed area that will be landscaped with grass/tress (1675m²). The impervious area across the assessed portion of the property will increase by approximately 50% as a result of the proposed development.

Infrastructure

Existing Services –

The lot currently is serviced with single family sized services. There is an existing sanitary line that cuts across a portion of the site that is servicing adjacent properties. This sanitary line will not be used as part of this work. For this development a new 50mm water and 150mm sanitary are required to be installed off Coverdale Road.

There is one driveway proposed for this development off Coverdale Road. The existing barrier curb will be grinded down with the gutter to remain. There is sidewalk adjacent the frontage of the subject property, which will have to be removed and replaced with depressed sidewalk at the proposed driveway location.

Water System –

A new 50mm domestic service is required for the development. The building is not sprinklered so a sprinkler line is not required. In addition, there are two municipal fire hydrants located within 90m of the main entrance so a private fire hydrant is not required. Average daily water demand for the building assuming an average of 2.5 people/unit is 20.6L/min with a peak demand of 51.6L/min. The required fire flow based on the Fire underwriters survey for public fire protection was calculated to be 11,000L/min.

Sanitary System –

A new 150mm sanitary lateral will be required for this development. Assuming 2.5 occupants per unit @ 340L/ cap/day, the peak design flow for the proposed 29 unit apartment building was determined to be 1.3L/s. The proposed 150mm lateral is sufficient for this flow. Details of the sanitary flow calculations are attached.

Storm Drainage System –

The major storm system was designed to convey storm water runoff from a 1 in 100-year return period storm. To account for climate change, the historic 1 in 100yr event was multiplied by 1.2.

The rate of storm water runoff from the subject property, peak storm water flow, was determined for the 2, 5, 10, 25, 50, and 100^{+20%}-year storms for the post development conditions. For this site, the instantaneous peak storm water flows were determined using the Rational Method ($Q = C \cdot A \cdot I$) for both the existing and post development scenarios.

For the pre development conditions, the following parameters were used:
the following parameters were used:

C= runoff coefficient = 0.26

A= area = 0.3596 ha

T_c = time of concentration = 5 minutes (Bransby Williams)

Rainfall intensities (i) were obtained from the annual rainfall intensity – duration frequency curves for Moncton (data between 1946 and 2007).

For the post development conditions, the following parameters were used:

C^* = runoff coefficient = 0.60, which is a composite value determined by:

$$C^* = \frac{\sum C^*A}{\sum A} = \frac{0.95*(581 + 1340m^2) + 0.2*(1675m^2)}{3,596m^2} = 0.60$$

T_c = time of concentration = 5 minutes (minimum)

Rainfall intensities (i) were obtained from the annual rainfall intensity – duration frequency curves for Moncton (data between 1946 and 2007).

The pre and post development peak flows for the lot is presented in Table 1. In addition, the peak flows with retention are also shown in the tables.

Table 1: Calculated Peak Flows

Storm Event	Pre Development Peak Flow (m ³ /s)	Post Development Peak Flow (m ³ /s)	Post Development Peak Flow with Retention (m ³ /s)
2-yr	0.020	0.046	0.018
5-yr	0.029	0.067	0.024
10-yr	0.035	0.081	0.027
25-yr	0.042	0.098	0.031
50-yr	0.048	0.111	0.034
100-yr +20%	0.065	0.159	0.040

To ensure that post development flows do not exceed pre development peak flow, the outlet pipe from the stormwater detention pond will act as an inlet control devices. Temporary storm water storage will be completed within the detention pond at the northern end of the development. The maximum discharge from the lot is presented previously in Table 1. The ICDs were designed using the formula in Appendix C of the Town of Riverview Storm Water Design Criteria for Municipal Services.

The HydroCad 10 based model was used to characterize the storm water system and determine the volume of storage that would be anticipated for the 1 in 2 yr through the 1 in 100 yr +20% storm events. The maximum depth of storm water that would be temporary located within the pond is shown on the design drawings. The entrance onto Coverdale Road will not be impacted by the temporary storm water storage. The proposed minor storm sewer includes sheet flow across the parking lot into the proposed detention pond and a new 150mm storm lead discharging to the surface on the subject property.

Environment

Sensitive Areas –

There are no sensitive areas identified on the subject property. In addition, no sensitive areas were identified on the neighbouring properties.

Erosion and Sediment Control Measures –

The erosion and control measures to be implemented during the construction activities at this site include the following. Based on the topography of the property, drainage across the site is currently directed toward the adjacent northerly properties. Prior to starting any work on the property, siltation fence is to be installed around the site as shown on the drainage plan. In addition, storm drain inlet protection must be installed within the catch basins shown on the site drainage plan. Following the installation of the new catch basins, storm drain inlet protection must be implemented and the surface water directed toward the units. All of the structures are to be maintained with inlet protection until the landscaping is completed and the parking lot is paved.

The details of the storm drain inlet protection can be found in the City of Moncton Engineering and Environmental Services, Erosion and Sediment Control at Construction Sites Guidelines. The catch basins and siltation fence should be inspected daily during and immediately following a rain event. Any excessive buildup of sediment is to be removed. By implementing these few simple erosion and sedimentation control measures at this site, environmental impacts associated with sediment runoff from the site during construction will be minimal.

Storm Water Quality Management Device –

As per the Town's Storm Water Design Criteria Manual, a storm water quality management device is not required for the residential land use. There is also no proposed storm service connection into the municipal infrastructure.

Impacts on Neighbouring Properties

Traffic Study –

The 1hr peak am and pm vehicle trips were calculated using trip generation manual 11th edition published by the Institute of Transportation Engineering and are presented below in Table 2.

Table 2: Estimated Traffic Generation of Proposed Development

Development	Size (Units)	AM Peak Hr			PM Peak Hr		
		In	Out	Total	In	Out	Total
Low-Rise Multifamily ITE # 220	29	3	10	13	10	6	16

The peak hr vehicle trips is less than 100 and therefore should not trigger a traffic study by the Town. There are no sight line issues along this section of Coverdale Road. Currently there is a Town of Riverview bus stop located on the south side of Coverdale Road within 100m of the subject property.

Air Quality –

There are no anticipated air quality emissions from this apartment building.

Hours of Operation –

Residential occupants, no set business hours.

Lighting –

The exact lighting for the exterior of the building is currently unknown; however, any exterior lighting installed will be minor and consistent with street lighting and exterior lighting found along Coverdale Road in the immediate vicinity.

Noise –

There are no significant sources of noise anticipated associated with this development.

Snow Storage

Snow storage will be carried out onsite at the rear of the property.

Zoning

The property is currently zoned SC, (Suburban Commercial). According to the Town of Riverview zoning by-law # 300-6, a multi-unit residential dwelling is a conditional permitted use within the zone.

I trust this meets your requirements, if you have any additional questions please let me know.

Regards,



Michael Fisher, P. Eng.

Enclosure

APPENDIX A

SITE GRADING AND DRAINAGE PLAN

APPENDIX B

SANITARY/STORM CALCULATIONS

SANITARY - Peak Design Flow

771 Coverdale Road Apartment

Based on Individual Flow Rate - *Atlantic Canada Standards and Guidelines Manual* - Apartment Building

1	Number of Apartment Units	N_{Units}	29	Units
2	Number of Occupants/Unit	$N_{occupants}$	2.5	Occupants/unit
		N_{total}	73	Occupants
	Flow Allowance - person	Q_{person}	340	L/person/day
	Average Daily Flow	$Q_{average}$	24,650	L/day
			0.29	L/s
3	Peaking Factor	M	4.28	2.0 minimum
4	Area	A	0.36	ha
5	Peak Extraneous Flow Allowance	i	0.14	L/s/ha
	Peak Extraneous Flow	$Q_{extraneous}$	0.05	L/s
Peak Design Flow		PDF	1.3	L/s

- 1 Enter number of units
- 2 Enter number of occupants/unit
- 3 Enter peaking factor. Harmon Formula - $=1+14/(4+(N_{total}/1000)^{0.5})$
- 4 Enter tributary area
- 5 Enter extraneous flow allowance (0.14 new development / 0.28 infilled development)

$$PDF = Q_{operational} \cdot M + I \cdot A$$

Events for Pond Discharge

Event	Inflow (m ³ /s)	Primary (m ³ /s)	Elevation (meters)	Storage (cubic-meters)
2-Year	0.0304	0.0178	26.477	10.1
5-Year	0.0540	0.0235	26.599	19.9
10-year	0.0715	0.0272	26.684	28.2
25-year	0.0936	0.0311	26.786	39.7
50-year	0.1102	0.0336	26.858	49.1
100-year	0.1269	0.0358	26.928	58.9
Custom	0.1598	0.0397	27.061	80.6

Pond Discharge

