

PROPOSED MUNICIPAL PLAN AMENDMENT

RE: 40 MOUNTAIN VIEW DRIVE

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan which would:

1. Redesignate on Schedule B of the Municipal Development Plan, a parcel of land with an area of approximately 3.25 hectares, located at 40 Mountain View Drive, also identified as PID Nos. 00313429 and 00426452, from **Low Density Residential** to **Low to Medium Density Residential** as illustrated below;



A public presentation of the proposed amendment will take place at a regular meeting of Common Council on **Monday, January 28, 2019** in the Ludlow Room, 8th floor, City Hall.

REASON FOR CHANGE:

To undertake a medium density residential development with a mix of housing types.

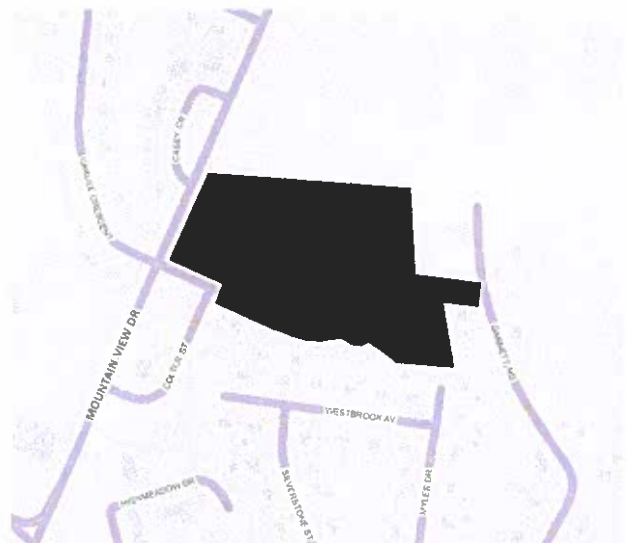
Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by **February 27, 2019**. Enquiries may be made at the office of the Common Clerk or Growth and

PROJET DE MODIFICATION DU PLAN MUNICIPAL

OBJET : 40, CHEMIN MOUNTAIN VIEW

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John a l'intention d'étudier la modification du plan d'aménagement municipal comme suit :

1. Modifier la désignation, à l'annexe B du plan, d'une parcelle de terrain d'une superficie d'environ 3.25 hectares, située au 40, chemin Mountain View, et portant les NID 00313429 and 00426452, afin de la faire passer de **Résidentiel à faible densité** à **Résidentiel à densité faible ou moyenne**, comme il est indiqué ci-dessous;



Une présentation publique du projet de modification aura lieu lors de la réunion ordinaire du conseil communal le **lundi 28 janvier 2019** dans la salle Ludlow, 8^{ème} étage, à l'hôtel de ville.

RAISON DE LA MODIFICATION :

Entreprendre un développement résidentiel de densité moyenne avec une variété de types de logements.

Veuillez faire part au conseil par écrit de vos objections au projet de modification au plus tard le **27 février 2019** à l'attention du soussigné. Pour toute demande de renseignements, veuillez

Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

Jonathan Taylor, Common Clerk
658-2862

communiquer avec le bureau du greffier communal ou le bureau de service de la croissance et du développement communautaire à l'hôtel de ville au 15, Market Square, Saint John, N.-B., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Jonathan Taylor, Greffière communale
658 2862



HUGHES SURVEYS & CONSULTANTS INC.

NB LAND SURVEYORS, CONSULTING ENGINEERS

January 14, 2019

Mr. Mark Reade, MCIP
Growth & Development Services
City of Saint John
10th Floor, City Hall
Saint John, NB

Re: PID 00313429 and 00426452 – Application for Municipal Plan Amendment and Rezoning to Integrated Development (ID) Zone

Dear Mark,

Attached is a listing of the submitted package for the above noted application. Details of the proposal are outlined in the application and plans for what is anticipated to be a premier project marketed under the name Calabria Estates.

Once you have reviewed the enclosed material if you have any questions, please do not hesitate to contact me. A digital submission to Onestop has been delivered.

We trust you will find the application meets your needs for processing the same.

Yours truly,
Hughes Surveys & Consultants Inc.

Richard Turner

CC John P. Rocca

Calabria Estates
Table of submitted documents,
Municipal Plan Amendment to *Low to Medium Density Residential*
and Rezoning Application to Integrated Development,
40 Mountain View Drive.

Listed below are the submitted documents and plans for the above noted application. A digital submission of the documents and plans is provided through the city Onestop portal.

Note that a separate payment of \$1000 is being made to cover the Municipal Plan amendment to change from *Low Density Residential* to *Low to Medium Density Residential* classification.

- General Application Form;
- Council Application Form;
- Council Application Proposal Outline Calabria;
- Subdivision Application Form;
- Variance Application Form;
- Our clients cheque in the amount of \$2500 for the rezoning application fee;
- Our clients cheque in the amount of \$500 for the subdivision application fee;
- Our clients cheque in the amount of \$300 for the variance application fee;
- Concept, context and profile plans;
- Concept plans for the proposed 98 unit apartment building;
- Landscaping plan for eastern portion of site;
- Landscaping plan for western portion of site;
- Stormwater management plan with grading for eastern portion of site;
- Stormwater management plan with grading for western portion of site;
- Tentative Plan showing proposed subdivision details;
- Table of unit and bedroom counts for project;
- Type A building elevation plan & floor plans;
- Type B building elevation plan & floor plans;
- Type C building elevation plan & floor plans;
- Type D building elevation plan & floor plans.

LOCATION	CIVIC ADDRESS :	40 Mountain View Drive	PID # :	PID 00313429 and 00426452	
STAFF USE	HERITAGE AREA: Y / N	INTENSIFICATION AREA: Y / N	FLOOD RISK AREA:	Jan. 16, 2019 Aimee and Andrew	
	APPLICATION #:	19-0011	DATE RECEIVED:		
			RECEIVED BY:		
APPLICANT INFORMATION	APPLICANT Hughes Surveys & Consultants Inc. on behalf of 048367 N. B. Ltd.		EMAIL rick.turner@hughessurveys & Consultants Inc.	PHONE 506-634-1717	
	MAILING ADDRESS		POSTAL CODE		
	575 Crown Street, Saint John , NB E2L 5E9				
	CONTRACTOR /DEVELOPER		EMAIL	PHONE	
	048367 N. B. Ltd.		jprocca@nbnet.nb.ca	506-647-2660	
	MAILING ADDRESS		POSTAL CODE		
048367 N. B. Ltd. C/O Hughes Surveys & Consultants Inc, 575 Crown Street, Saint John , NB E2L 5E9					
OWNER	EMAIL		PHONE		
	048367 N. B. Ltd.		jprocca@nbnet.nb.ca	506-647-2660	
	MAILING ADDRESS		POSTAL CODE		
	048367 N. B. Ltd. C/O Hughes Surveys & Consultants Inc, 575 Crown Street, Saint John , NB E2L 5E9				
PRESENT USE: Residential		PROPOSED USE: Residential			
CHECK ALL THAT APPLY	BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
	☐ INTERIOR RENOVATION ☐ NEW CONSTRUCTION ☐ EXTERIOR RENOVATION ☐ ACCESSORY BLDG ☐ ADDITION ☐ POOL ☐ DECK ☐ DEMOLITION ☐ CHANGE OF USE ☐ SIGN ☐ MINIMUM STANDARDS ☐ OTHER		☒ VARIANCE ☐ PLANNING LETTER ☐ PAC APPLICATION ☒ COUNCIL APP ☒ SUBDIVISION ☐ OTHER	☐ STREET EXCAVATION ☐ DRIVEWAY CULVERT ☐ DRAINAGE ☐ WATER & SEWERAGE ☐ OTHER	☐ HERITAGE DEVELOPMENT ☐ HERITAGE SIGN ☐ HERITAGE INFILL ☐ HERITAGE DEMO ☐ OTHER
DESCRIPTION OF WORK	This application is for the purposes of proposing amending the Municipal Plan designation from <i>Low Density Residential</i> to <i>Low to Medium Density Residential</i> . It is also proposed to rezone the subject properties from <i>High Rise Residential</i> and <i>Two-Unit Residential Zones</i> to <i>Integrated Development (ID) Zone</i> . Additional detail is provided in the Council application for rezoning.				

☐ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer.

City Hall Building
8th Floor - 15 Market Square
Saint John, NB E2L 1E8
enquiries@cityofsj.ca
(506) 638-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Hughes Surveys & Consultants Inc. on behalf of 048367 N. B. Ltd. - Richard Turner

048367 NB Ltd. - Represented by John P. Rocca

Applicant Name	Owners Authorization
<i>[Signature]</i>	<i>[Signature]</i>
Applicant Signature	Owners Signature
<i>[Signature]</i>	<i>[Signature]</i>
Date Jan 15, 2019	Date January 15/19

CIVIC ADDRESS	40 Mountain View Drive	APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION

- | | | |
|---|--|---|
| ☐ Land for Public Purposes Release
Service Fee: \$300 | ☐ Non-Conforming Use
Service Fee: \$200 | ☐ Satisfactory Servicing
Service Fee: \$200 |
| ☐ Section 59 Amendment
Service Fee: \$2,500 | ☐ Zoning By-law Amendment
Service Fee: \$2,500 | ☒ Zoning By-law Amendment with a Municipal Plan Amendment
Service Fee: \$3,500 |

DETAILED DESCRIPTION OF APPLICATION

Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

PID 00313429 and 00426452 – This application is for the purposes of proposing amending the Municipal Plan designation from *Low Density Residential* to *Low to Medium Density Residential*. It is also proposed to rezone the subject properties from *High Rise Residential* and *Two-Unit Residential Zones* to *Integrated Development (ID) Zone*.

See attached pages and submitted plans for details.

Myles Drive

An Easement for Municipal Services exists extending from Sonya Court to Garnett Road and Myles Drive. The Certificate of Registered Ownership does not indicate there are any other easements or restrictive covenants affecting the property. There are Section 39 conditions which are proposed to be amended through this application process.

AUTHORIZATION

As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

Hughes Surveys & Consultants Inc. on behalf of
048367 N. B. Ltd. – Richard Turner

Authorized Agent

Date

Jan 15, 2019

048367 NB Ltd. - Represented by John P. Rocca

Owner

Date

January 15, 2019

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Calabria Estates Proposal

By 048367 N. B. Ltd.

This is to introduce *Calabria Estates* (pronounced Ca.leb.ria), named after the Calabria Region in Italy, which will soon become one of Saint John's premier developments. It will see PID 00313429 and 00426452 developed following a strict development concept in accordance with a proposal committed to by the developer. The landscaping concept provided commits to a strong focus on landscaping for this premier development that goes well beyond City bylaw requirements.

External control of the development concepts will be through the acceptance of the project under an Integrated Development (ID) zoning designation. Many of the developments concepts are explained below.

STREET AND SERVICING STANDARDS

Via Calabria Street (Sonya Extension)

This section, from the existing public portion of Sonya Court to the cul-de-sac, is proposed to be built to match the existing developed portion of Sonya Court. The cross section will match that shown in S045-300 of the City of Saint John General Specifications and will have full curb, grassed median and sidewalk.

Lamezia Lane (North – South Section)

The section of Lamezia Lane extending northward from the cul-de-sac is proposed to have an 8m wide driving surface. It will be curbed and will have a median and sidewalk on the eastern side of the street. Pavement structure, curb and sidewalks are to be to City standards for local streets.

Lamezia Lane (East - West Section)

This section of Lamezia Lane is proposed to have an 8m wide driving surface. It will be curbed but there will be no sidewalk. With the amount of driveways and the presence of the interior walkways, sidewalks are not seen as necessary. Pavement structure and curbing are to be to City standards for local streets.

Pedestrian and Emergency Access to Myles Drive

This is proposed to be 6m wide and will be curbed from the cul-de-sac up to the end of the parking lots. Beyond that no curbing is proposed. There will be a gate just past the end of the curbing and entrance to the last parking lot.

STORM WATER MANAGEMENT PLAN

The SWMP assumes that approximately 90% of the site storm water will be detained in a pond at the bottom of the slope fronting Mountain View. The remaining 10% of the site is located above the cul-de-sac on Sonya. This upper area consists mostly of surface parking. The surface parking will be engineered to detain storm water within the three terraced parking lots and storm pipes. If additional parking is required a portion or all of the area designated as "Future Parking Area" will be engineered and constructed to detain storm water.

The intention is to have the pond as an attractive landscape feature. The pond depth will be limited to 0.6m except in central areas where pools will be located to facilitate a floating fountain which serves to aerate the pond to minimize algae growth. A small detention pond is also planned for the landscaped courtyard area to detain a small amount of water and serve primarily as a landscape focal point. An overflow pipe will direct water to the lower larger detention pond. All storm water on Lamezia will be diverted through storm structures to the lower detention pond. A decorative recirculating waterfall/pond feature is planned as part of the entry sign experience.

The slopes and depth of water are such that a barrier fence is unwarranted.

ENTRANCE GATES

Gates at the west end of Lamenzia Lane will be controlled by an onsite manager that the City can call to gain access or the gates can be open on scheduled maintenance days. The gateway is a design element to enhance the main entrance and provide a sense of place. Unobstructed access to the townhouse area will be open to traffic from the opposite end of Lamenzia Lane at its intersection with Via Calabria Street. .

FUTURE PARKING

The concept plan shows an area designated as "Future parking if required". Until the project is underway and the market is identified it is difficult to establish what the parking demand will be. The developer requires the flexibility to add future parking if the project demands it.

LANDSCAPING

The landscaping concept provided commits to a strong focus on landscaping for the proposed premier development that goes well beyond City bylaw requirements. The preliminary planting list shown on the submitted Landscaping Plans for **Calabria Estates** is intended to be an example of the quality and atmosphere the developer envisages and is committed to.

AREA IMPROVEMENTS

The developer has raised a number of concerns that they respectfully request the City to consider participating in making some of site improvements to enhance the neighbourhood. They relate to improvements that will enhance the intensification area in general and support the developer's project. Since the Forest Hills area is a designated intensification area these improvements and the proponents project will be a catalyst for future development of other lands in the area.

Timeframes have been assigned based on the developers projected construction schedule so the City can consider it in their capital budgets for future years. This is proposed so City staff can review the request and formulate a resolution in their recommendations to Council.

Item	Proposed Improvement	Responsible Party	Suggested Timeframe	Note
1	Dog Park on Land for Public Purposes for neighbourhood usage.	City to build based on agreed to plans and development would be responsible for on-going maintenance.	Fall 2020	
2	Signage and landscaping of intersection of Mountain View Drive and McAllister Drive to identify the Forest Hills community and reflect its sense of quality.	City	Summer 2019 when Colter Street model homes are ready.	Building permits have been applied for.
3	Sidewalks and burial of power lines on Mountain View Dr along northern boundary of our property starting at Sonya Ct.	City	Fall 2020	
4	City to pick up the garbage for the townhouses area only as has been the practice for other similar planned community developments in the City of Saint John.	City	At completion of each four unit townhouse block.	Apartments buildings are not included in this request.

TIMING OF SITE PREPARATION

To ensure a timely construction of the main apartment building the developer will work with City staff to determine when pre-approval site preparation can commence under the present approvals that exist for the site. Subsurface conditions are shale rock in some areas where excavation will be up to 2 metres deep. The optimum time to do the rock excavation is now since winter weather conditions do not hinder progress.

The merits to allowing pre-approval site preparation are as follows:

- The developer will be able to plan a construction schedule that will avoid harsh weather conditions at critical stages later in the project (ex: being closed in prior to next fall/winter) ;
- The most disruptive work, site rock excavation, can take place during the time of year when most neighbours are less likely to be engaged in outside activities.
- This will optimize the timing to bring the main structure to market and allow it to be included in the assessment role at the soonest time possible;
- It will be putting civil contractors to work during a time when many of their staff are off work due to seasonal conditions;
- Transporting of material to be removed from the site can take place prior to weight restrictions being imposed.

If excavation in accordance with City bylaws under the present approval can be expedited the developer is prepared to take out a building permit for excavation only for a four storey apartment building. The building will have the same footprint as is set out in the present application.

The developer recognizes there is a chance that the present proposal may not get approved but the advantage of having site work started now can work for either scenario, under the present approvals or the new proposal if approved. From the developers standpoint the advantages out-weigh the risk.

We look forward to working with staff to advance the timely dispatch and success of the project.

Respectfully submitted

HUGHES SURVEYS & CONSULTANTS INC.



Richard Turner

Subdivision Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
 CITY OF SAINT JOHN

CIVIC ADDRESS	40 Mountain View Drive	APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION			
☐ Instrument Documents requiring Development Officer endorsement for registration Service Fee: \$50	☐ Tier 1 Subdivision Lot boundary adjustments, consolidations, and new lots along an existing street Service Fee: \$250 plus \$50 per new building lot	☒ Tier 2 Subdivision Subdivisions involving the construction of a street Service Fee: \$500 plus \$100 per new building lot	

DETAILED DESCRIPTION OF APPLICATION
 Attach the instrument or tentative subdivision plan, whichever is applicable, and any additional documentation to fully describe the application. Tentative subdivision plans must adhere to the requirements of Section 49 of the *Community Planning Act of New Brunswick*. In the case of a Tier 2 Subdivision, the submission of a preliminary proposal and a Pre-Application Meeting with City staff is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

Calabria Estates Proposal

This application is to request approval for a Subdivision Plan to:

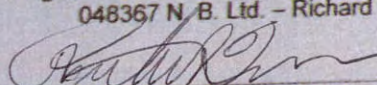
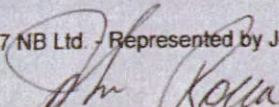
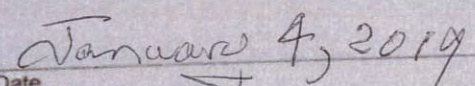
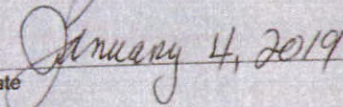
- Make a provision for future lots 18-01 and 18-02 by adjusting the boundaries between PID # 00313429 and 00426452. Tentative approval to adjust the boundaries is requested at this time but will take place at a later date, if required;
- Creation of joint Municipal Services Easements and Public Utility Easements are proposed and the submitted plan illustrates their approximate configuration;
- A provision for right of ways over the Private Accesses to benefit and burden Lots 18-01 and 18-02;
- And create an emergency and pedestrian access from Sonya Court to Myles Drive.

ENCUMBRANCES
 Describe any easements, restrictive covenants, and other encumbrances affecting the land.

An Easement for Municipal Services exists extending from Sonya Court to Garnett Road and Myles Drive. The Certificate of Registered Ownership does not indicate there are any other easements or restrictive covenants affecting the property. There are Section 39 conditions which are proposed to be amended through this application process.

AUTHORIZATION

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Hughes Surveys & Consultants Inc. on behalf of 048367 N.B. Ltd. - Richard Turner	048367 NB Ltd. - Represented by John P. Rocca
	
Registered Owner or Authorized Agent	Additional Registered Owner
	
Date	Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.



Variance Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

CIVIC ADDRESS	40 Mountain View Drive	APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION

- | | | |
|---|--|---|
| ☐ Tier 1 Variance
Variances not greater than 25% of a numeric standard
Service Fee: \$50 plus \$10 per additional variance | ☐ Tier 2 Variance
Variances greater than 25% of a numeric standard
Service Fee: \$100 plus \$20 per additional variance | ☒ PAC Variance
Variances considered by the Planning Advisory Committee
Service Fee: \$300 plus \$60 per additional variance |
|---|--|---|

DETAILED DESCRIPTION OF APPLICATION

Attach site plans, building elevations, floor plans, and other documentation to fully describe the application.

Calabria Estates.

A variance is respectfully requested to allow the development to proceed using an access to most units by a private street system constructed and maintained by the developer and other variances as may be required to carry out the development generally in accordance with the submitted plans. See submitted plans for details.

ENCUMBRANCES

Describe any easements, restrictive covenants, and other encumbrances affecting the land.

An Easement for Municipal Services exists extending from Sonya Court to Garnett Road and Myles Drive. The Certificate of Registered Ownership does not indicate there are any other easements or restrictive covenants affecting the property. There are Section 39 conditions which are proposed to be amended through this application process.

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Hughes Surveys & Consultants Inc. on behalf of
048367 N.B. Ltd. - Richard Turner

Registered Owner or Authorized Agent

Date

January 4, 2019

048367 NB Ltd. - Represented by John P. Rocca

Additional Registered Owner

Date

January 4, 2019

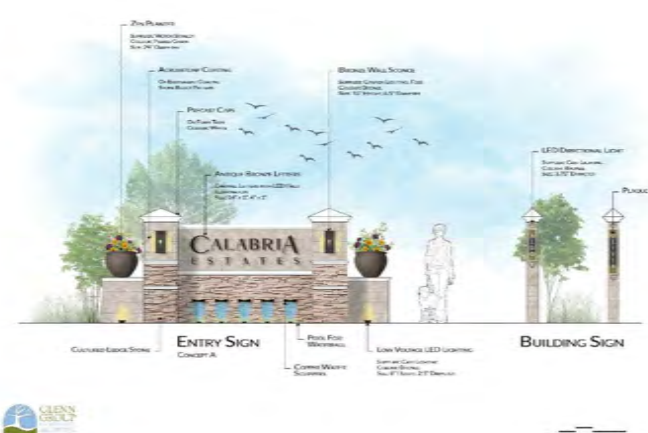
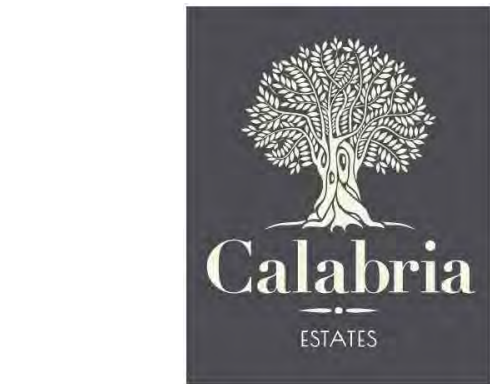
Commented [RT1]:

THIS IS TO INTRODUCE AN APPROXIMATELY 148 UNIT RESIDENTIAL DEVELOPMENT BY 048367 NB LTD..

CALABRIA TOWNHOMES AND APARTMENTS WILL CONSIST OF A NUMBER OF HOUSING STYLES AND TYPES. CONCEPTUAL PLANS FOR SOME OF THE UNITS ARE ENCLOSED.

THE BUILDING TYPES ARE:

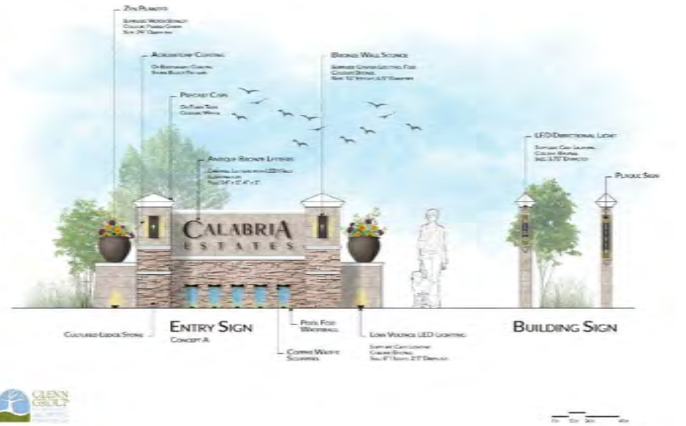
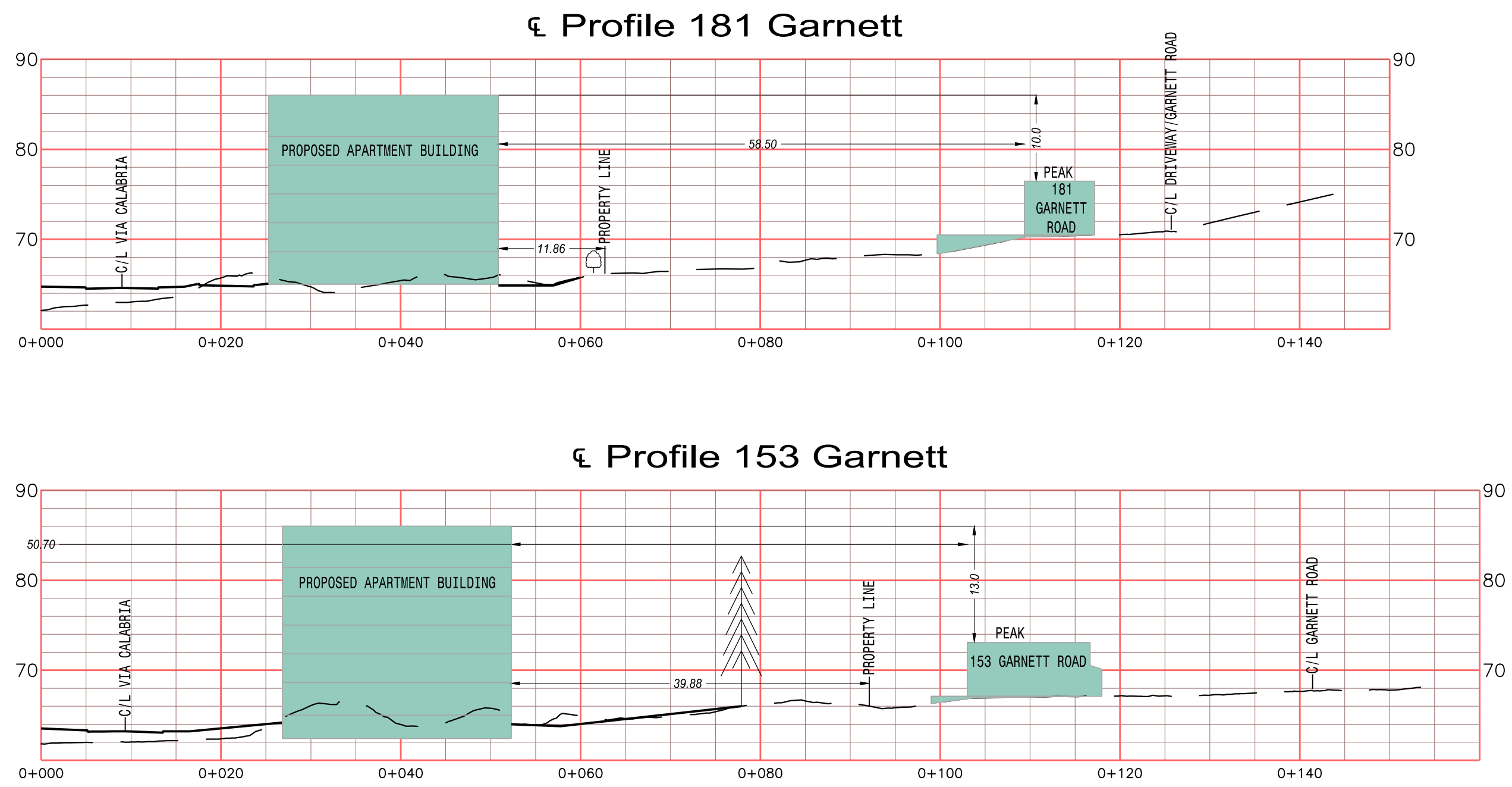
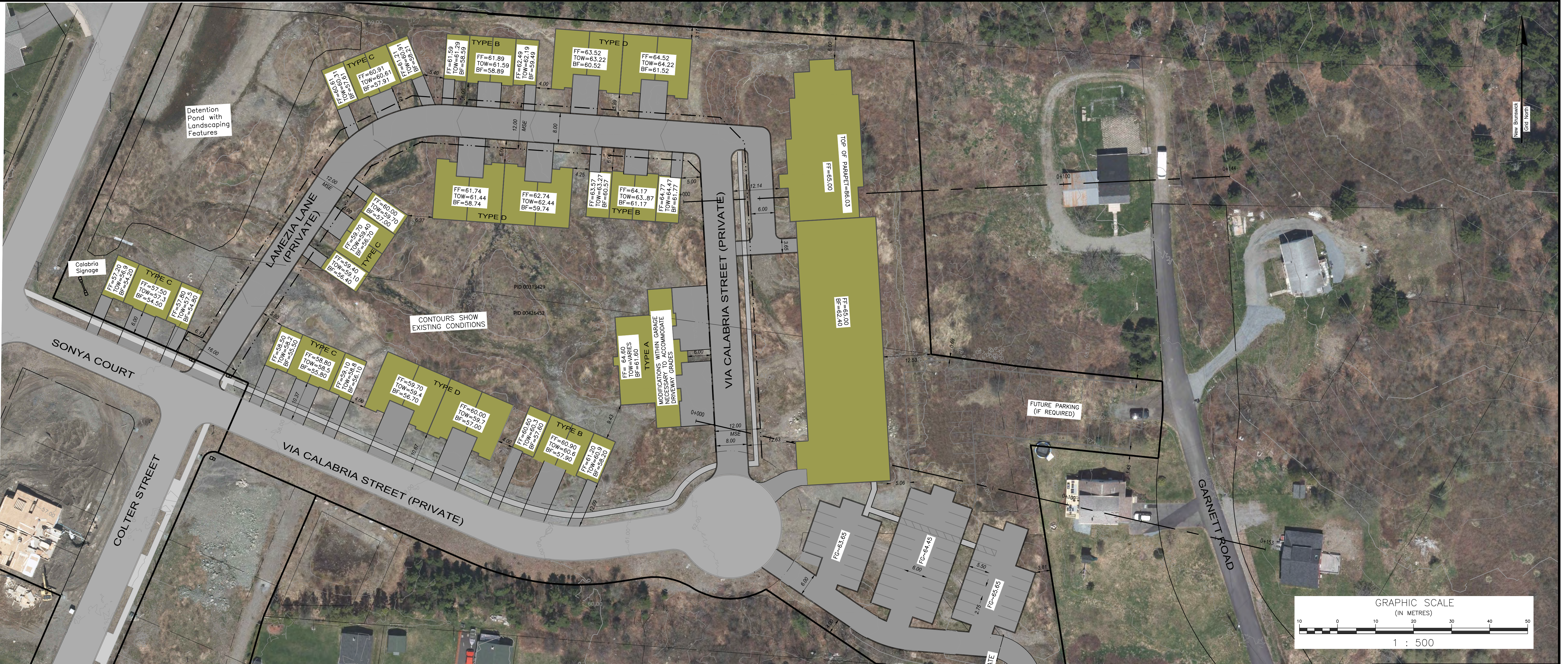
TYPE A - (1) 8-UNIT APARTMENT BUILDING
TYPE B - (3) 4-UNIT TWO LEVEL TOWNHOMES 20'X41'
TYPE C - (1) 4-UNIT TWO LEVEL TOWNHOMES WITH ROOFTOP PATIO 20'X37'
TYPE D - (3) 4-UNIT ONE LEVEL TOWNHOMES 30'X54'
TYPE E - SIX STOREY APARTMENT COMPLEX WITH APPROXIMATELY 100 UNITS



CONCEPTUAL LAYOUT

Calabria-Townhome
&
Apartment Development

14-January-2019
Sheet 1 of 3

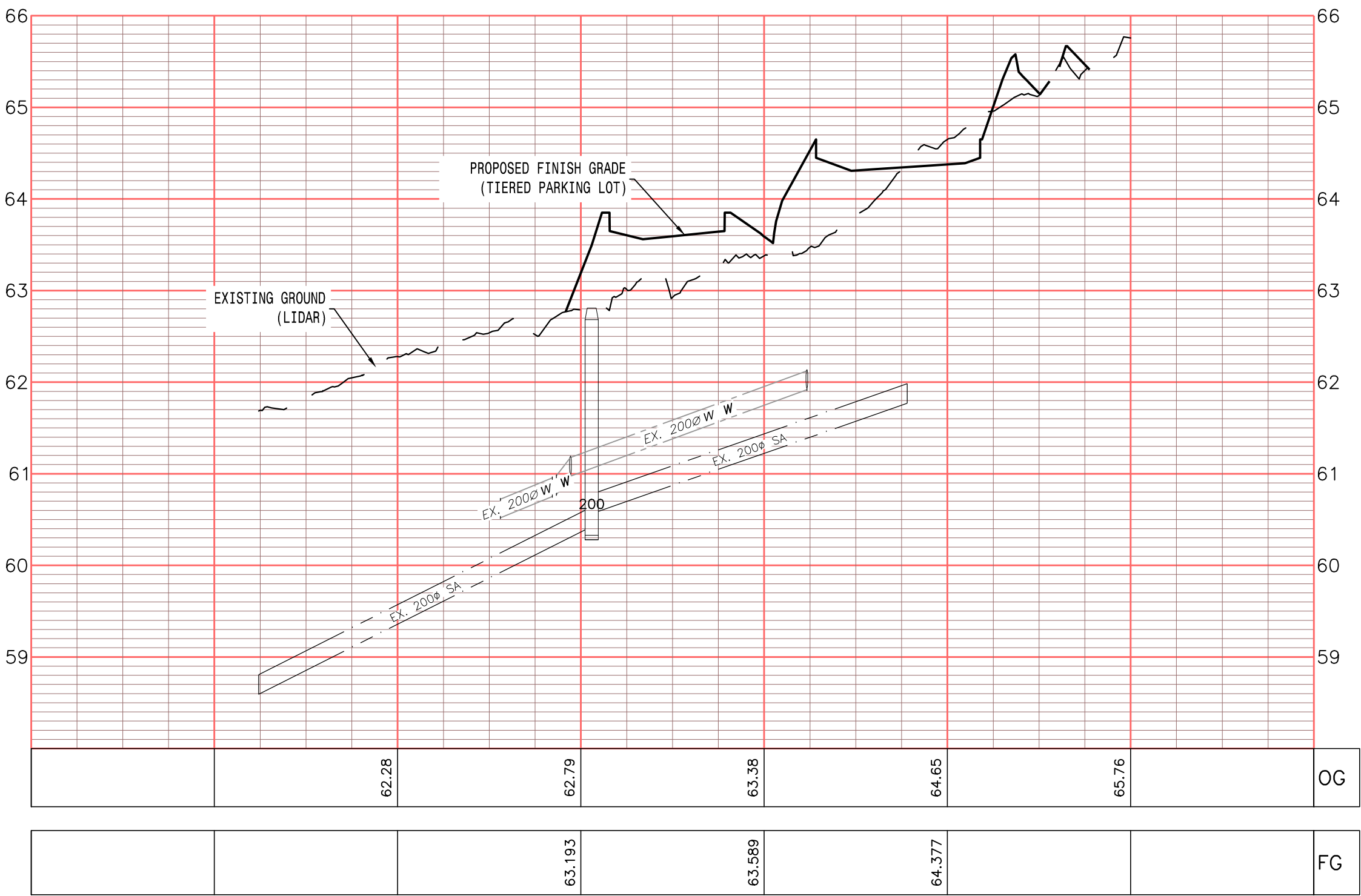


CONTEXT PLAN
Apartment Development
&
Garnett Road

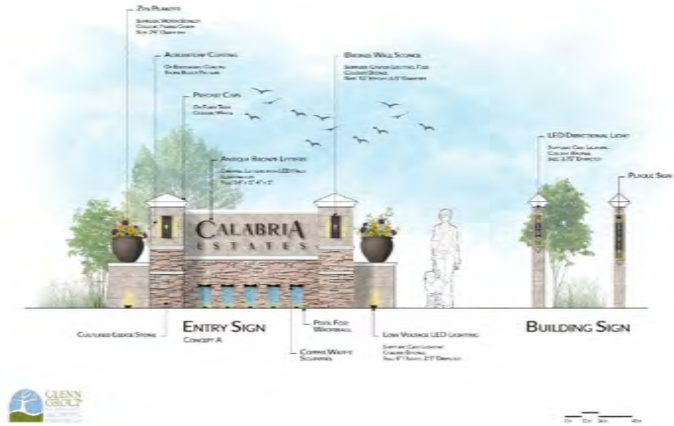
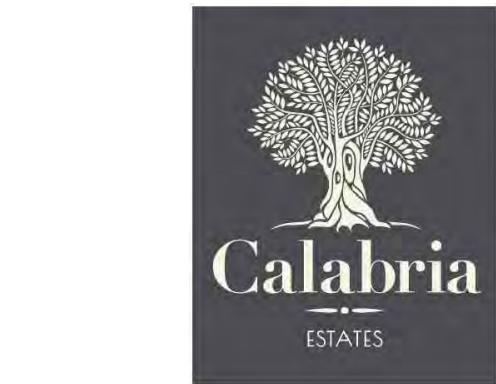
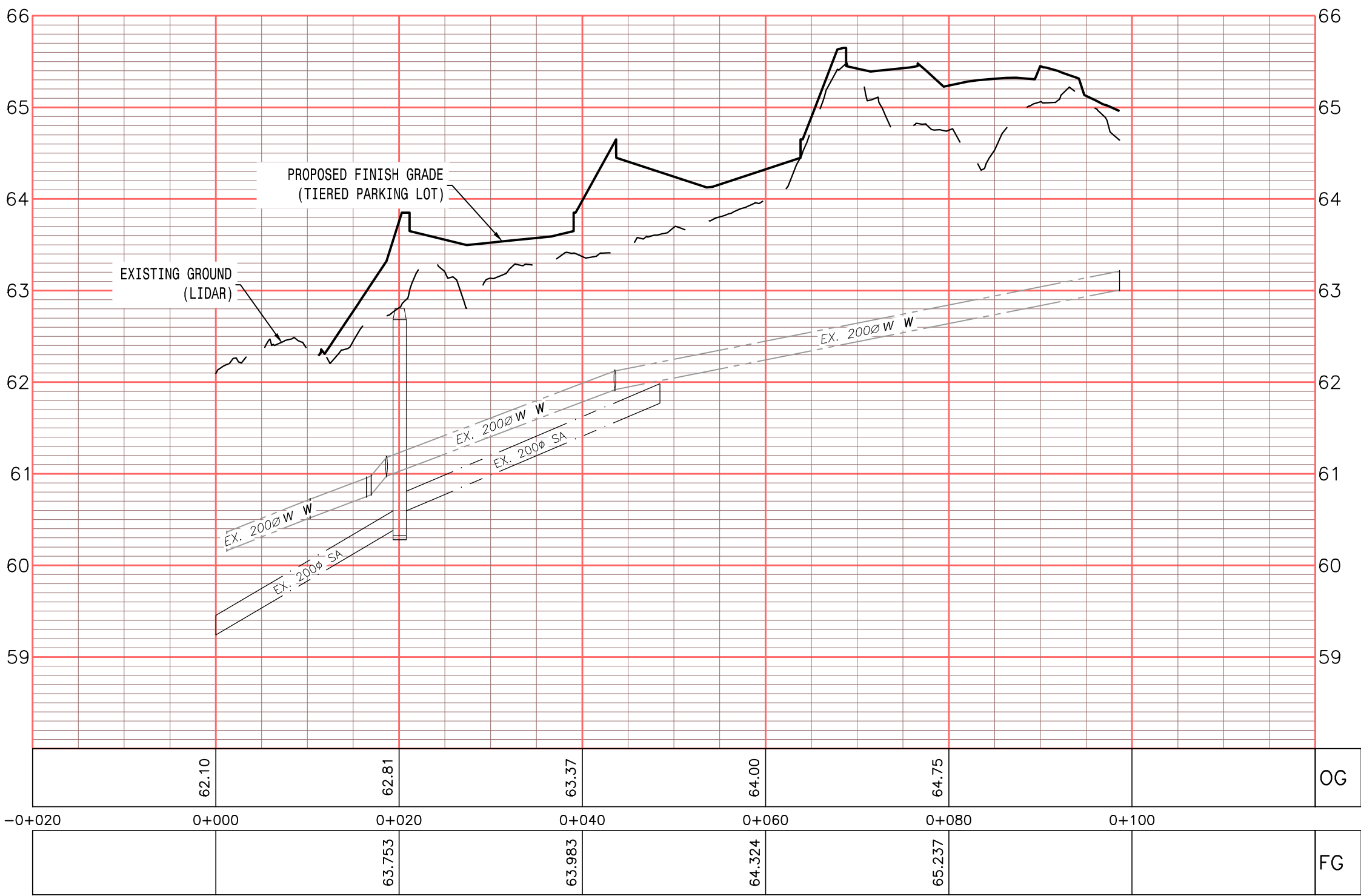
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Sheet 2 of 3



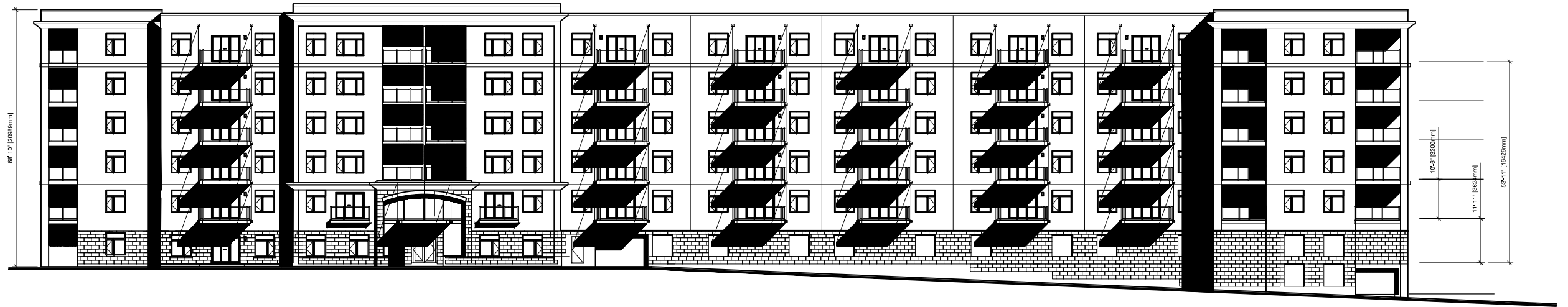
Profile sanitary through parking



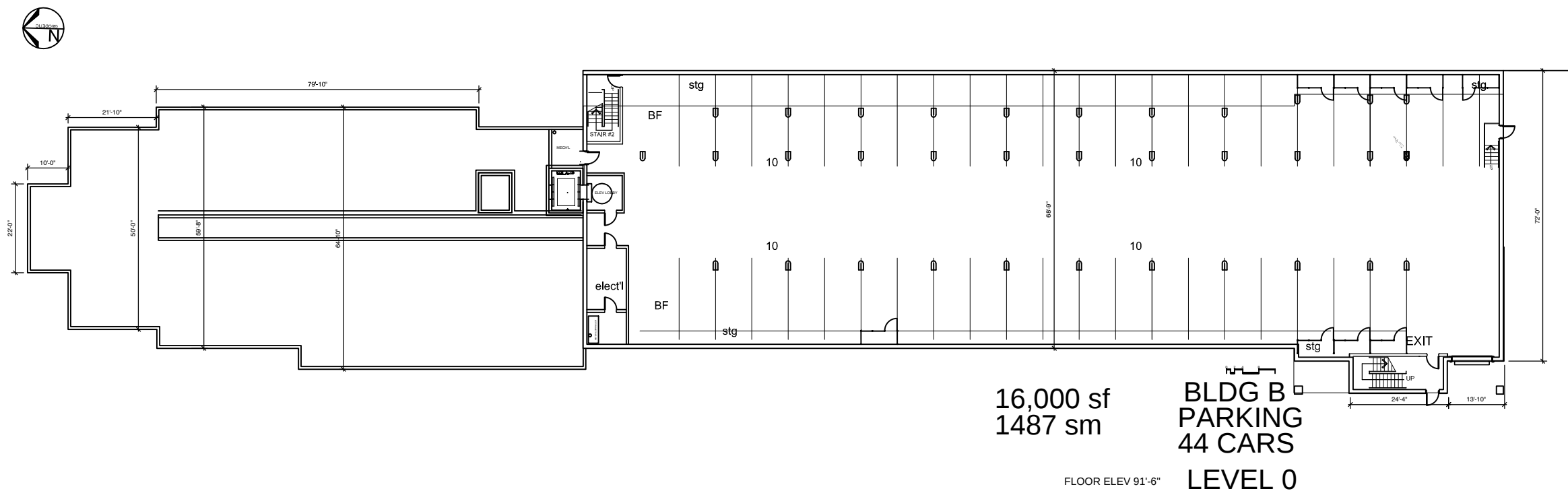
Profile watermain through parking

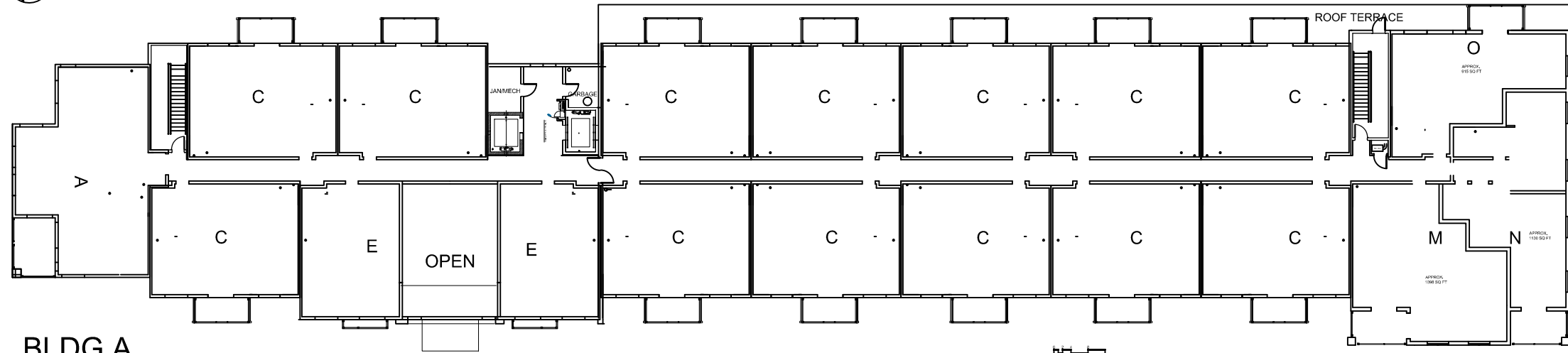


PROFILES ALONG EASEMENT
Existing Sanitary and Water
towards
Myles Drive and Garnett Road



WEST ELEVATION

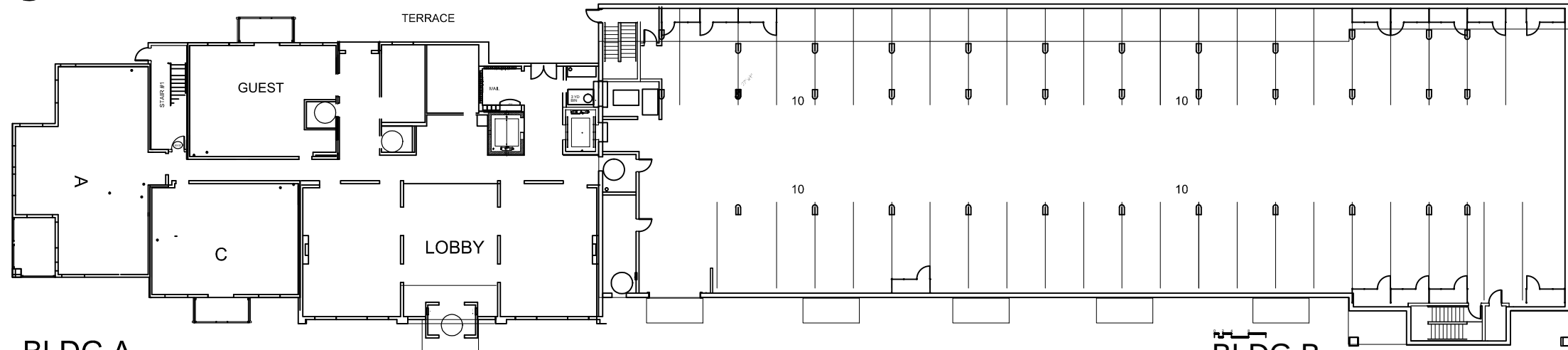




BLDG A
LEVEL 2
6 UNITS

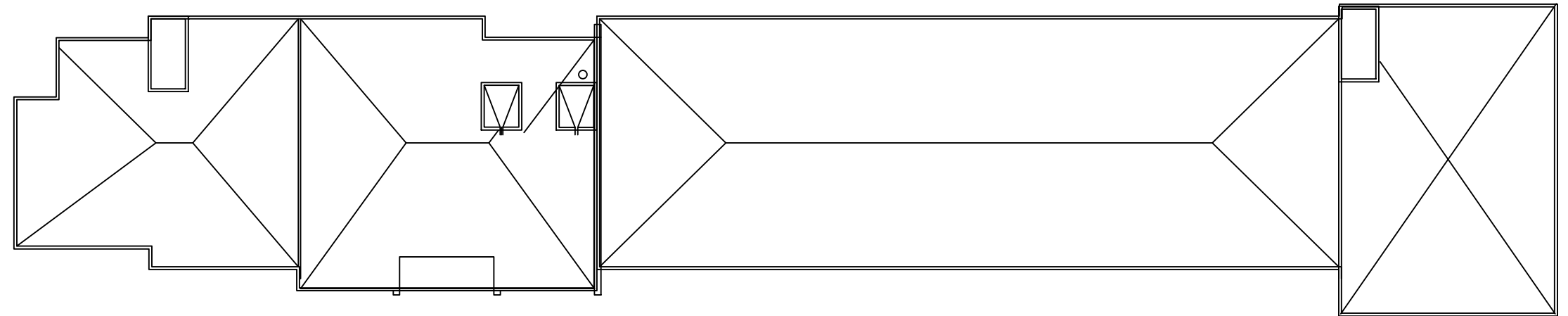
UNIT TYPE			FLOOR ELEV 111'-6"						TOTAL
			FIRST FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	
UNIT A	2 BED, 2.5 BATH	1374 sf	1	1	1	1	1	1	6
UNIT Cg	1 BED, 1 BATH	750 sf	1						1
UNIT C	2 BED, 2 BATH	956 sf	1	13	13	13	13	13	66
UNIT E	1 BED, 1 BATH	774 sf		2					2
UNIT G	2 BED, DEN, 1 BATH	1048 sf		2	2	2	2	2	8
UNIT M	2 BED, 2 BATH	1098 sf		1	1	1	1	1	5
UNIT N	2 BED, 2 BATH	1130 sf		1	1	1	1	1	5
UNIT O	2 BED, 2 BATH	915 sf		1	1	1	1	1	5
TOTAL			3	19	19	19	19	19	98

FLOOR ELEV 111'-6"
BLDG B
LEVEL 2
13 UNITS



BLDG A
3 UNITS
LEVEL 1

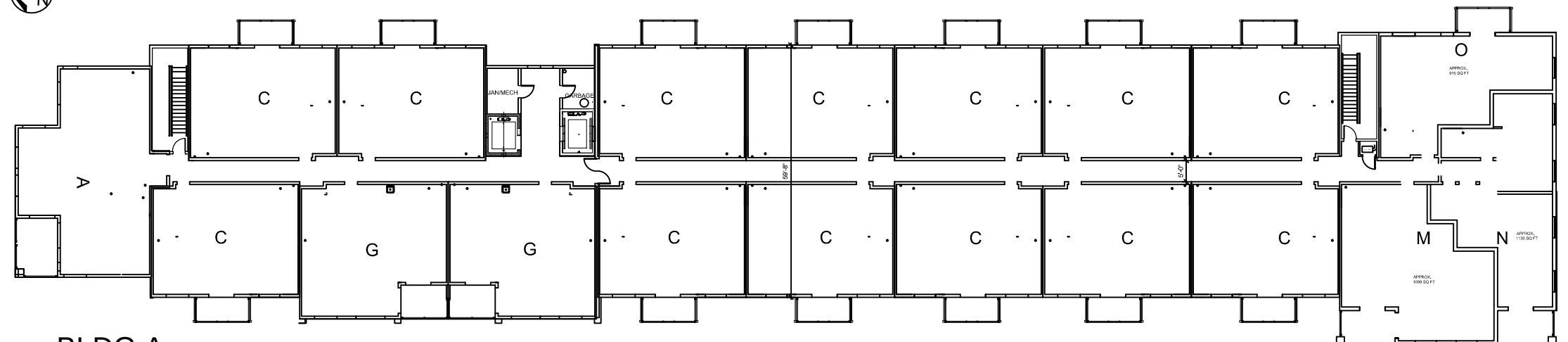
FLOOR ELEV 100'-0"
BLDG B
PARKING
44 CARS
LEVEL 1



BLDG A



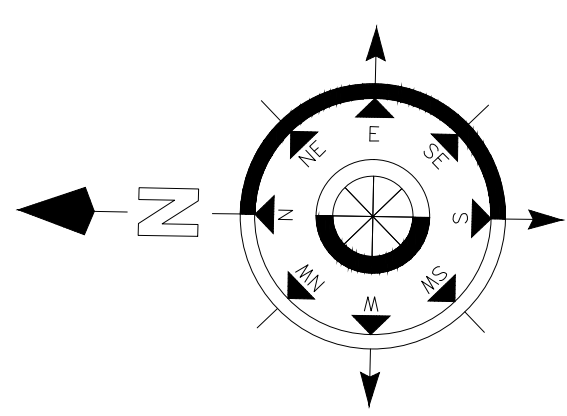
BLDG B
ROOF PLAN



BLDG A
LEVELS 3,4,5,6
6 UNITS 7912 sf
753 sm

14,264 sq ft
1326 SQ M

BLDG B
LEVELS 3,4,5,6
13 UNITS



SCALE : 1:250

0m 2m 4m 6m 8m 10m 12m 16m 20m

PRELIMINARY SAMPLE OF PROPOSED PLANTS

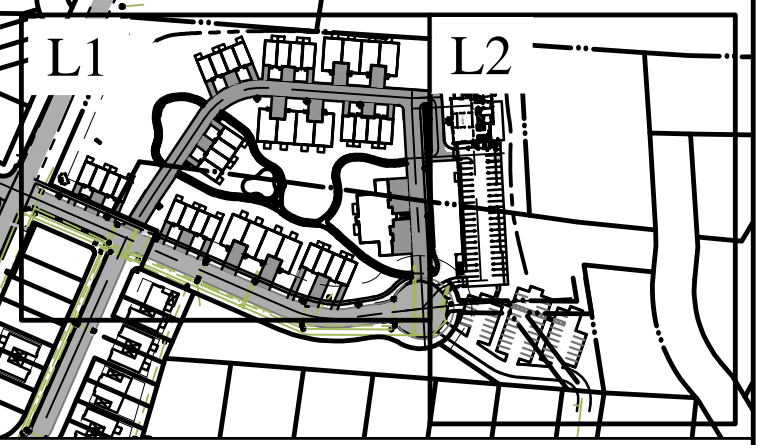
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
T86	4	A...	F...	100	
T177	15	A...	P...	50	
T195	24	A...	A...	50	
T215	1	A...	S...	50	
T229	1	A...	G...	50	
T374	54	A...	A...	2.5	
T481	128	B...	D...	30	
T487	95	B...	R...		
T560	18	B...	P...	200	
T645	28	B...	G...	30	
T1329	11	C...	H...	50	
T1333	66	C...	R...	50	
T1536	33	C...	Y...	50	
T1359	9	C...	B...	50	
T2019	37	D...	B...	30	
T2416	4	E...	D...	50	
T3140	25	H...	E...	50	
T3174	4	H...	L...	50	
T3338	52	I...	B...	40	
T3339	8	I...	M...	40	
T4437	3	M...	C...	125	
T4598	2	M...	M...	45	
T4600	1	M...	P...	45	
T4716	41	M...	R...	20	
T5153	9	F...	W...	150	
T5065	17	F...	S...	50	
T5489	6	F...	W...	150	
T6331	18	R...	P...	30	
T6789	3	R...	G...	45	
T7511	1	S...	T...	45	
T7976	4	S...	S...	30	
T8044	33	S...	C...	30	
T8032	18	S...	B...	50	
T8153	6	S...	P...	120	
T8289	14	S...	K...	100	
T8389	28	T...	C...	100	
T9024	2	W...	V...	50	

P1790	31	C...	A...	1	
P1970	52	H...	P...	1	
P1955	314	H...	A...	1	
P1956	26	H...	C...	1	
P2015	102	H...	P...	1	
P2022	32	H...	A...	1	
P2355	14	H...	A...	1	
P2394	92	H...	G...	1	

REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01.03.2019

KEY MAP



LEGEND

- ROCK SWALE
- SWALE CENTRE LINE
- PROPOSED STORM LINE
- NEW BENCH
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR

DETAIL REFERENCE NODE

- DETAIL NUMBER
- SHEET NUMBER

NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES.
- FIELD SURVEY COMPLETED ON JAN. 29, 2002 BY HUGHES SURVEYS.
- ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK ADJUSTED COORDINATE SURVEY MONUMENTS.
- CONTOURS ARE GEODETIC DATUM IN METRES AND COLLECTED FROM LIAR DATA PROVIDED BY GEONB.CA.
- LOCATION AND SIZE OF UNDERGROUND SERVICES WERE DERIVED FROM VARIOUS SOURCES AND ARE APPROXIMATE ONLY. ACTUAL LOCATION SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- ALL DIMENSIONS, MEASURED FACE TO FACE.
- RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS OR BETTER.

STAMP



PROJECT TITLE

CALABRIA ESTATES
SAINT JOHN , NB

DRAWING NAME

LANDSCAPE PLAN

DATE PRINTED: 1.15.2019	DESIGNED BY: DKG, BP
DRAWN BY: MB	CHECKED BY: DKG
CLIENT PROJECT No.:	GG PROJECT NO: 1902
SCALE: 1:250	DATE: 01.03.2019
SHEET NUMBER L4	



REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01.03.2019

KEY MAP

LEGEND

	ROCK SWALE
	SWALE CENTRE LINE
	PROPOSED STORM LINE
	NEW BENCH
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DETAIL REFERENCE NODE

	DETAIL NUMBER
	SHEET NUMBER

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FIELD SURVEY COMPLETED ON JAN. 29, 2002 BY HUGHES SURVEYS.
3. ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK ADJUSTED COORDINATE SURVEY MONUMENTS.
4. CONTOURS ARE GEODETIC DATUM IN METRES AND COLLECTED FROM LIDAR DATA PROVIDED BY GEONB.CA.
5. LOCATION AND SIZE OF UNDERGROUND SERVICES WERE DERIVED FROM VARIOUS SOURCES AND ARE APPROXIMATE ONLY. ACTUAL LOCATION SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
7. ALL DIMENSIONS, MEASURED FACE TO FACE.
8. RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS OR BETTER.

STAMP

GLENN GROUP
LANDSCAPE ARCHITECTS & PARK PLANNERS
PH: (506)455-2473
FAX: (506)459-2685

PROJECT TITLE

CALABRIA ESTATES
SAINT JOHN , NB

DRAWING NAME

LANDSCAPE PLAN

DATE PRINTED: 1.7.2019	DESIGNED BY: DKG, BP
DRAWN BY: MB	CHECKED BY: DKG
CLIENT PROJECT NO.: 	GG PROJECT NO.: 1902
SCALE: 1:200	DATE: 01.03.2019
SHEET NUMBER L3	



REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01.03.2019

KEY MAP

LEGEND

ROCK SWALE

SWALE CENTRE LINE

PROPOSED STORM LINE

NEW BENCH

PROPOSED SPOT ELEVATION

PROPOSED CONTOUR

EXISTING CONTOUR

DETAIL REFERENCE NODE

1

L6

DETAIL NUMBER
SHEET NUMBER

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.

2. FIELD SURVEY COMPLETED BY HUGHES SURVEYS.

3. ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK ADJUSTED COORDINATE SURVEY MONUMENTS.

4. CONTOURS ARE GEODETIC DATUM IN METRES AND COLLECTED FROM LIDAR DATA PROVIDED BY GEONB.CA

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6. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

7. ALL DIMENSIONS, MEASURED FACE TO FACE.

8. RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS OR BETTER.

STAMP

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
01-03-2019
DANIEL K. GLENN

GLENN GROUP
LANDSCAPE ARCHITECTS & PARK PLANNERS
PH: (506)455-2473
FAX: (506)459-2685

PROJECT TITLE

CALABRIA ESTATES
SAINT JOHN , NB

DRAWING NAME

STORM WATER MANAGEMENT
PLAN

DATE PRINTED:
1.7.2019

DESIGNED BY:
DKG, BP

DRAWN BY:
MBJMC

CHECKED BY:
DKG

CLIENT PROJECT NO.:

GG PROJECT NO.:
1902

SCALE:
1:200

DATE:
01.03.2019

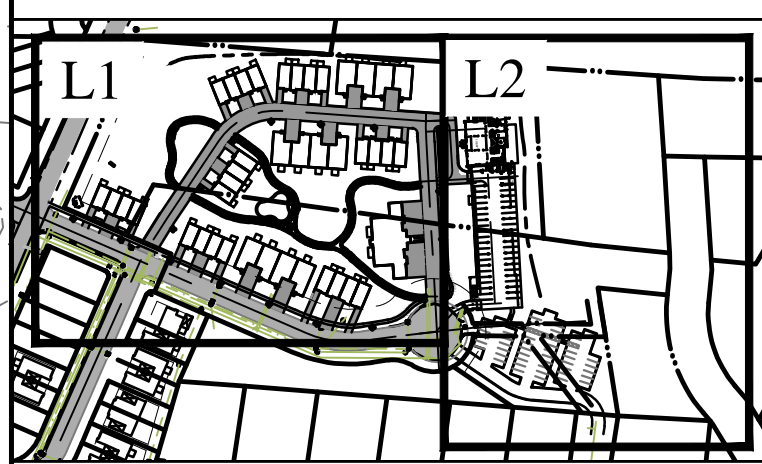
SHEET NUMBER
L2



REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01.03.2019

KEY MAP



LEGEND

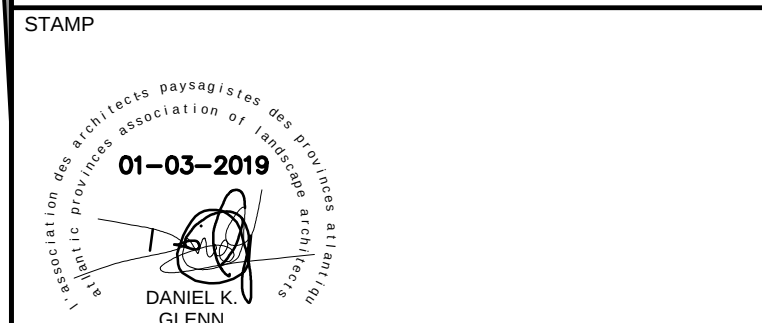
- ROCK SWALE
- SWALE CENTRE LINE
- PROPOSED STORM LINE
- NEW BENCH
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR

DETAIL REFERENCE NODE

DETAIL NUMBER	SHEET NUMBER
1	L6

NOTES

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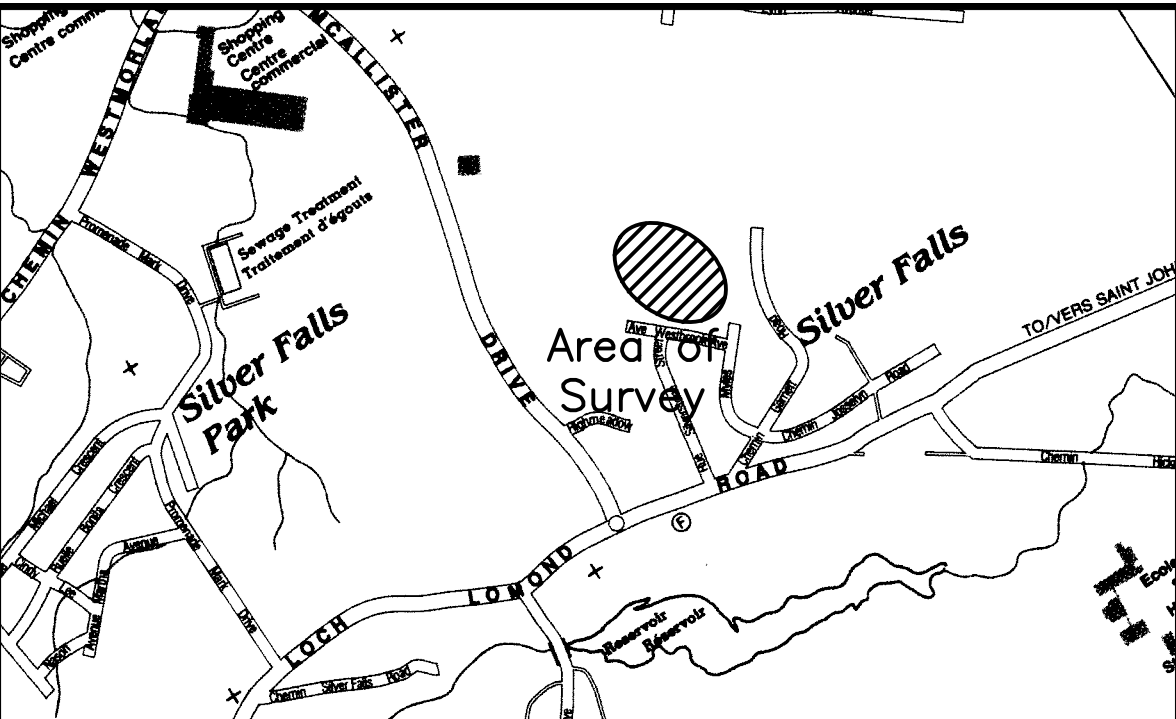
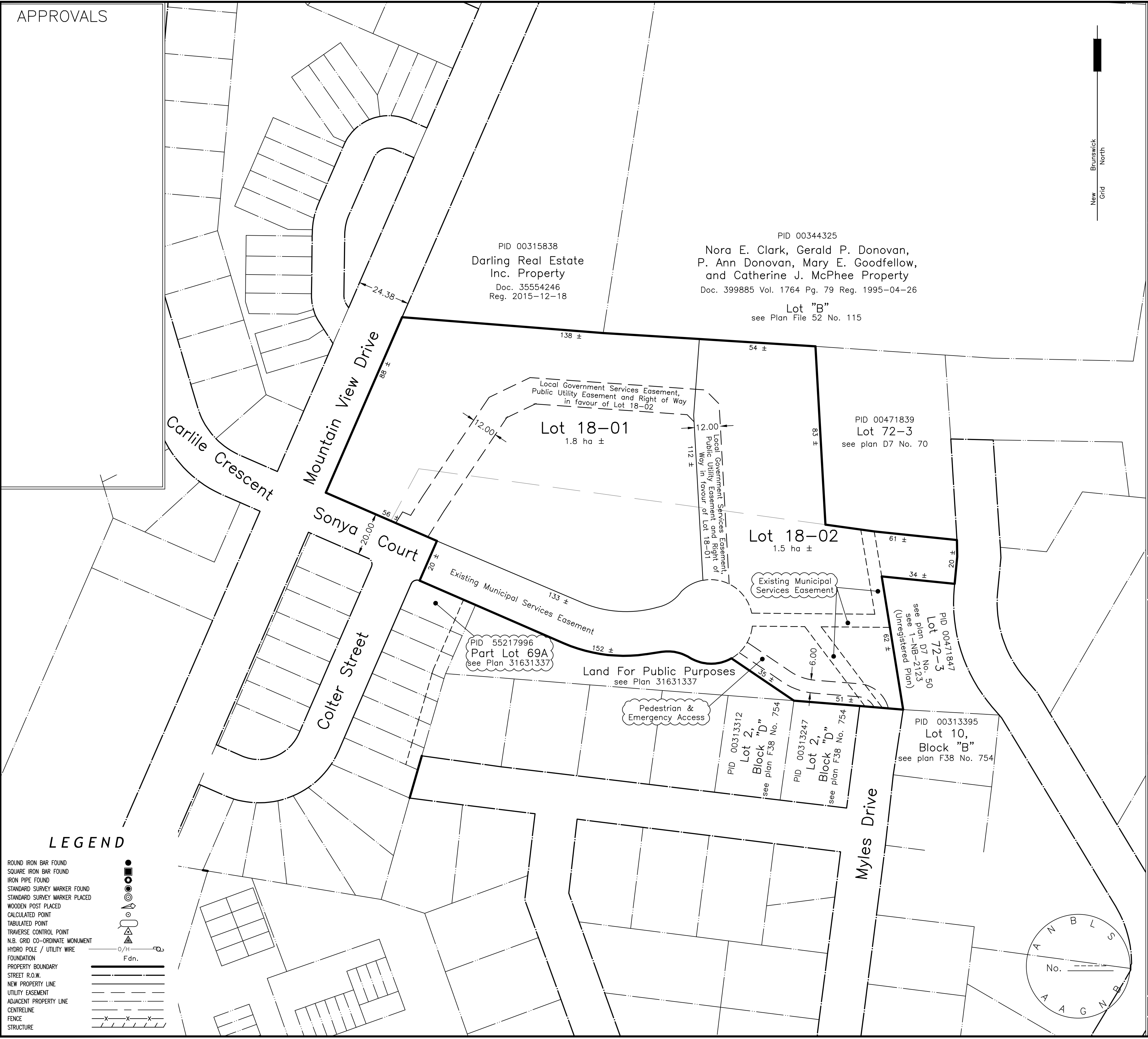


PROJECT TITLE
CALABRIA ESTATES
SAINT JOHN , NB

DRAWING NAME
STORM WATER MANAGEMENT PLAN

DATE PRINTED: 1.7.2019	DESIGNED BY: DKG, BP
DRAWN BY: MB, JMC	CHECKED BY: DKG
CLIENT PROJECT No.:	GG PROJECT NO: 1902
SCALE: 1:200	DATE: 01.03.2019
SHEET NUMBER L1	

APPROVALS



Key Plan Scale 1:15,000

Registration Data

Owner Name : 048367 N.B. Inc.
PID : 00313429
Effective Date : ---
Instrument : Transfer # ---
Owner Name : 048367 N.B. Inc.
PID : 00426452
Effective Date : ---
Instrument : Transfer # ---
Owners _____
Owner Names _____

NOTES

- Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. ---- (based on NAD83 CSRS HPN Value on N.B. Mon. ----).
- All distances are in metres; to convert to imperial equivalents divide by 0.3048.
- Area of survey outlined thus ⊙ ——— ⊙, peripheral information compiled from various sources.
- All document and plan references refer to the Registry Office for Saint John County or the Land Titles District of New Brunswick.
- Field survey completed on ----.
- All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.

Purpose Of Plan

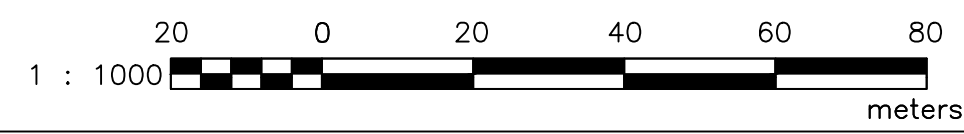
To create Lot 18-01, Lot 18-02, Local Government Services Easements, Public Utility Easements, Right of Ways, and a Pedestrian & Emergency Access

New Brunswick Grid Co-Ordinate Values			
Sta.	X	Y	Rmks.
Scale Factor Applied -----			

Tentative Plan
Calabria Estates,
Mountain View Drive,
City of Saint John,
Saint John County,
New Brunswick

Prepared By
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Jan. 3, 2019
Date



Dwg. No. S18255	Disk No. 2018	Topos -----	Disk No. ----
Dwn. by B.E.S.	Job No. Y18-255	Rev. No. -----	Map Ref. -----

LEGEND

- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- IRON PIPE FOUND
- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- WOODEN POST PLACED
- CALCULATED POINT
- TABULATED POINT
- TRAVERSE CONTROL POINT
- N.B. GRID CO-ORDINATE MONUMENT
- HYDRO POLE / UTILITY WIRE
- FOUNDATION
- PROPERTY BOUNDARY
- STREET R.O.W.
- NEW PROPERTY LINE
- UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- CENTRELINE
- FENCE
- STRUCTURE

Calabria Estates Subivision

Townhouse Portion of Development - Unit and Bedroom Count

Building Type	Number of Buildings	Number of Units Per Building		Number of Bedroom Per Unit	Number of Bedrooms
A	1	8		2	16
B	3	3	B-1	2	18
		1	B-2	3	9
C	4	4		2	32
D	3	2	D-1	4	24
		2	D-2	2	12
				Bedroom Total	111

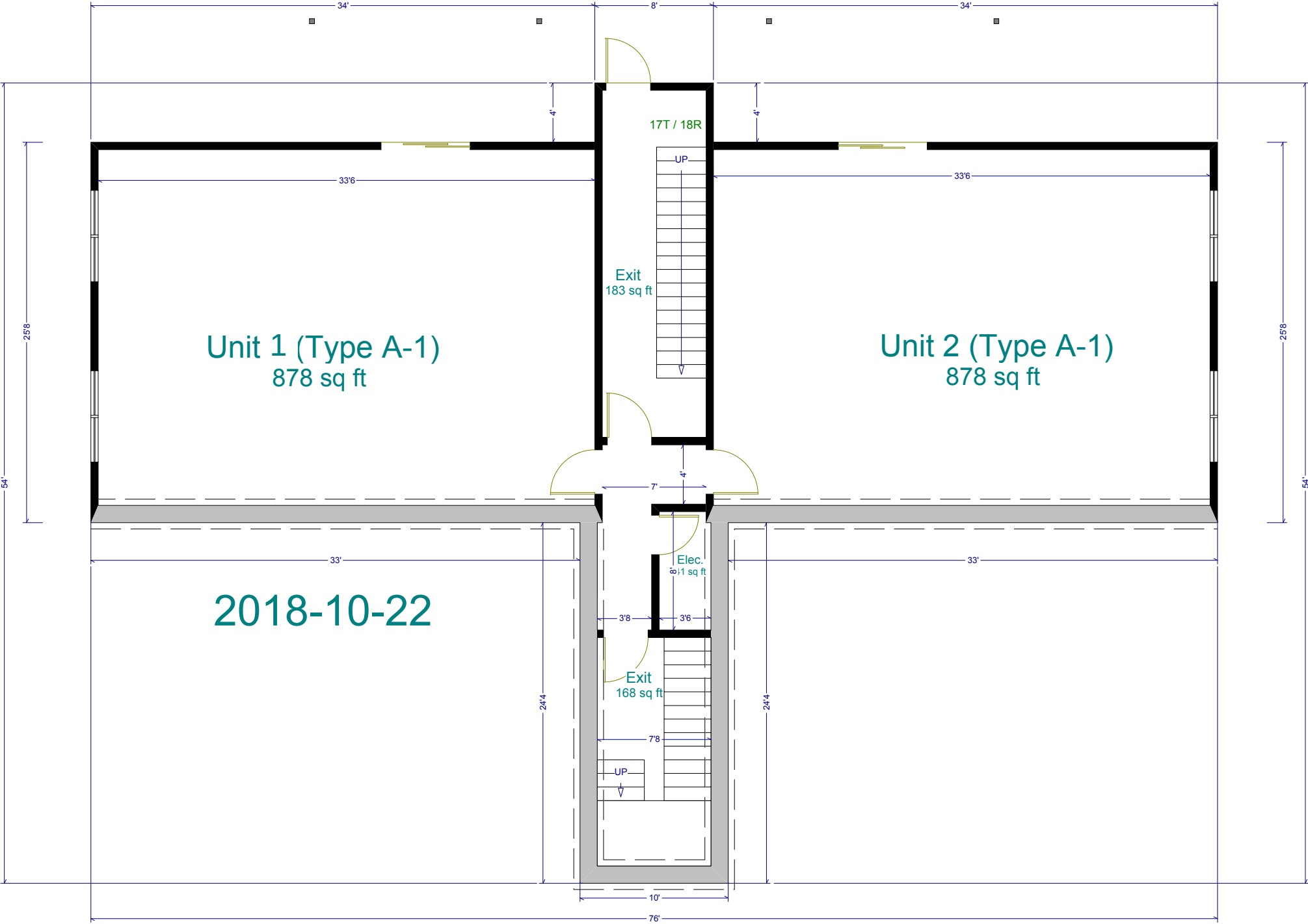
Aparment Building - Unit and Bedroom Count

Unit Type	Number of Units	Number of Bedrooms Per Unit	Number of Bedrooms
GUEST	1	1	1
A	6	2	12
E	2	1	2
C	66	2	132
G	8	2	16
M	5	2	10
N	5	2	10
O	5	2	10
		Bedroom Total	193

TOTAL BEDROOMS FOR DEVELOPMENT	304
---------------------------------------	------------



Basement Floor
Building Type A - 10G
Basement Area : 2,226 Ft2
2 Type A-1 Units

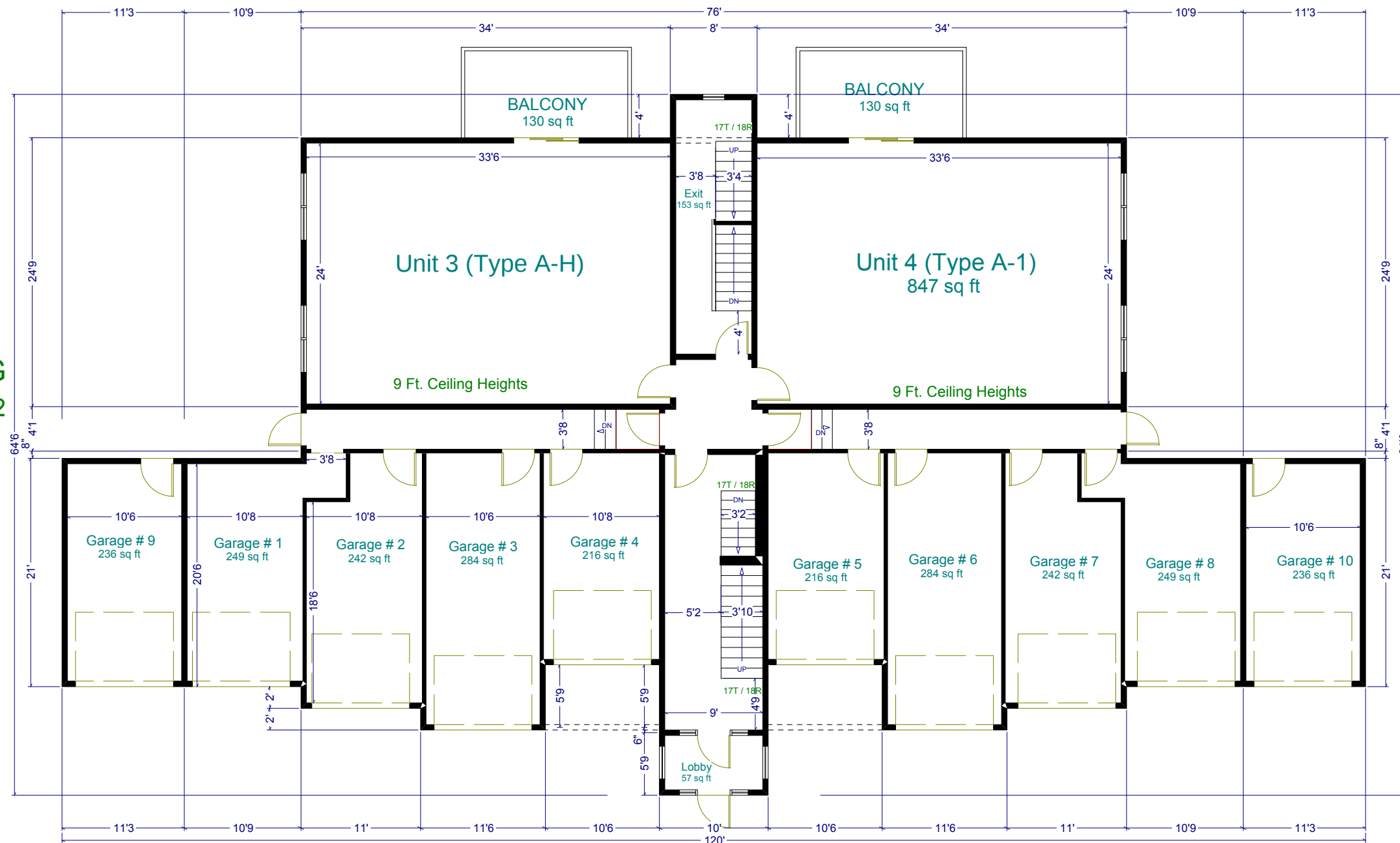


2018-10-24

1st Floor
Building Type A - 10G
Total Floor Area : 11,125 Ft2
Basement Area : 2,217 Ft2
1st Floor Area : 4,927 Ft2
2nd Floor Area : 3,981 Ft2

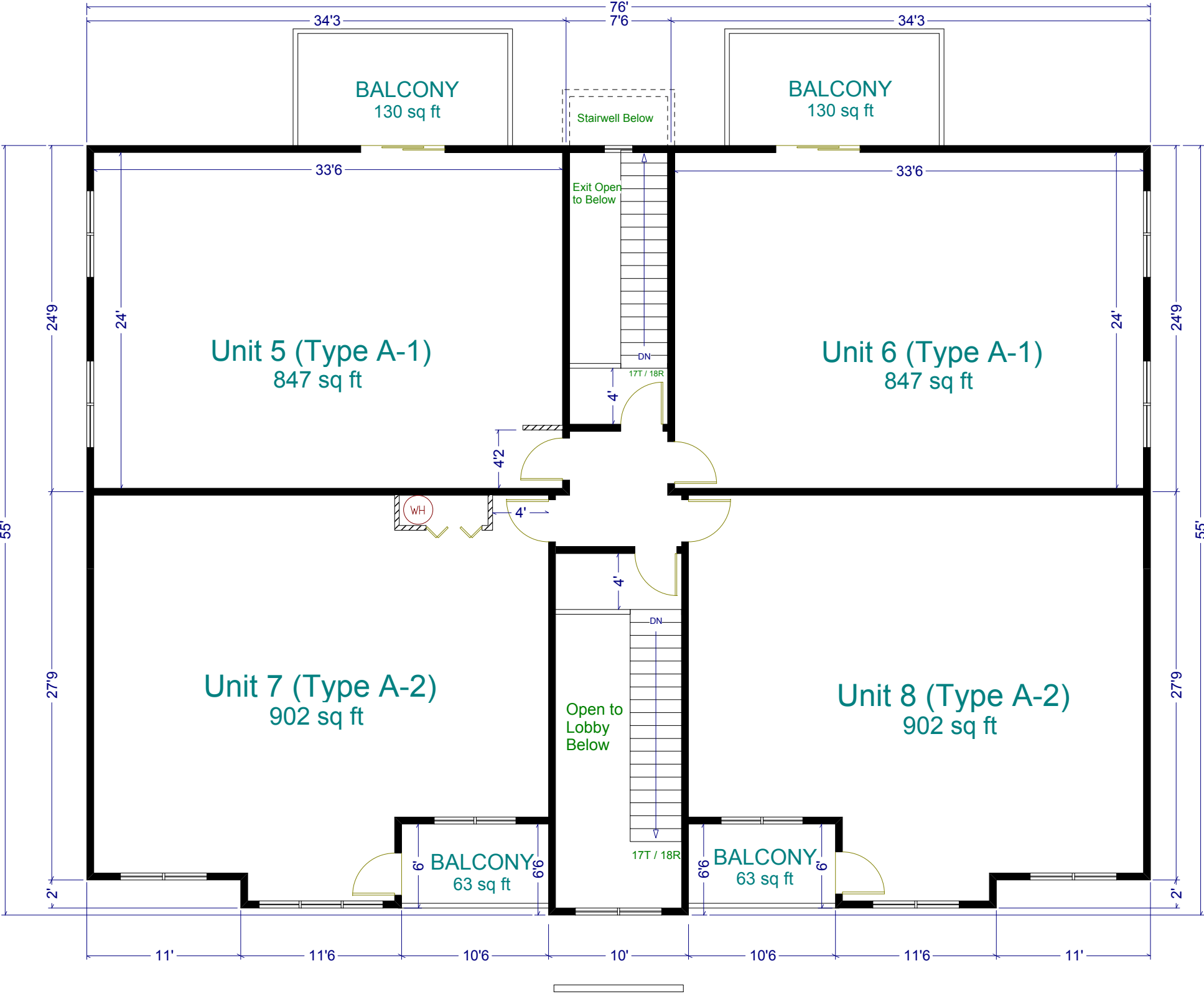
Bldg Size : 98' x 60'6" + 8'
1 Type A-1 Units
1 Type A-Handicapped
10 Garages

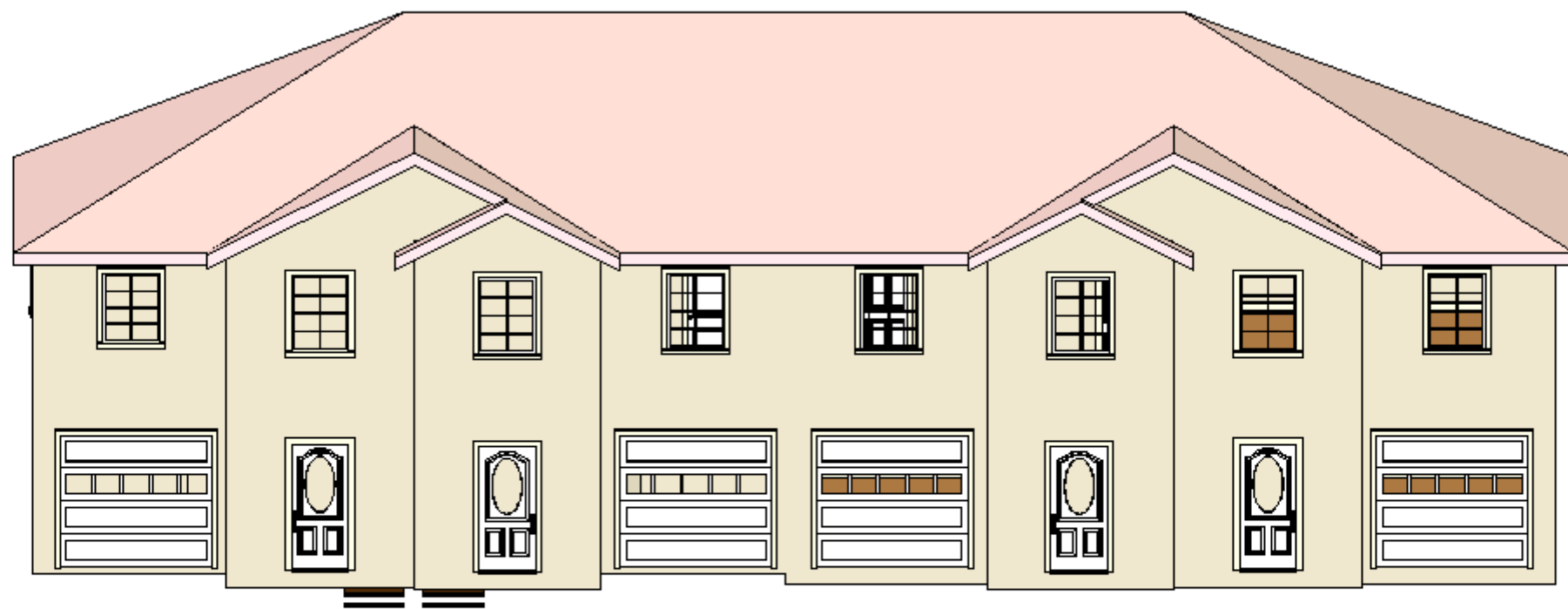
2018-10-24



Type A - 10G
2nd Floor Area : 3,981 Ft2
2 Type A-1 Units
2 Type A-2 Units

2018-10-24



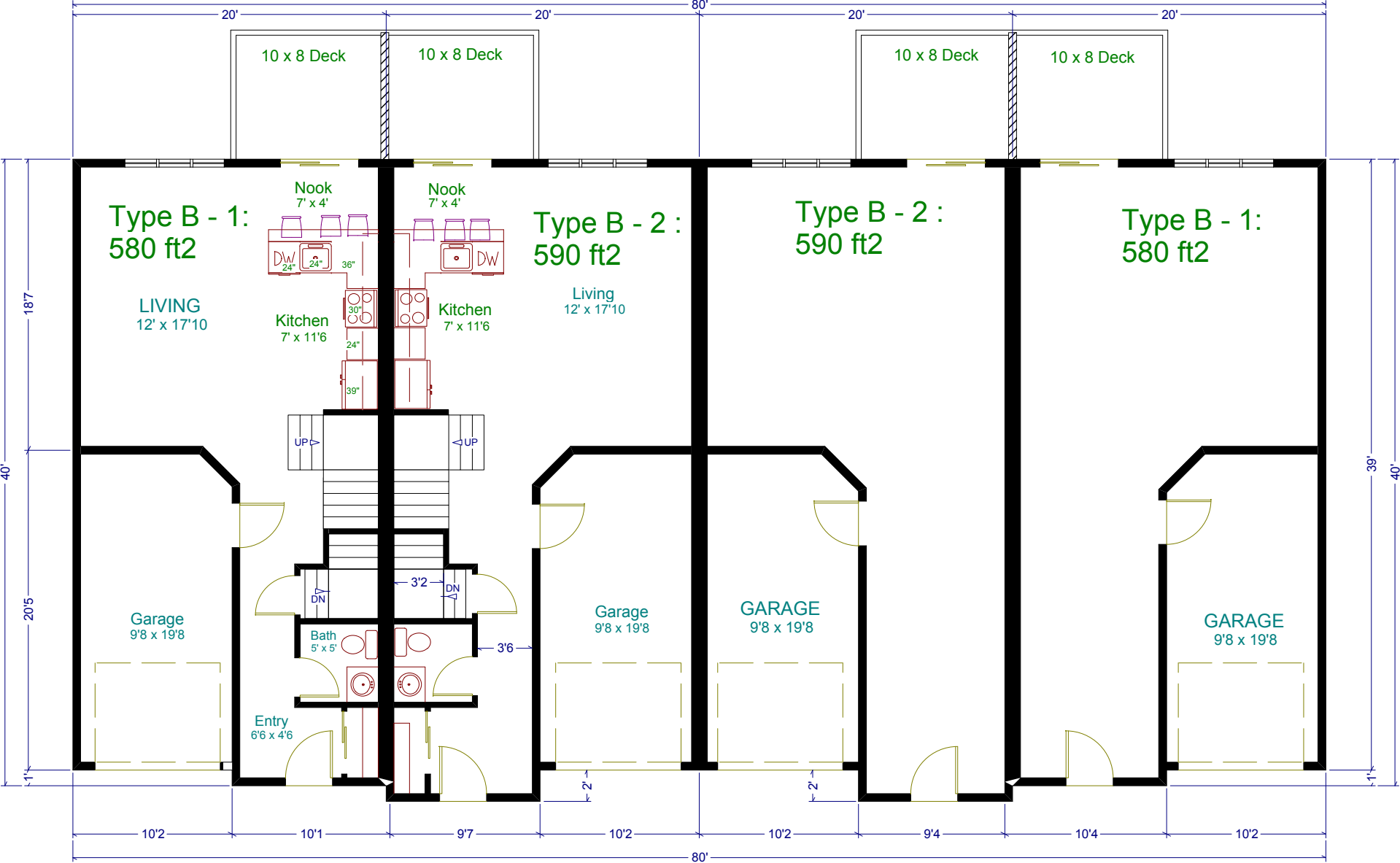


Type B - 4 Unit
2 Level Townhouses + Basements
Building Footprint = 80' x 41'

Type B-1 Living Area : 1,370 Ft2
Unit Footprints = 20' x 40' (39' + 1)
Main Floor Area : 580 Ft2
2nd Floor Area : 790 Ft2
Garage Area : 210 Ft2

Type B-2 Living Area : 1,390 Ft2
Unit Footprints = 20' x 41' (39' + 2)
Main Floor Area : 590 ft2
2nd Floor Area : 800 Ft2
Garage Area : 210 Ft2

2018-10-23 Drawing

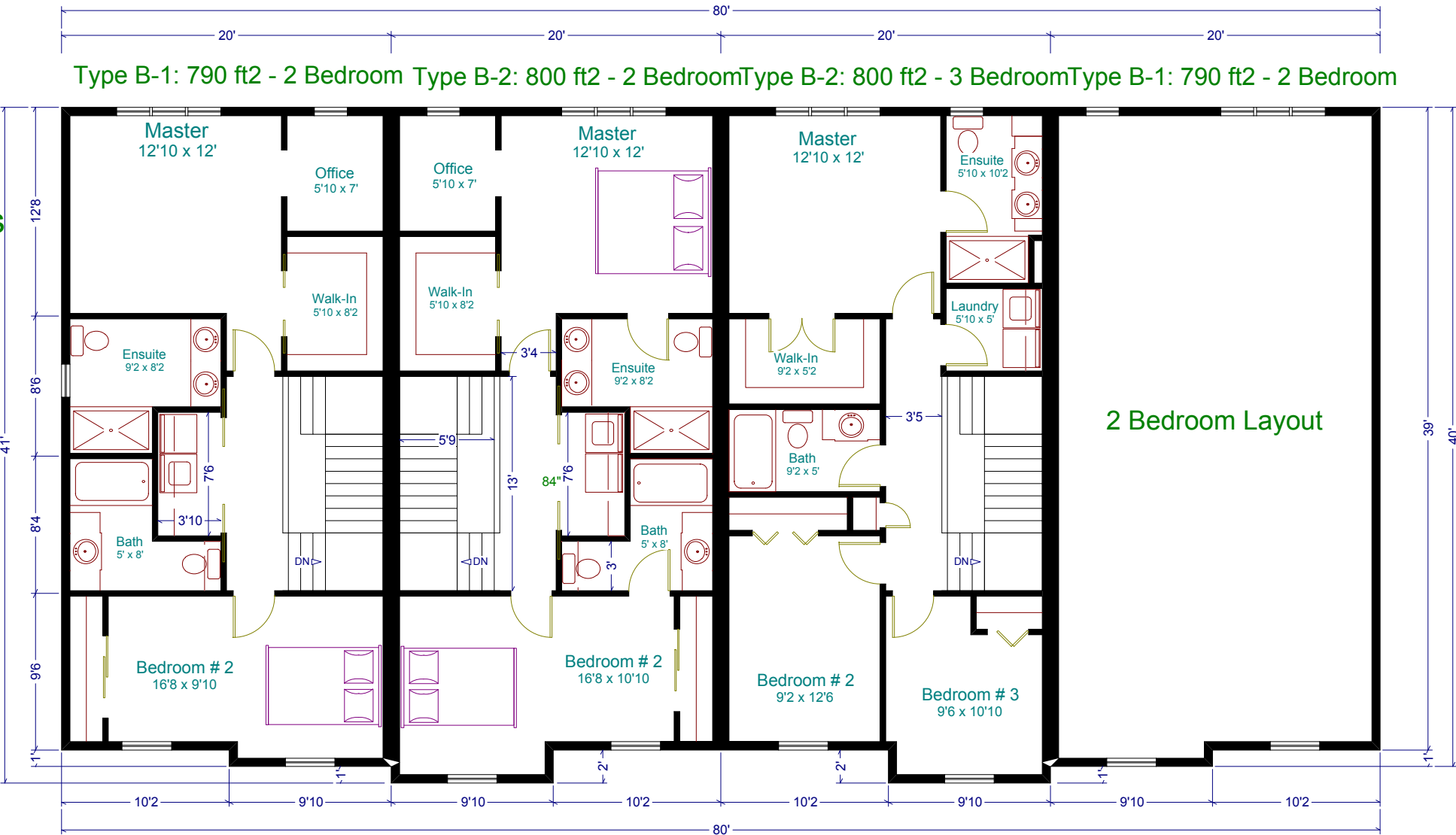


Type B - 4 Unit
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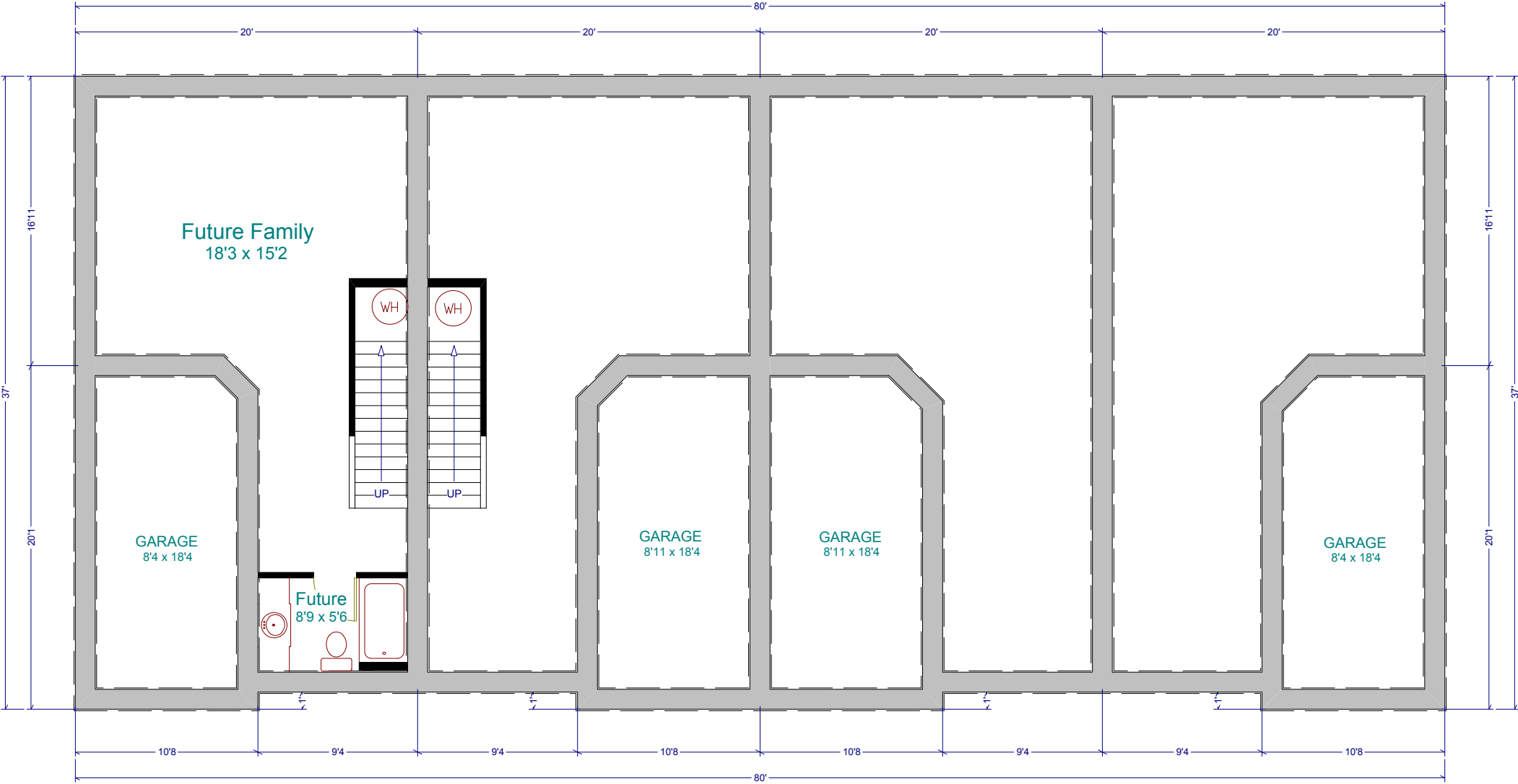
Type B-2 Living Area : 1,390 Ft2
Unit Footprints = 20'x41' (39' + 2')
B-2 Main Floor Area : 590 ft2
B-2 2nd Floor Area : 800 Ft2

2018-10-23 Drawing





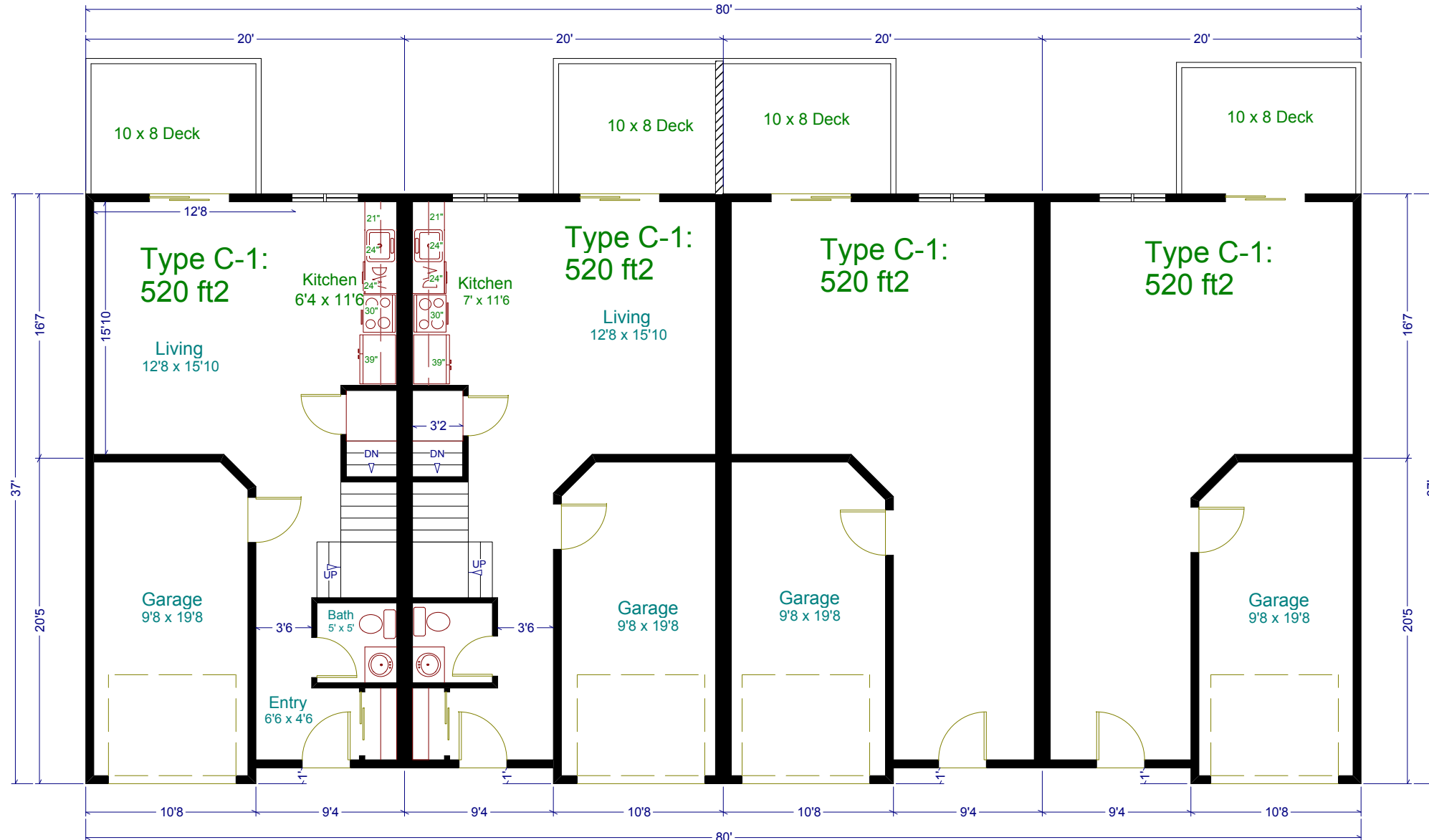
Type C
Basement Plan



Type C
 4 - 2 Bedroom Townhouses
 2 Level with Basements
 & Roof Deck

Building Footprint = 80' x 37'
 Type C-1 Living Area : 1,230 Ft2
 Unit Footprints = 20'x37' (36' + 1')
 Main Floor Area : 520 Ft2
 2nd Floor Area : 710 Ft2
 Garage Area : 210 Ft2

2018-10-23 Drawing

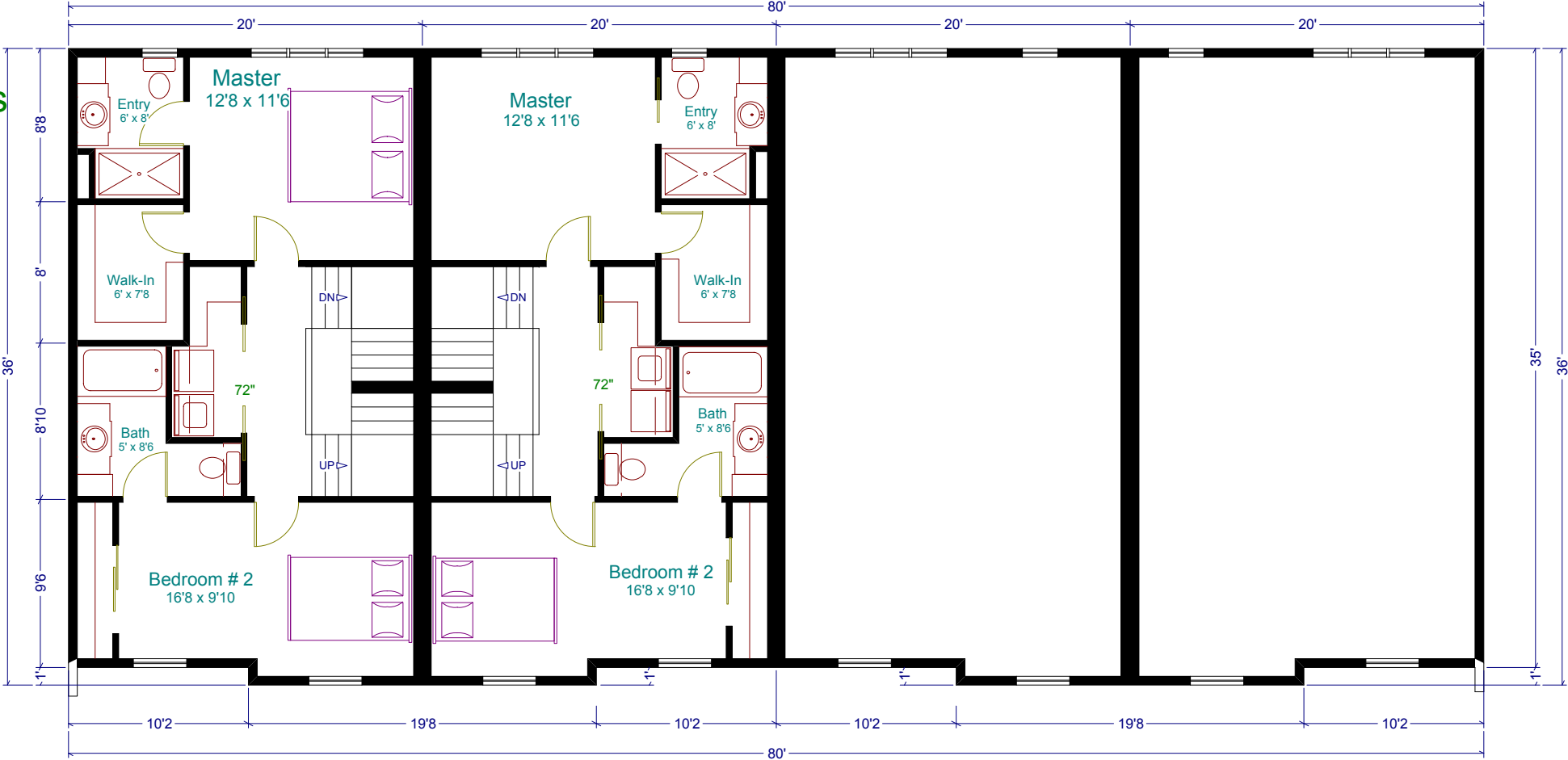


Type C - 4 Unit
2 Level Townhouses + Basements
Building Footprint = 80' x 37'

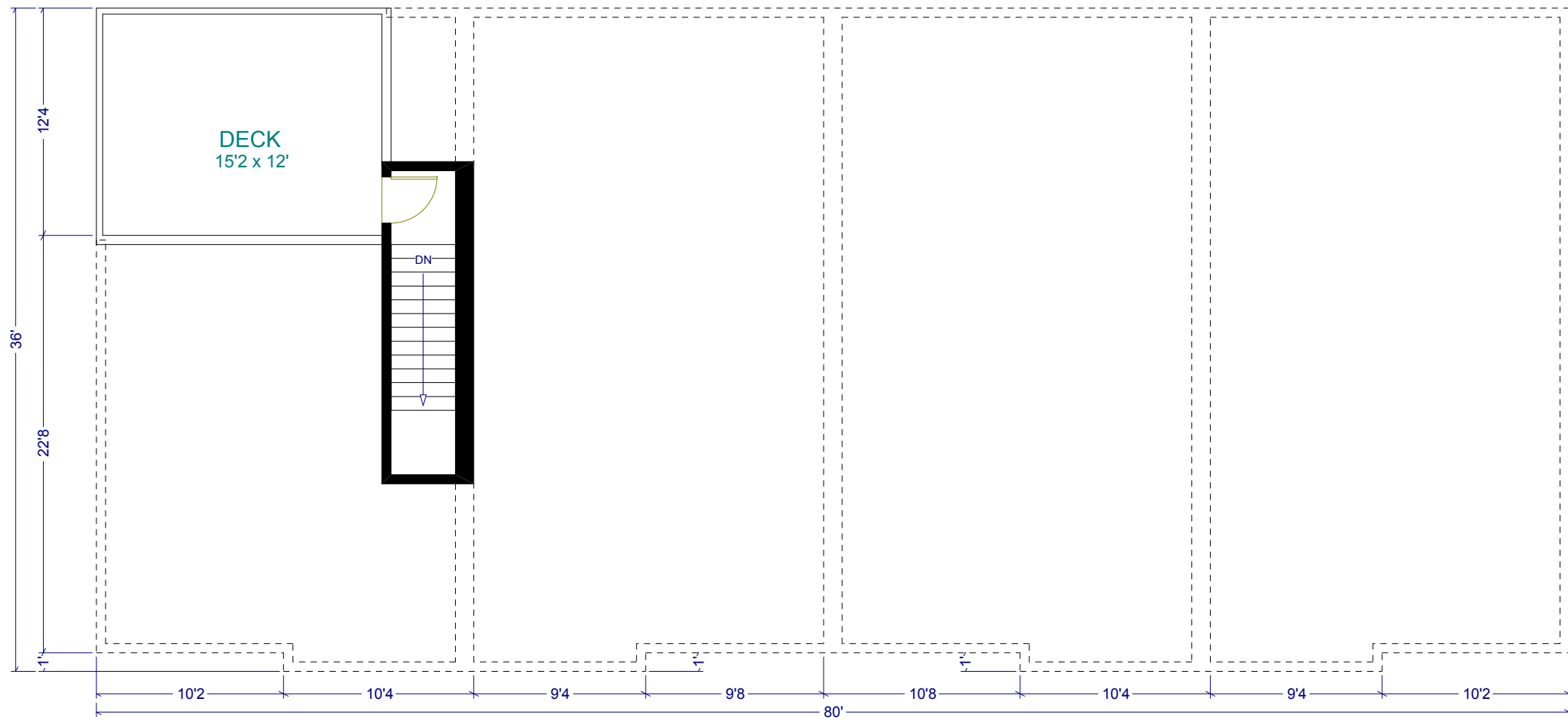
Type C-1 Living Area : 1,210 Ft2
Unit Footprints = 20'x37' (36' + 1')
Main Floor Area : 500 Ft2
2nd Floor Area : 710 Ft2

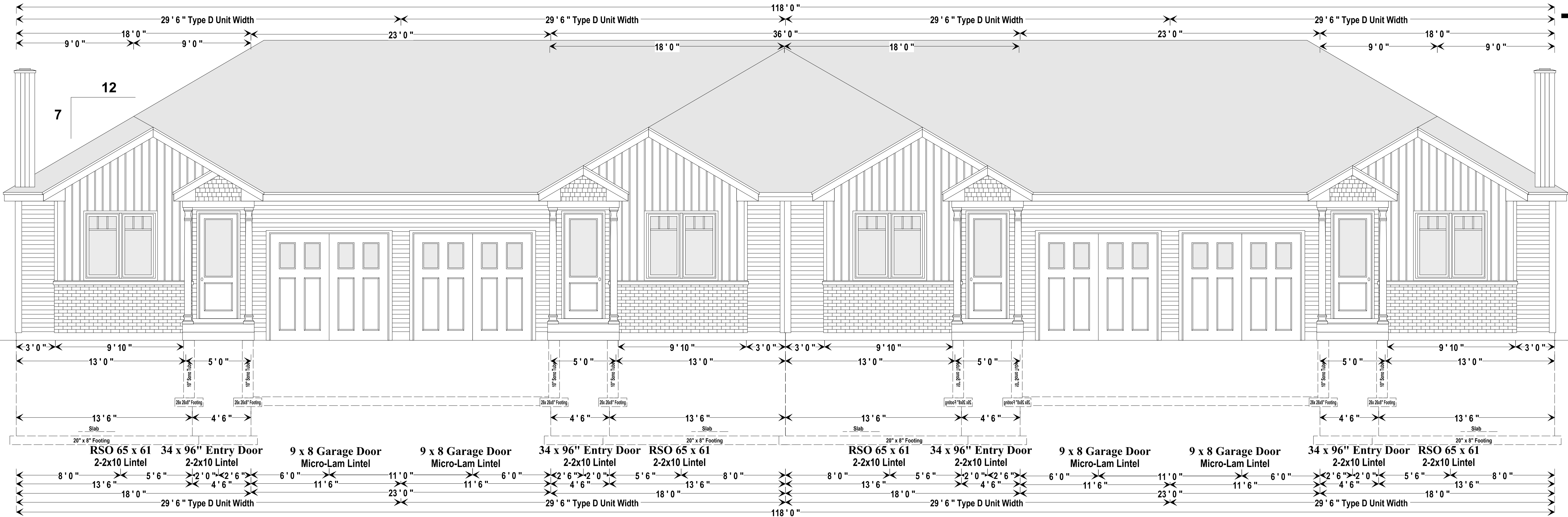
2018-10-23 Drawing

2 Bedroom
Layout C-1



Type C - 4 Unit
Roof Deck





Type D
Front

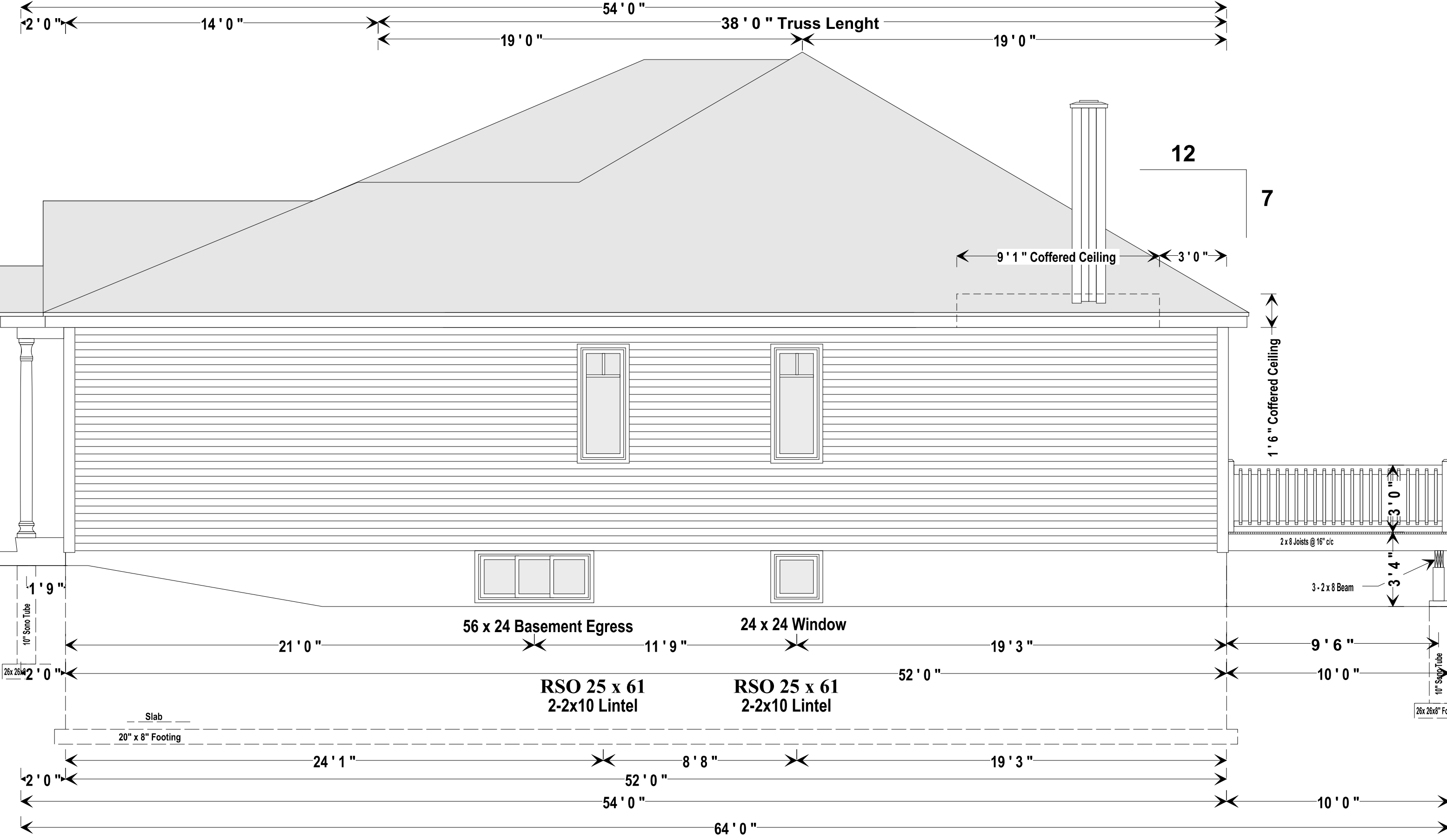
Of: 6
Page: 1

Date: Nov. 26, 2018

Drawing: Front & Side 1

For Date: Calabria Estates - Homes "TYPE - D"

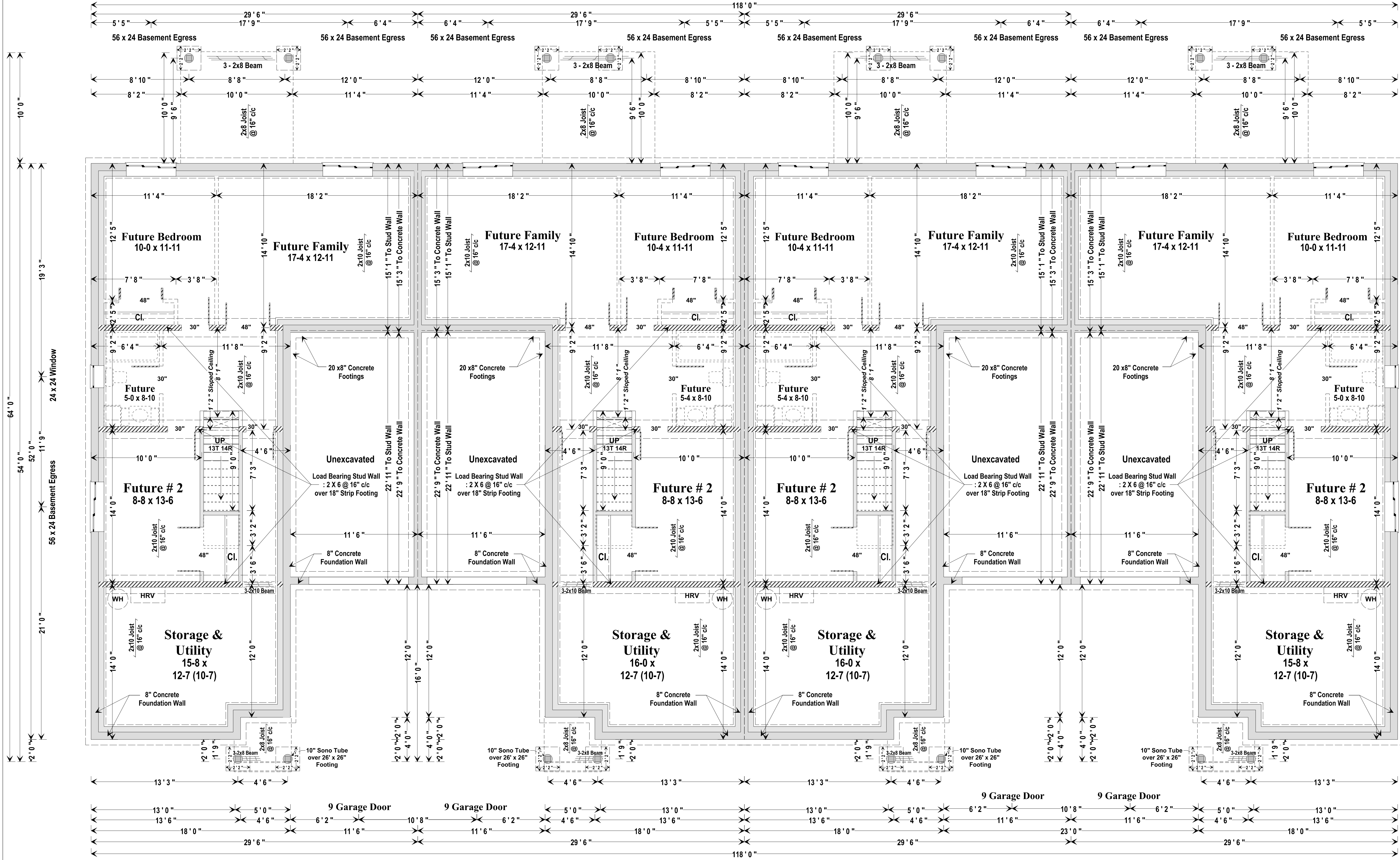
Scale: 1/4" = 1' - 0"



Side 1

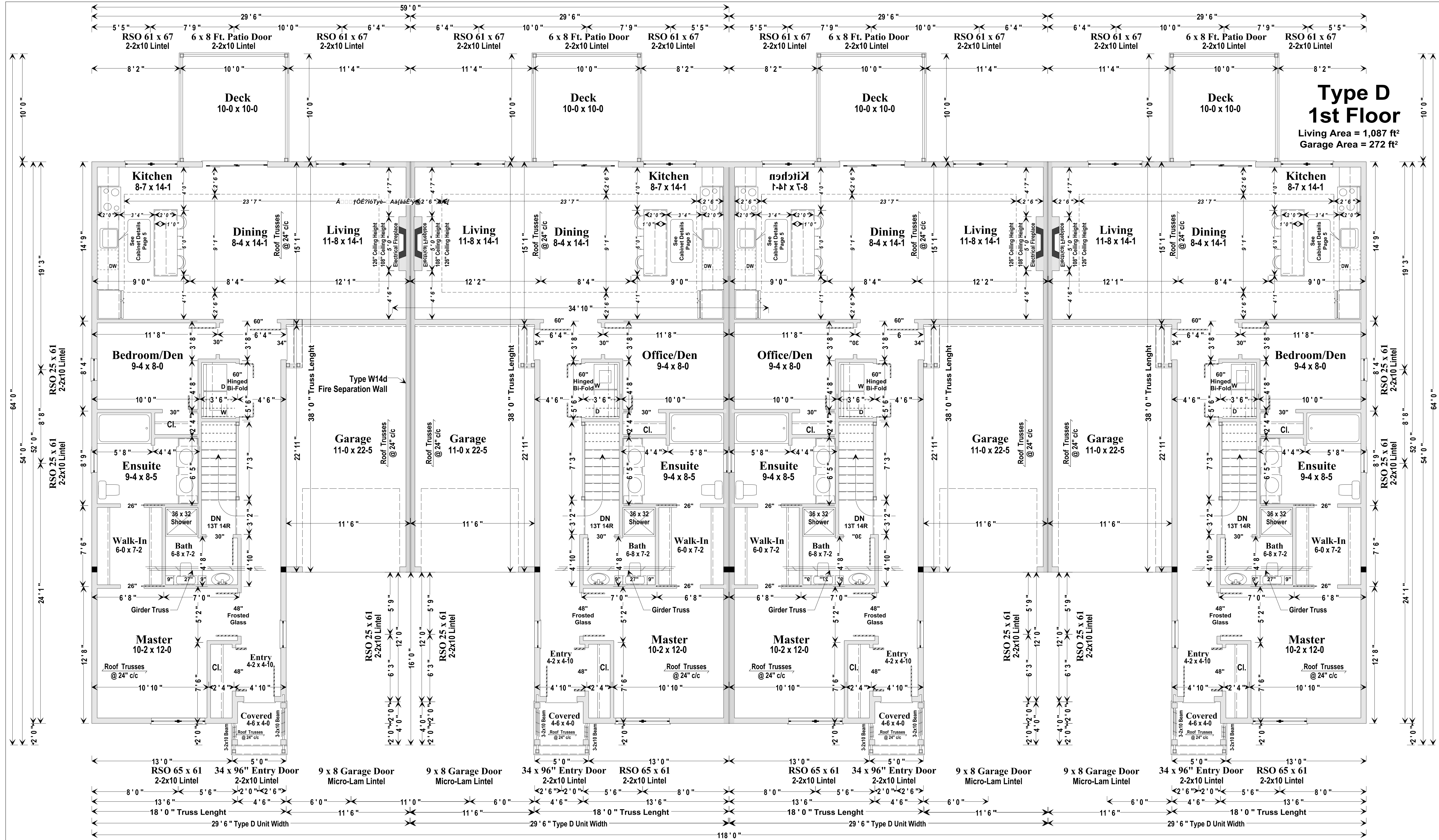
Living Area = 1,087 ft²
Garage Area = 272 ft²

All dimensions and quantities as well as building code and structural compliance must be verified before construction.



Type D
Basement

All dimensions and quantities as well as building code and structural compliance must be verified before construction.



Type D
1st Floor
Living Area = 1,087 ft²
Garage Area = 272 ft²

All dimensions and quantities as well as building code and structural compliance must be verified before construction.