

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
	APPLICATION #:	19-0011	DATE RECEIVED:	Aimee and Andrew
			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				
APPLICANT INFORMATION	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
	<input checked="" type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> ADDITION <input type="checkbox"/> POOL <input type="checkbox"/> DECK <input type="checkbox"/> DEMOLITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> SIGN <input type="checkbox"/> MINIMUM STANDARDS <input type="checkbox"/> OTHER		<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> PLANNING LETTER <input type="checkbox"/> PAC APPLICATION <input checked="" type="checkbox"/> COUNCIL APP <input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER	<input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> DRAINAGE <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> OTHER
HERITAGE				
<input type="checkbox"/> HERITAGE DEVELOPMENT <input type="checkbox"/> HERITAGE SIGN <input type="checkbox"/> HERITAGE INFILL <input type="checkbox"/> HERITAGE DEMO <input type="checkbox"/> 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 1E5
 (506) 639-2662



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

Applicant Signature

Owners Signature

Date

Date

Jan 15, 2019

January 15/19



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.

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Land for Public Purposes Release
Service Fee: \$300 | <input type="checkbox"/> Non-Conforming Use
Service Fee: \$200 | <input type="checkbox"/> Satisfactory Servicing
Service Fee: \$200 |
| <input type="checkbox"/> Section 59 Amendment
Service Fee: \$2,500 | <input type="checkbox"/> Zoning By-law Amendment
Service Fee: \$2,500 | <input checked="" type="checkbox"/> 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

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 Gamett 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

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		
<input type="checkbox"/> Tier 1 Variance Variances not greater than 25% of a numeric standard Service Fee: \$50 plus \$10 per additional variance	<input type="checkbox"/> Tier 2 Variance Variances greater than 25% of a numeric standard Service Fee: \$100 plus \$20 per additional variance	<input checked="" type="checkbox"/> 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.

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 Registered Owner or Authorized Agent	048367 NB Ltd. - Represented by John P. Rocca Additional Registered Owner
Date January 4, 2019	Date January 4, 2019

Commented [RT1]:



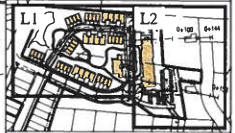
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0m 2m 4m 6m 8m 10m 12m 16m 20m

REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01.03.2019

KEY MAP



LEGEND

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

DETAIL REFERENCE NODE

DETAIL NUMBER	SHEET NUMBER
1	L6

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FIELD SURVEY CONDUCTED BY HATCH SURVEYS.
3. ALL COMPUTATIONS VERIFIED AND COORDINATE.
4. SHOWN ON THIS PLAN ARE BASED ON NEW DRAINAGE.
5. STRENGTHENING DOUBLE PROTECTIVE AND THE
6. (BROWN) SPILL UPSHOLD AS REALIZED BY SERVICE NEW
7. BROWNSHIP ADAPTED COORDINATE SURVEY ADJUSTMENT.
8. CONTOURS ARE GEODETIC DATUM IN METRES AND
9. COLLECTED FROM LIDAR DATA PROVIDED BY GEODATA
10. LOCATION AND SIZE OF PROPOSED SWALES WERE
11. DERIVED FROM LANDSCAPE ARCHITECTS.
12. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE
13. IN METRES.
14. ALL DISTURBED AREAS TO ORIGINAL CONDITIONS
15. TO BE RESTORED.

STAMP

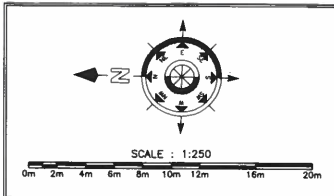


PROJECT TITLE
CALABRIA ESTATES
SAINT JOHN, NB

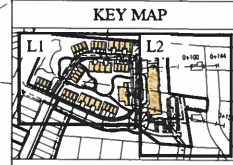
DRAWING NAME

GRADING

DATE PRINTED 3.8.2019	DESIGNED BY DKG, BP
DRAWN BY MB, JMC	CHECKED BY DKG
CLIENT PROJECT NO. 1902	GG PROJECT NO.
SCALE 1:250	DATE 01.03.2019
SHEET NUMBER L1	



REVISIONS		
No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01.03.2019



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

DETAIL REFERENCE NODE	
1	DETAIL NUMBER
L6	SHEET NUMBER

NOTES

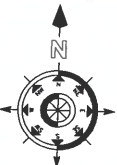
1. ALL DIMENSIONS ARE IN METRES.
2. FIELD SURVEY CONDUCTED BY HUGHES SURVEYS.
3. ALL LOCATIONS IDENTIFIED AND COORDINATED SHOWN ON THIS PLAN ARE BASED ON NEW BRUNSWICK STREETGRAPHIC DIGITAL PROJECTION AND THE NAD83(11) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK ADJUSTED LOCATIONS SURVEY MEASUREMENTS.
4. CONTOURS ARE GEODETIC DATUM BASED AND COLLECTED FROM LOW DATA PROVIDED BY DEANS CA.
5. LOCATION AND SIZE OF UNDERGROUND SERVICES WERE DERIVED FROM VARIOUS SOURCES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. REFLECT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
7. ALL DIMENSIONS MEASURED TO FACE.
8. REFLECT ALL DISTURBED AREAS TO ORIGINAL CONDITIONS OR BETTER.

STAMP



PROJECT FILE
CALABRIA ESTATES
SAINT JOHN, NB

DRAWING NAME	
GRADING	
DATE PRINTED: 3.8.2019	DESIGNED BY: DKG, BP
DRAWN BY: MB, JMC	CHECKED BY: DKG
CLIENT PROJECT NO.: 1902	GG PROJECT NO.: 1902
SCALE: 1:250	DATE: 01.03.2019
SHEET NUMBER: L2	



SCALE: 1:250

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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
1
1.5

NOTES

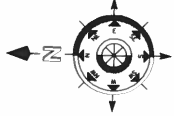
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FIELD SURVEY COMPLETED ON JAN. 29, 2012 BY HUGHES SURVEY.
3. ALL CALCULATIONS PERFORMED AND COORDINATES OBTAINED FROM PLAN ARE BASED ON THE PROPOSED STEREOGRAPHIC DOUBLE PROJECTION AND THE HORIZONTAL CURVE ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK ADJUSTED COORDINATE SURVEY NUMBERS.
4. CONTOURS ARE DERIVED FROM INVENTORIES AND COLLECTED PROBLEMA DATA PRODUCED BY GEACAP.
5. LOCATION AND SIZE OF UNDERGROUND SERVICES WERE DERIVED FROM VARIOUS SOURCES AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. PERFORM AND CONSIDER PAGES TO LANDSCAPE PROJECT.
7. ALL DIMENSIONS MEASURED FACE TO FACE.
8. WHERE ALL OBTAINED AREAS TO ORIGINAL CONDITIONS GREATER.



PROJECT TITLE
CALABRIA ESTATES
SANT JOHN, NB

DRAWING NAME
LANDSCAPE PLAN

DATE PRINTED 3.8.2019	DESIGNED BY DKG, BP
DRAWN BY MB	CHECKED BY DKG
CLIENT PROJECT NO. 15012	GG PROJECT NO. 15012
SCALE 1:250	DATE 01.03.2019
SHEET NUMBER L3	



SCALE : 1:250

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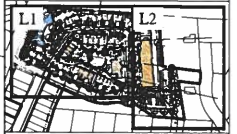
PRELIMINARY SAMPLE OF PROPOSED PLANTS

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
T86	4	Acer glabrum 'Flame'	Flame Ash Maple	100 mm	pot
T177	15	Acer pseudoplatanus	Platanus Maple	50 mm	wb
T185	24	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	50 mm	wb
T215	1	Acer saccharum	Silver Maple	50 mm	wb
T224	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	50 mm	wb
T374	54	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Honeysuckle	2.5 m	pot
T481	128	Berlinia thurbergii 'Aurea Nana'	Dwarf Golden Barbary	30 cm	pot
T487	95	Berlinia thurbergii 'Royal Burgundy'	Royal Burgundy Barbary	30 cm	pot
T560	18	Betula papyrifera	Paper Birch	200 cm	wb
T645	28	Buxa microphylla 'Green Gem'	Green Gem Boxwood	30 cm	pot
T1529	11	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	50 cm	pot
T1533	66	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	50 cm	pot
T1536	33	Cornus sericea 'Flamingo'	Yellow Dogwood	50 cm	pot
T1539	9	Cornus alba 'Eddie's Yellow'	Bud's Yellow Dogwood	50 cm	pot
T2019	37	Daphne x burwoodii	Burwood Daphne	30 cm	pot
T2446	4	Eucymia alata 'Compacta'	Dwarf Burning Bush	50 cm	pot
T3140	25	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	50 cm	pot
T3174	4	Hydrangea paniculata	Lace Hydrangea	50 cm	pot
T3335	52	Ilex verticillata 'Berry Poppins'	Berry Poppins Winterberry	40 cm	pot
T3338	9	Ilex verticillata 'Mr. Poppins'	Mr. Poppins Winterberry	40 cm	pot
T4437	3	Maquoketa elliptica 'Centennial'	Centennial Maquoketa	125 cm	pot
T4595	2	Makia floribunda 'Makia'	Makia Crabapple	45 mm	wb
T4600	1	Makia floribunda 'Profusion'	Profusion Crabapple	45 mm	wb
T4716	41	Microbiota decussata	Korean Cypress	20 cm	pot
T1915	9	Picea glauca	White Spruce	150 cm	wb
T5065	17	Physocarpus opulifolius 'Summer Wine'	Summer Wine Noddy	50 cm	pot
T5489	6	Prunella emilio	White Rose	100 cm	pot
T6331	18	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	30 cm	pot
T6789	3	Rubus pseudacacia 'Frisia'	Golden Locust	45 mm	wb
T7531	1	Sakaki 'Makia' 'Tortuosa'	Tortuosa Cork Oak Willow	45 mm	wb
T7976	4	Spirea nipponica 'Snowmound'	Snowmound Spirea	30 cm	pot
T8044	33	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	30 cm	pot
T8032	18	Stephanandra incisa	Bridal Wreath Spirea	50 cm	pot
T8153	6	Syringa meyeri 'Palibin'	Palibin Dwarf Lilac	120 cm	pot
T8289	14	Syringa vulgaris 'Lager's Dark'	Lager's Dark Lilac	100 cm	pot
T8359	28	Taxus cuspidata 'Capitata'	Copped Pyramidal Japanese Yew	100 cm	pot
T8394	2	Wegelia floribunda 'Vancouveria'	Vancouveria Weigelia	50 cm	pot
Ferns					
F1940	31	Colymbopeltis xacoffera 'Avalanche'	Avalanche Colymbopeltis	11cm	pot
F1970	52	Hemerocallis hybrid 'Purple Swan'	Purple Swan Daylily	11cm	pot
F1985	314	Hemerocallis hybrid 'Atlas'	Atlas Daylily	11cm	pot
F1986	26	Hemerocallis hybrid 'Chicago Fire'	Chicago Fire Daylily	11cm	pot
F2015	102	Hemerocallis x hybrid 'Purple Affair'	Purple Affair Daylily	11cm	pot
F2022	32	Hemerocallis x hybrid 'Apple Tart'	Apple Tart Daylily	11cm	pot
F2355	14	Hestia August Moon	August Moon Hestia	11cm	pot
F2394	42	Hestia Gold Edger	Gold Edger Hestia	11cm	pot

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
	EXISTING CONTOUR

DETAIL REFERENCE NODE

DETAIL NUMBER	SHEET NUMBER
1	1.5

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. FIELD SURVEY COMPLETED ON JAN. 23, 2019 BY HUGHES SURVEY.
3. ALL COMPUTATIONS PERFORMED AND COORDINATES OBTAINED ON THE PLAN ARE BASED ON THE HUGHES SURVEY.
4. COORDINATES ADJUSTED TO THE HUGHES SURVEY.
5. COORDINATES ADJUSTED TO THE HUGHES SURVEY.
6. COORDINATES ADJUSTED TO THE HUGHES SURVEY.
7. ALL DIMENSIONS, MEASUREMENTS AND DISTANCES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
8. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
9. ALL DIMENSIONS, MEASUREMENTS AND DISTANCES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

STAMP

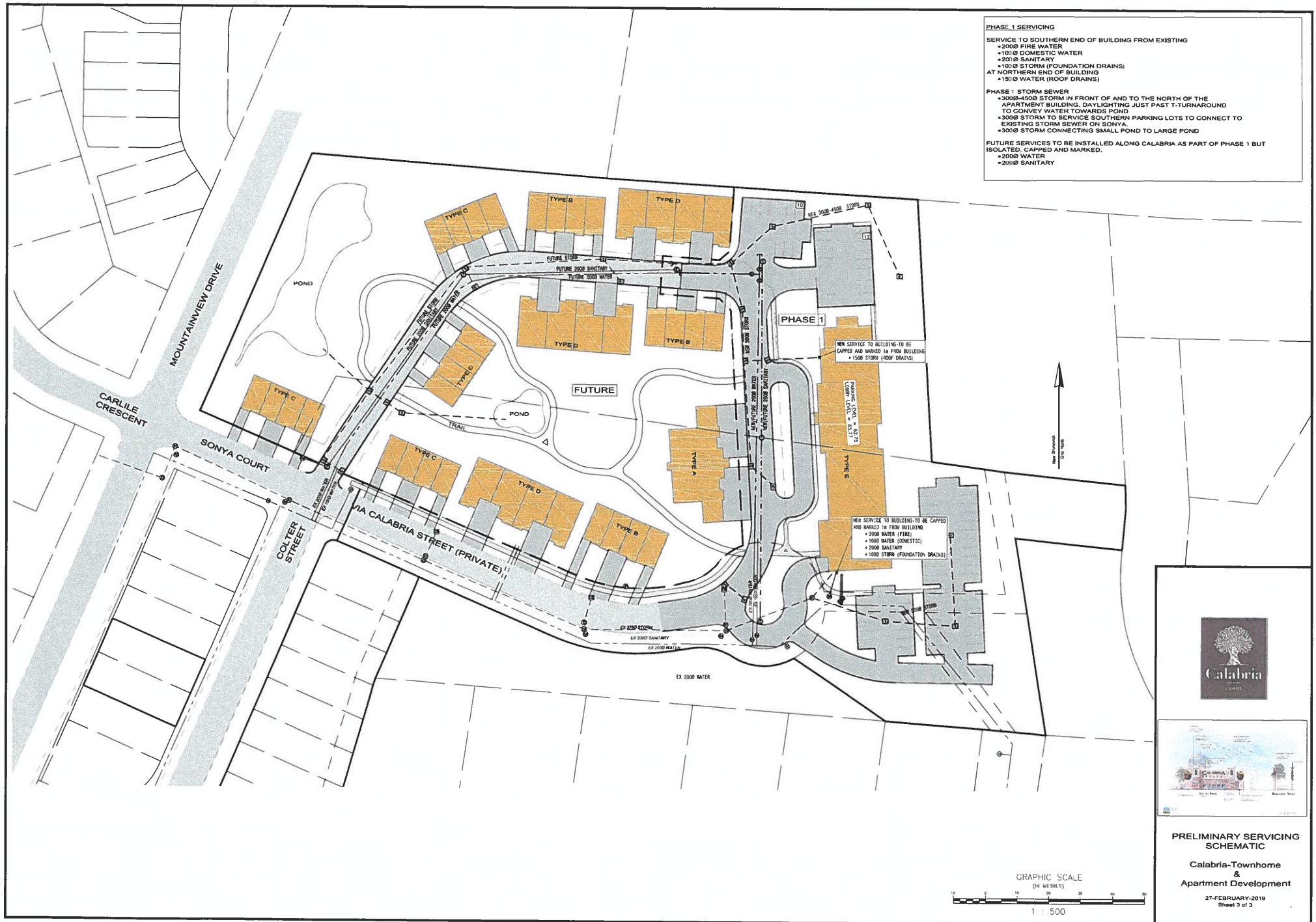


PROJECT TITLE
CALABRIA ESTATES
SAINT JOHN, NB

DRAWING NAME

LANDSCAPE PLAN

DATE PRINTED 3.8.2019	DESIGNED BY DKG, BP
DRAWN BY MB	CHECKED BY DKG
CLIENT PROJECT NO. 1902	DATE 01.03.2019
SCALE 1:250	SHEET NUMBER 14



PHASE 1 SERVICING

SERVICE TO SOUTHERN END OF BUILDING FROM EXISTING

- 2000 FIRE WATER
- 1000 DOMESTIC WATER
- 2000 SANITARY
- 1000 STORM (FOUNDATION DRAINS)

AT NORTHERN END OF BUILDING

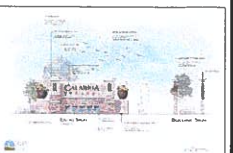
- 1500 WATER (ROOF DRAINS)

PHASE 1 STORM SEWER

- 3000-4500 STORM IN FRONT OF AND TO THE NORTH OF THE APARTMENT BUILDING, DAYLIGHTING JUST PAST T-TURNAROUND TO CONVEY WATER TOWARDS POND
- 3000 STORM TO SERVICE SOUTHERN PARKING LOTS TO CONNECT TO EXISTING STORM SEWER ON SONYA
- 3000 STORM CONNECTING SMALL POND TO LARGE POND

FUTURE SERVICES TO BE INSTALLED ALONG CALABRIA AS PART OF PHASE 1 BUT ISOLATED, CAPPED AND MARKED.

- 2000 WATER
- 2000 SANITARY



PRELIMINARY SERVICING SCHEMATIC

Calabria-Townhome & Apartment Development

27-FEBRUARY-2019
Sheet 3 of 3

Calabria Estates Subdivision

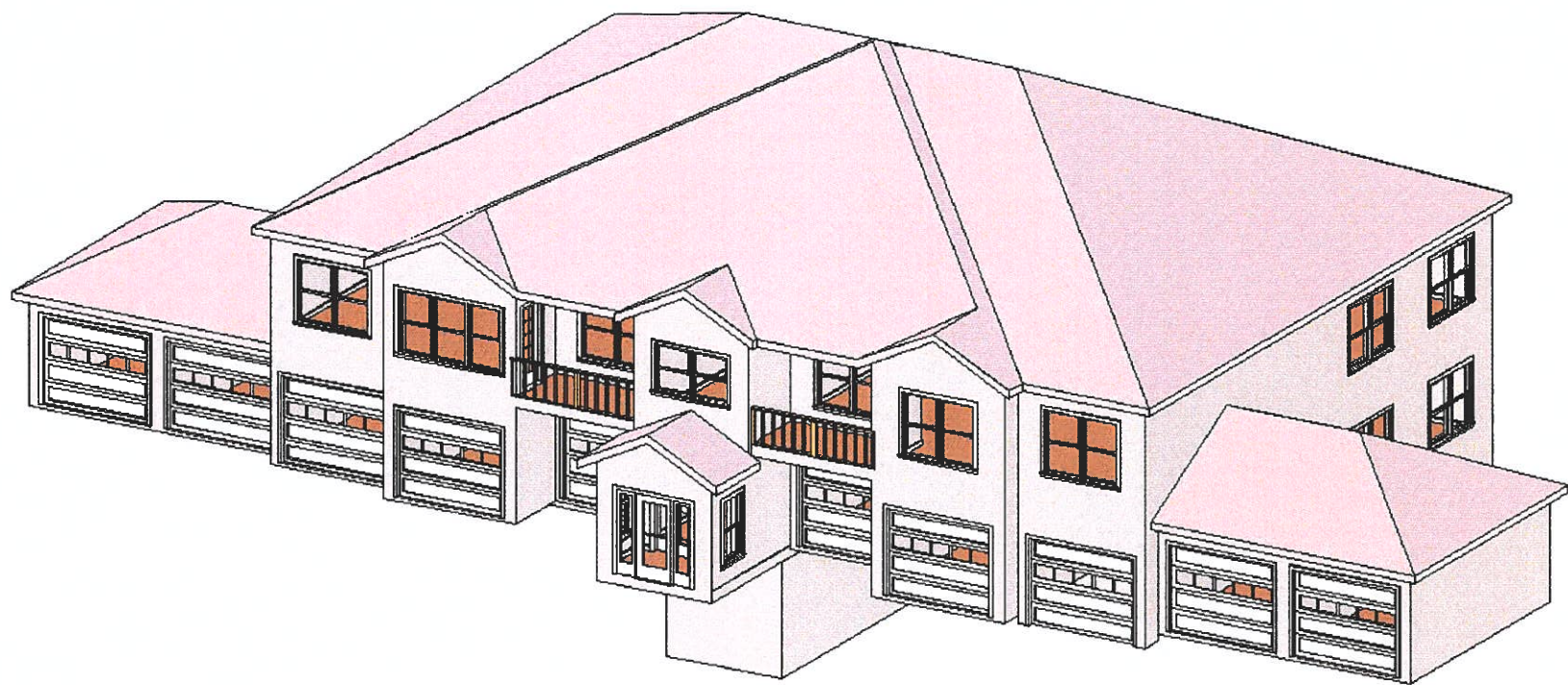
Townhouse Portion of Development - Unit and Bedroom Count

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

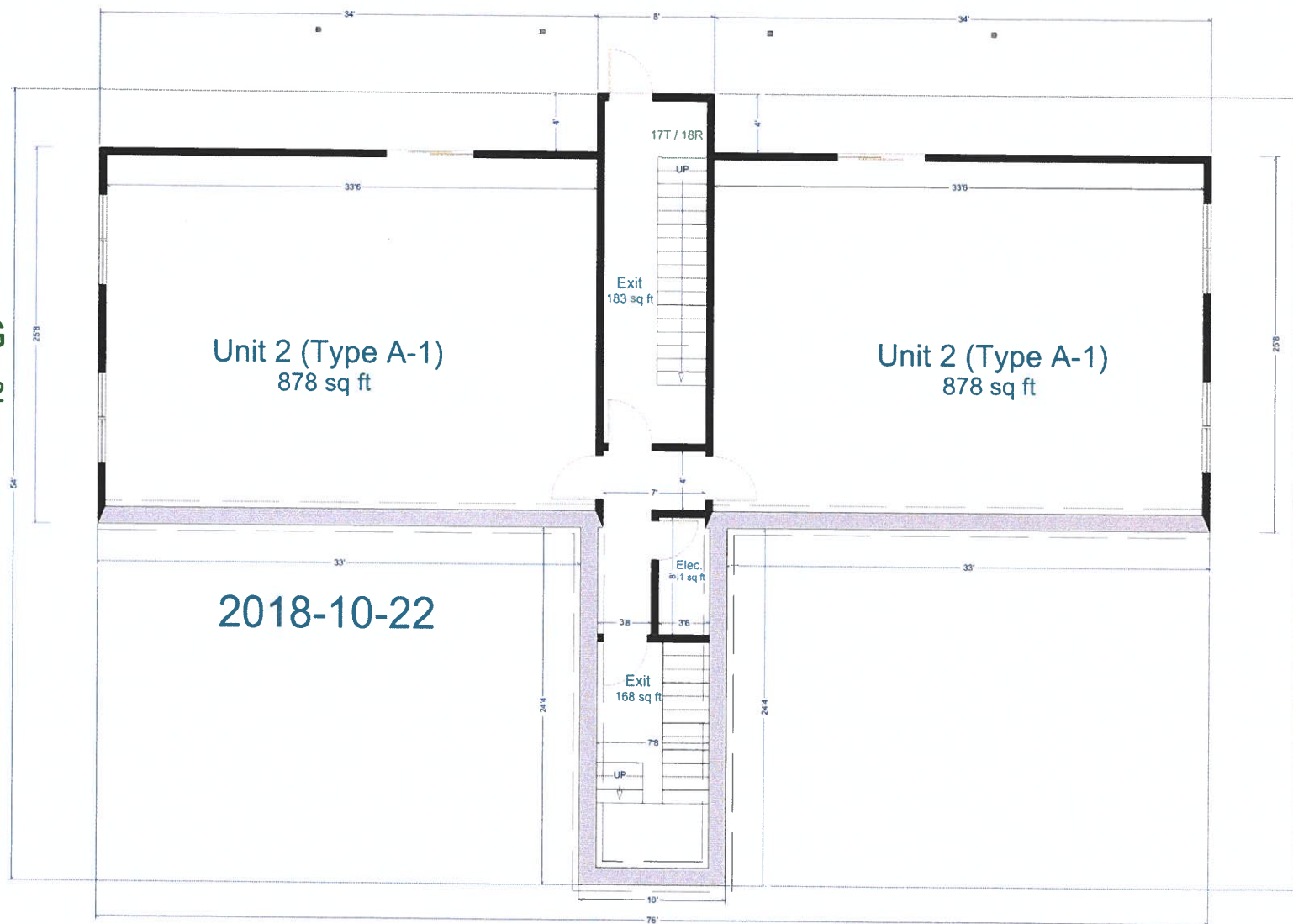
TOTAL BEDROOMS FOR DEVELOPMENT	304
---------------------------------------	------------



**Basement Floor
Building Type A - 10G**

Basement Area : 2,226 Ft²

2 Type A-1 Units



2018-10-24

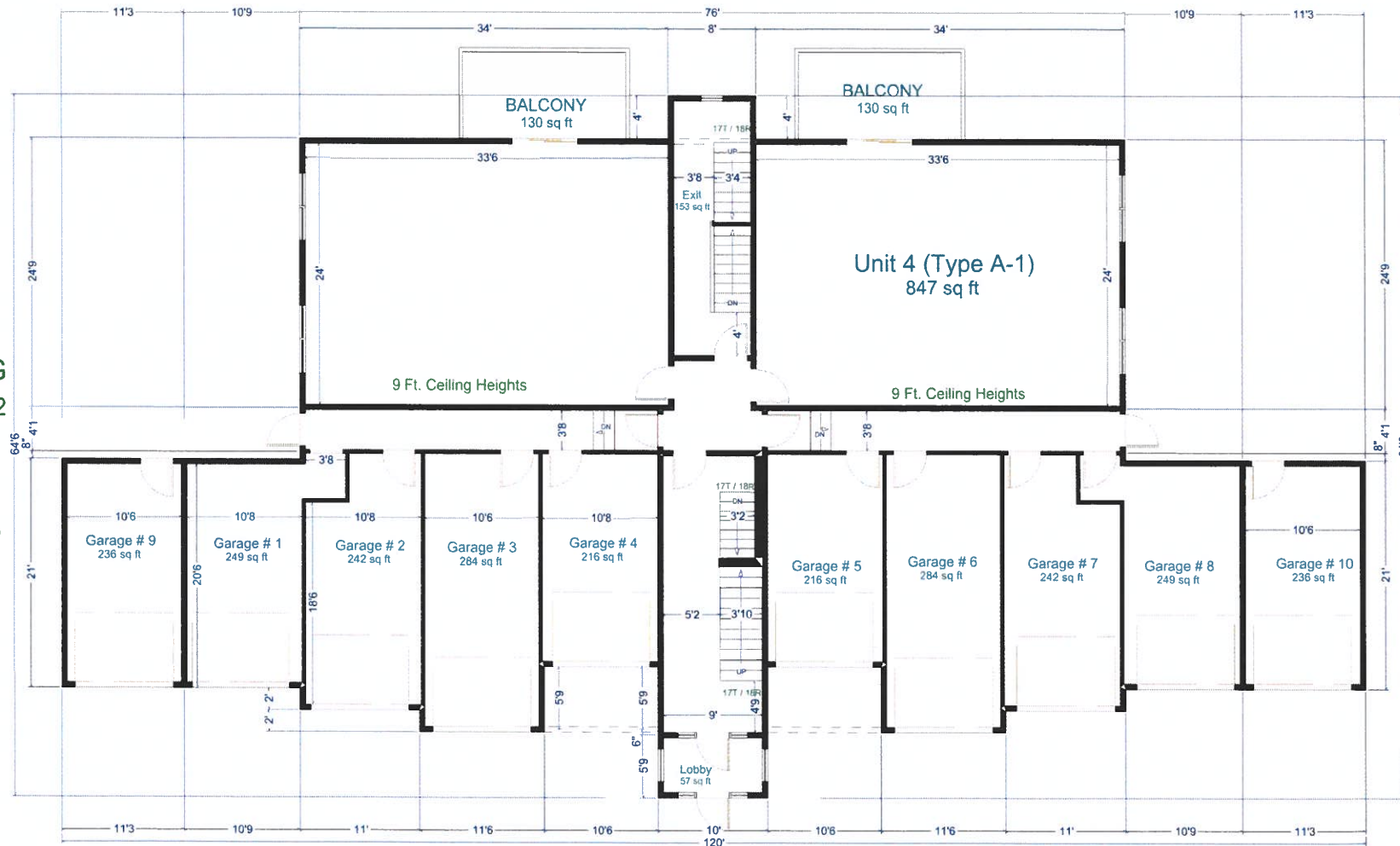
1st Floor
Building Type A - 10G
Total Floor Area : 11,125 Ft2

Basement Area : 2,217 Ft2
1st Floor Area : 4,927 Ft2
2nd Floor Area : 3,981 Ft2

Bldg Size : 98' x 60'6" + 8'

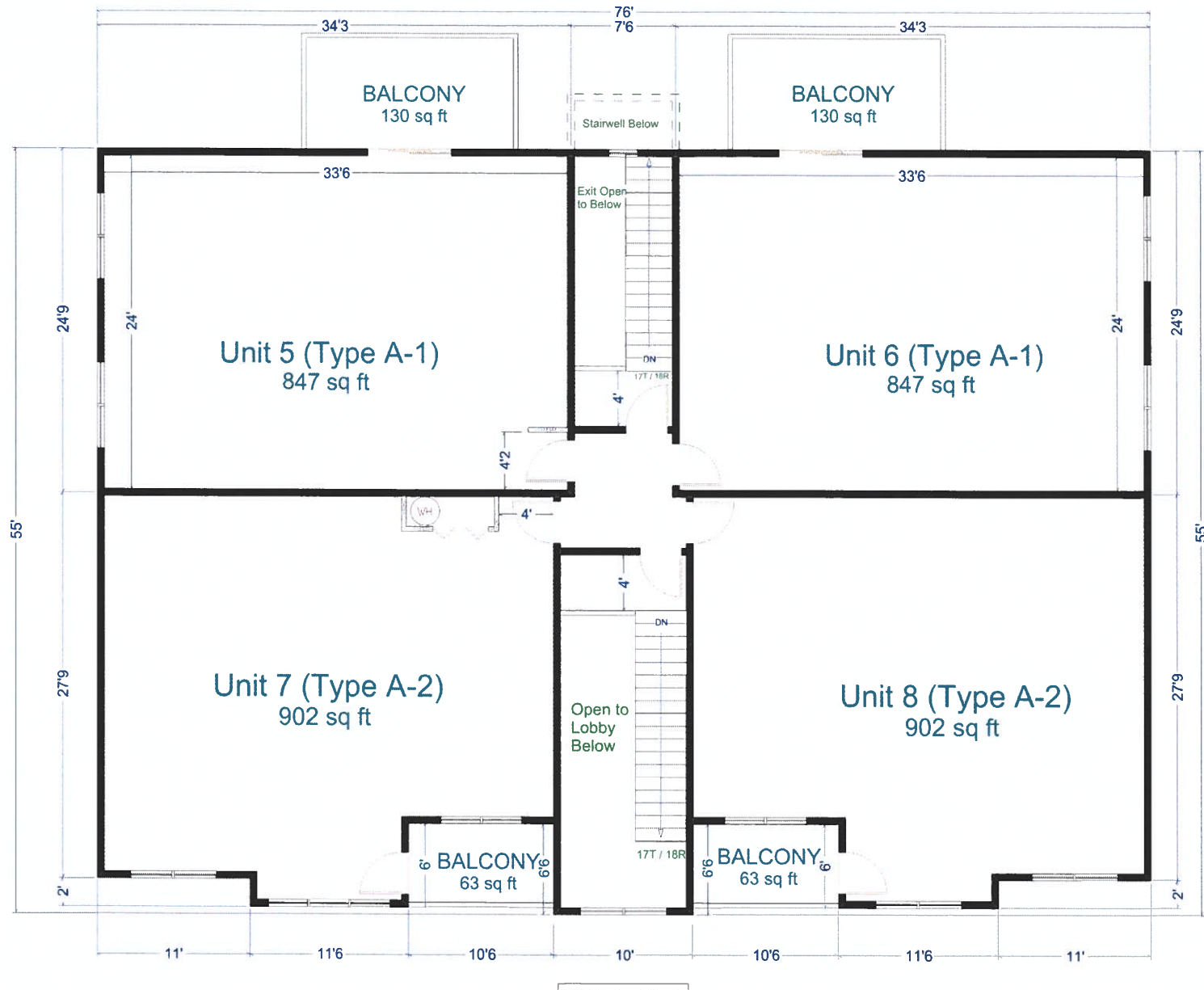
1 Type A-1 Units
1 Type A-Handicapped
10 Garages

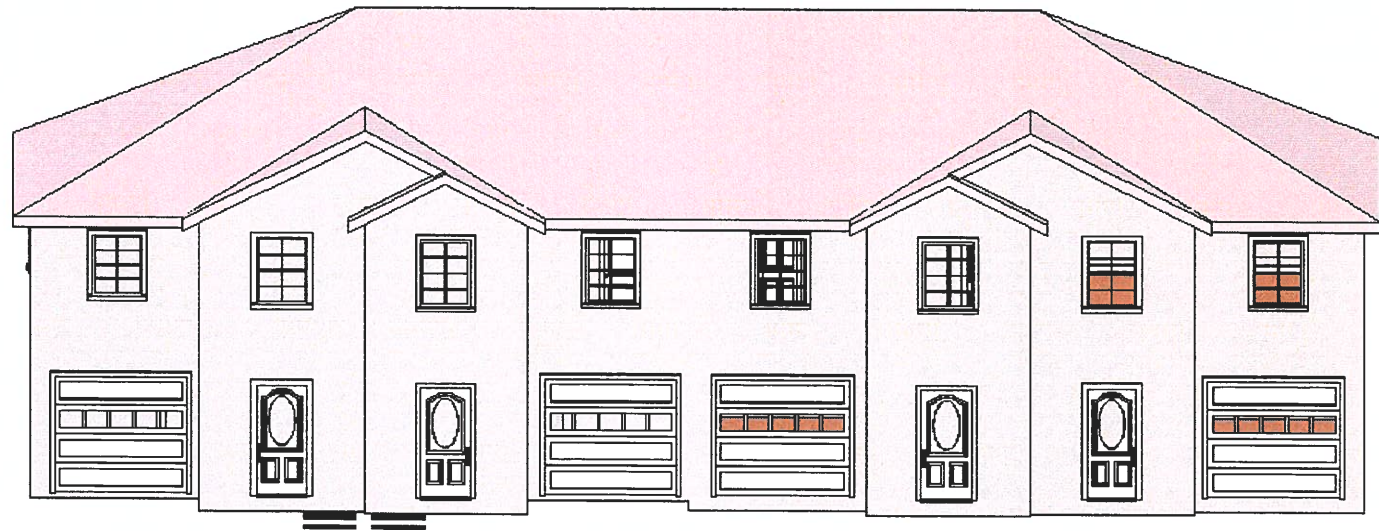
2018-10-24



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

2018-10-24



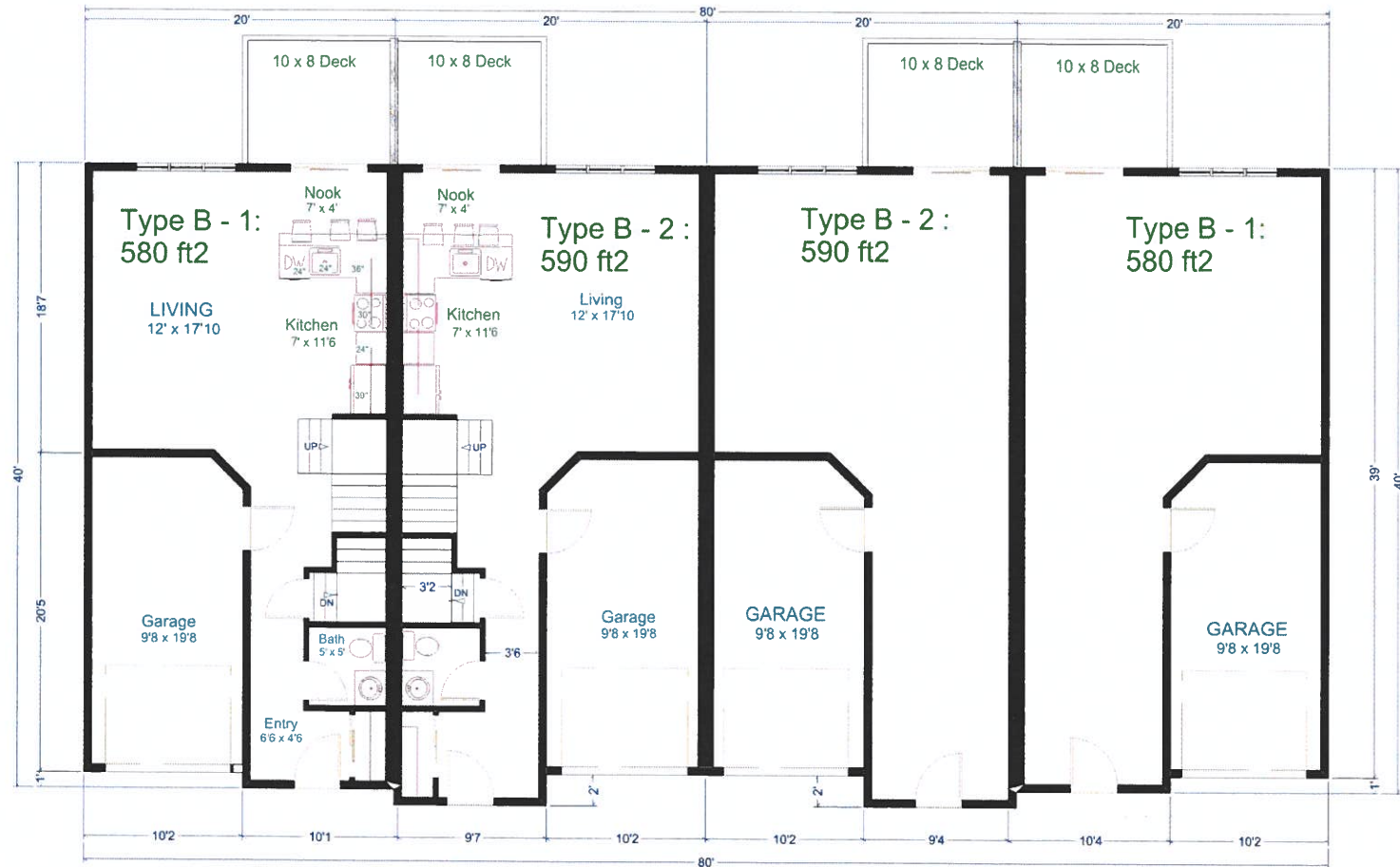


Type B - 4 Unit
2 Level Townhouses + Basements
Building Footprint = 80' x 41'

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



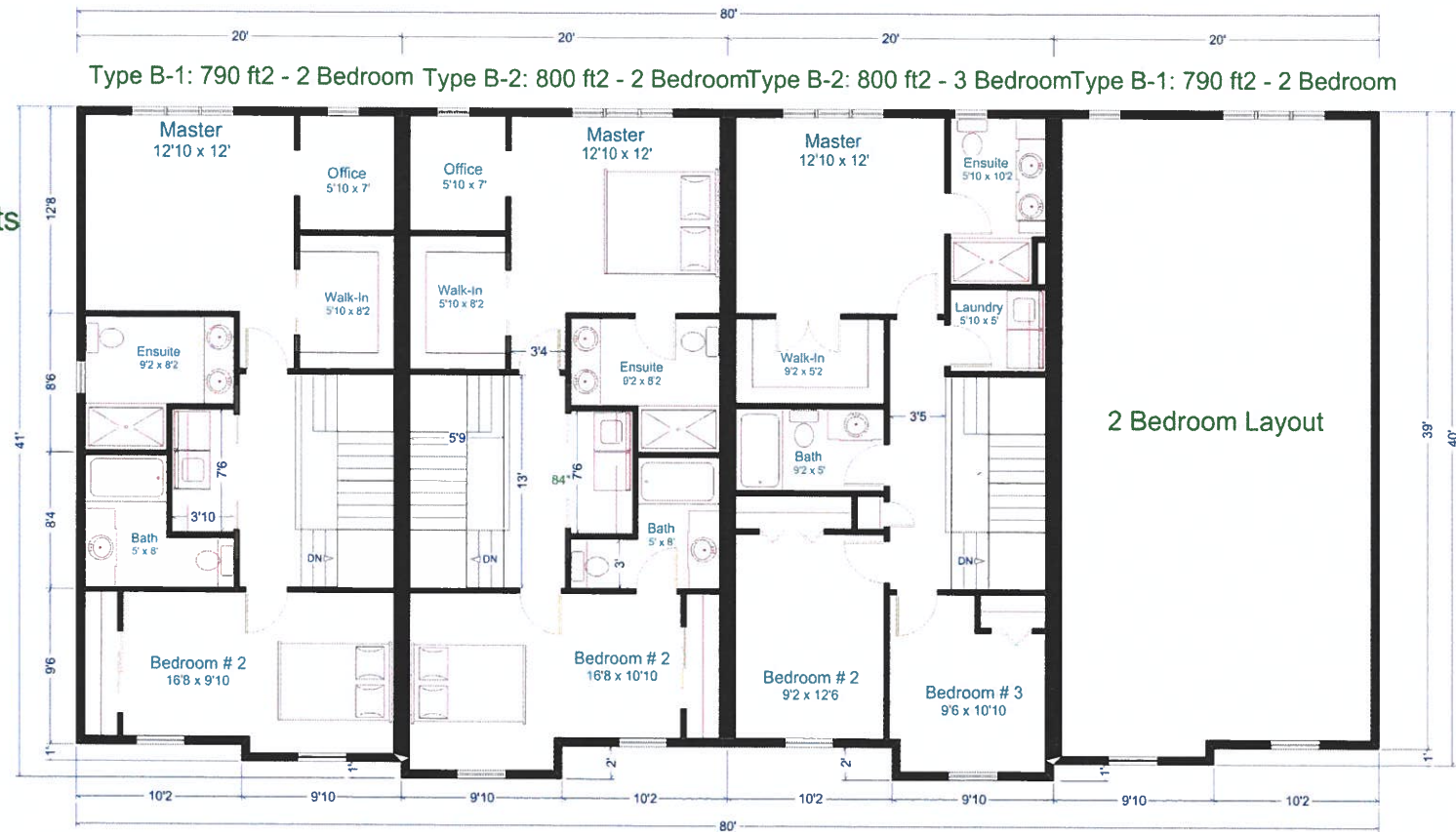
Type B - 4 Unit

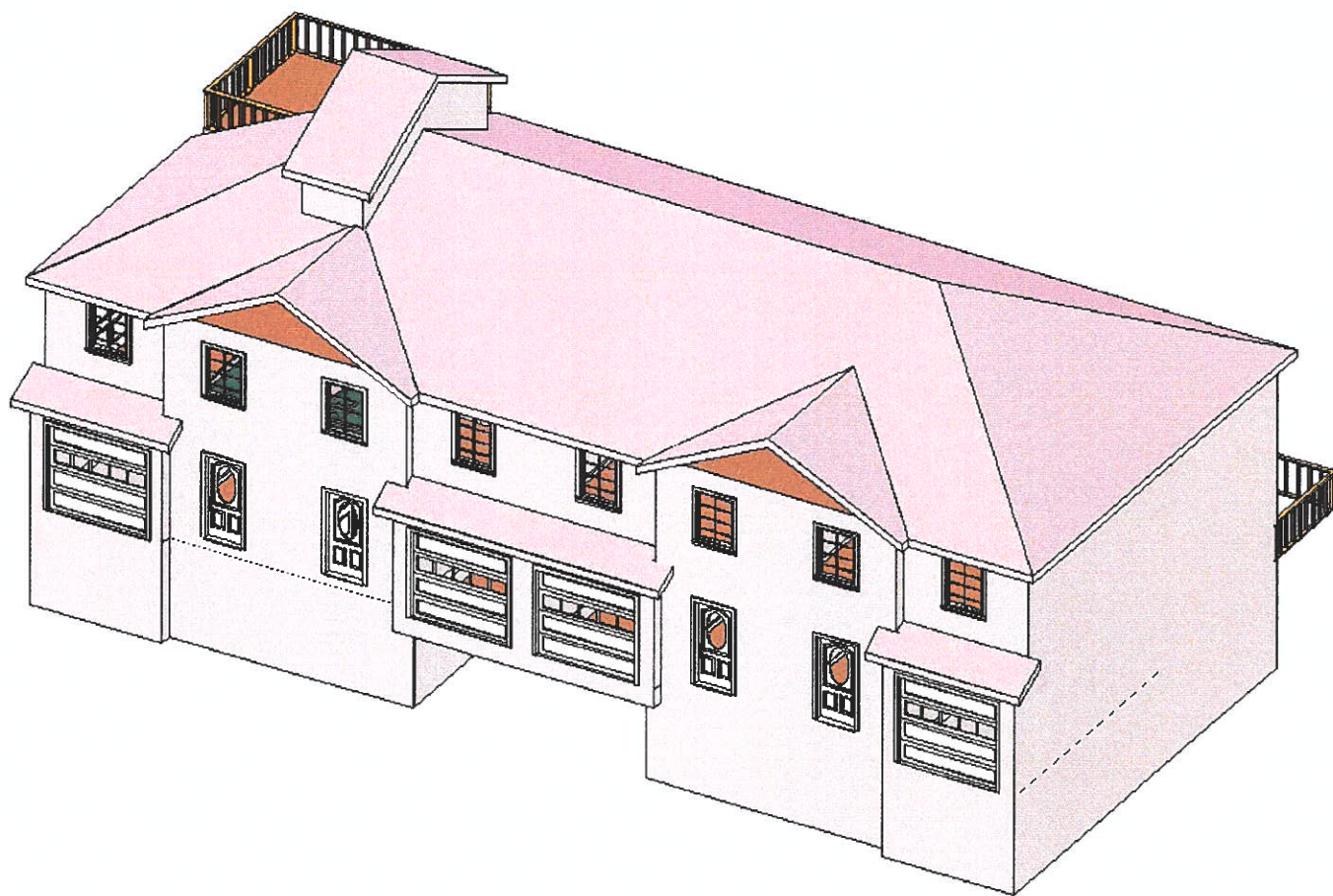
2 Level Townhouses + Basements
Building Footprint = 80' x 41'

Type B-1 Living Area : 1,370 Ft²
Unit Footprints = 20'x40' (39' + 1')
B-1 Main Floor Area : 580 Ft²
B-1 2nd Floor Area : 790 Ft²

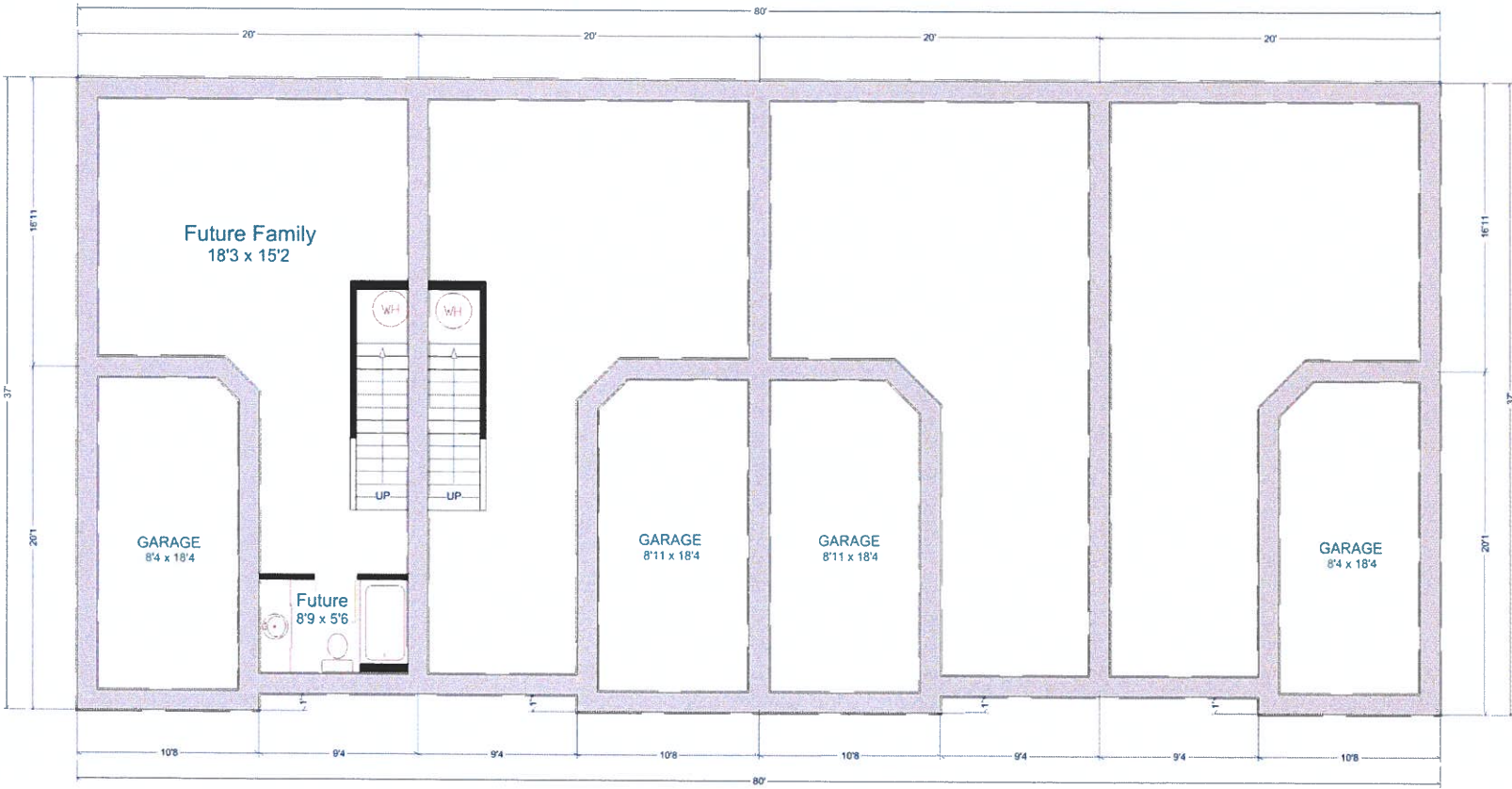
Type B-2 Living Area : 1,390 Ft²
Unit Footprints = 20'x41' (39' + 2')
B-2 Main Floor Area : 590 ft²
B-2 2nd Floor Area : 800 Ft²

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

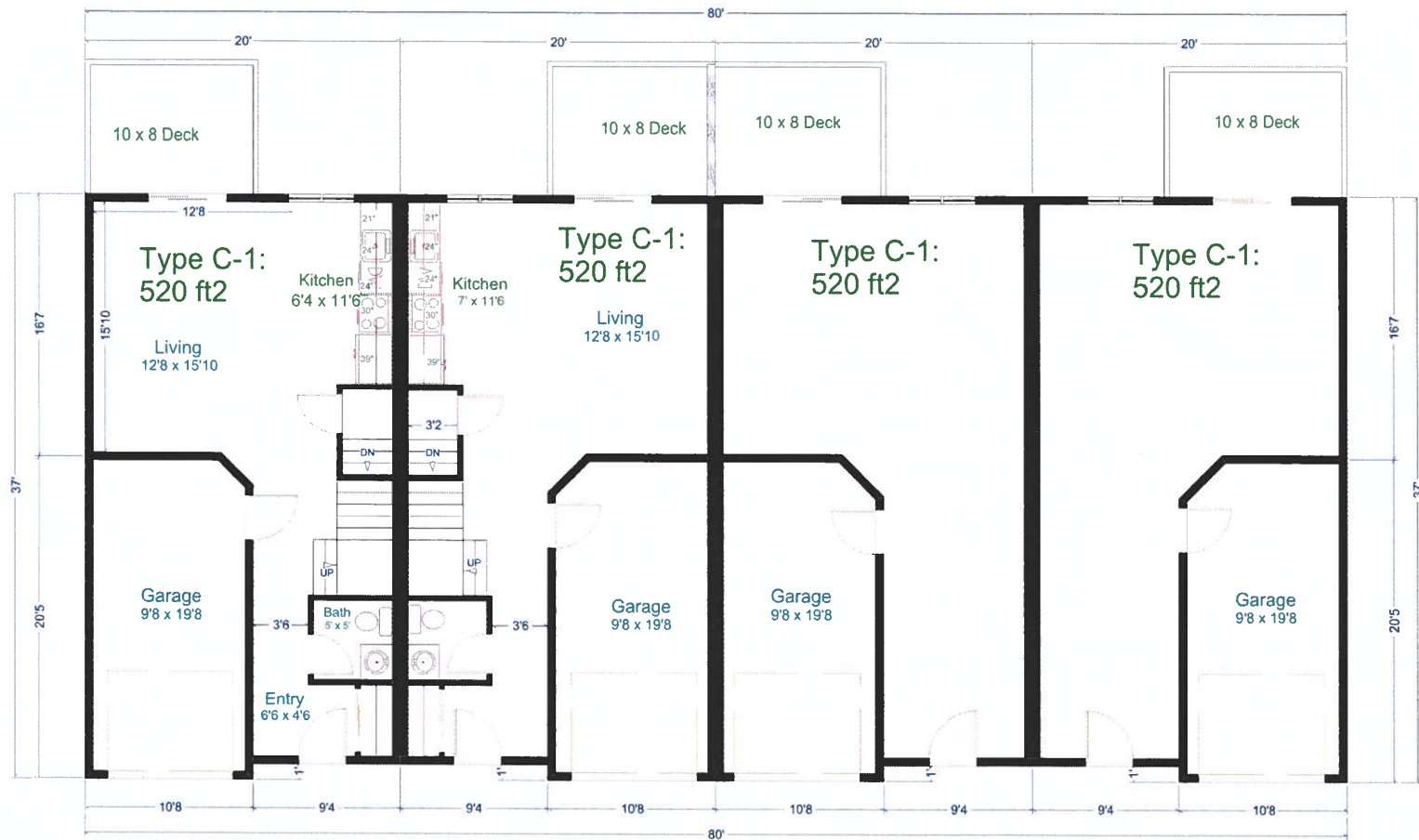
Unit Footprints = 20'x37' (36' + 1')

Main Floor Area : 520 Ft²

2nd Floor Area : 710 Ft²

Garage Area : 210 Ft²

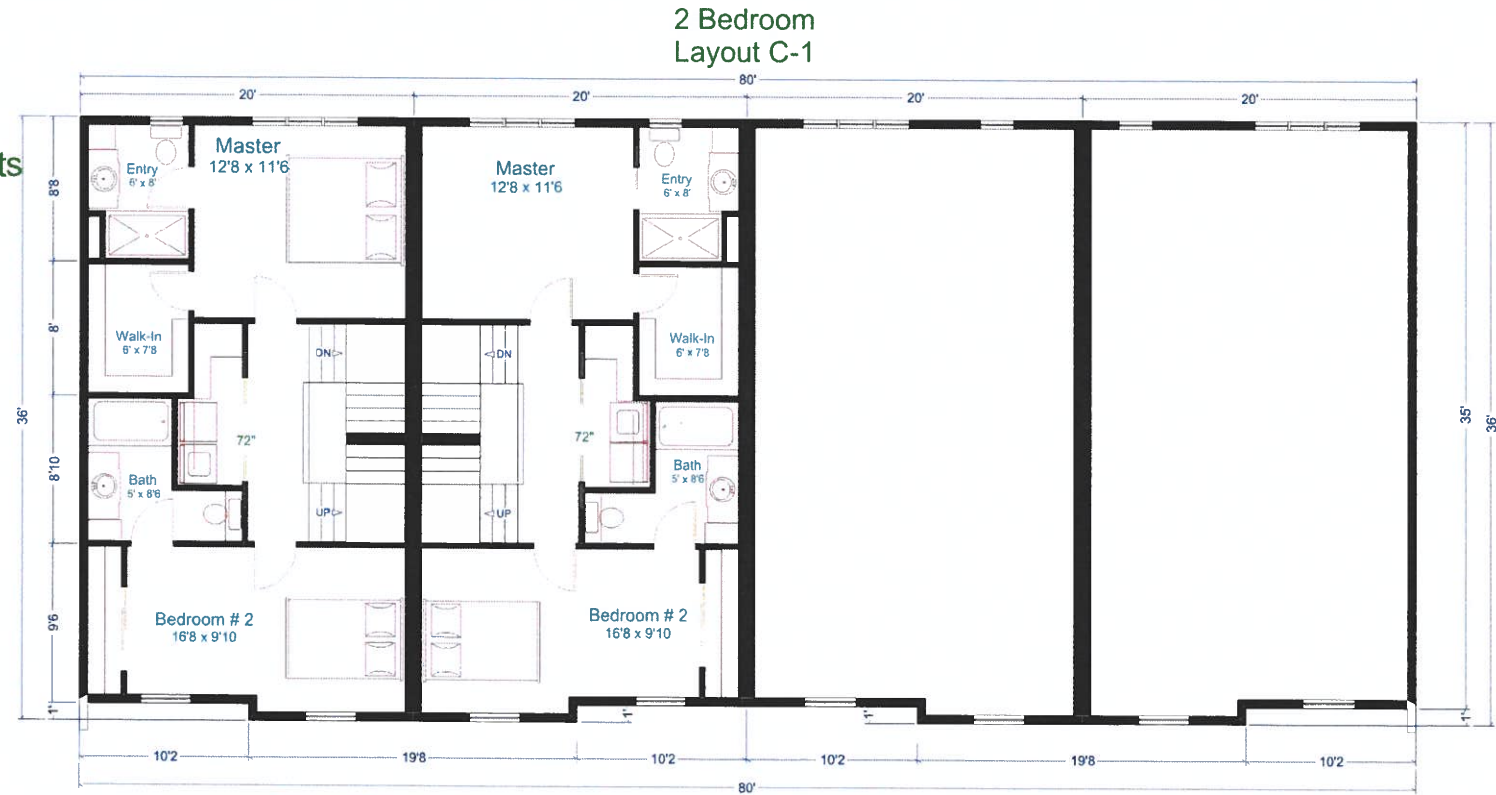
2018-10-23 Drawing



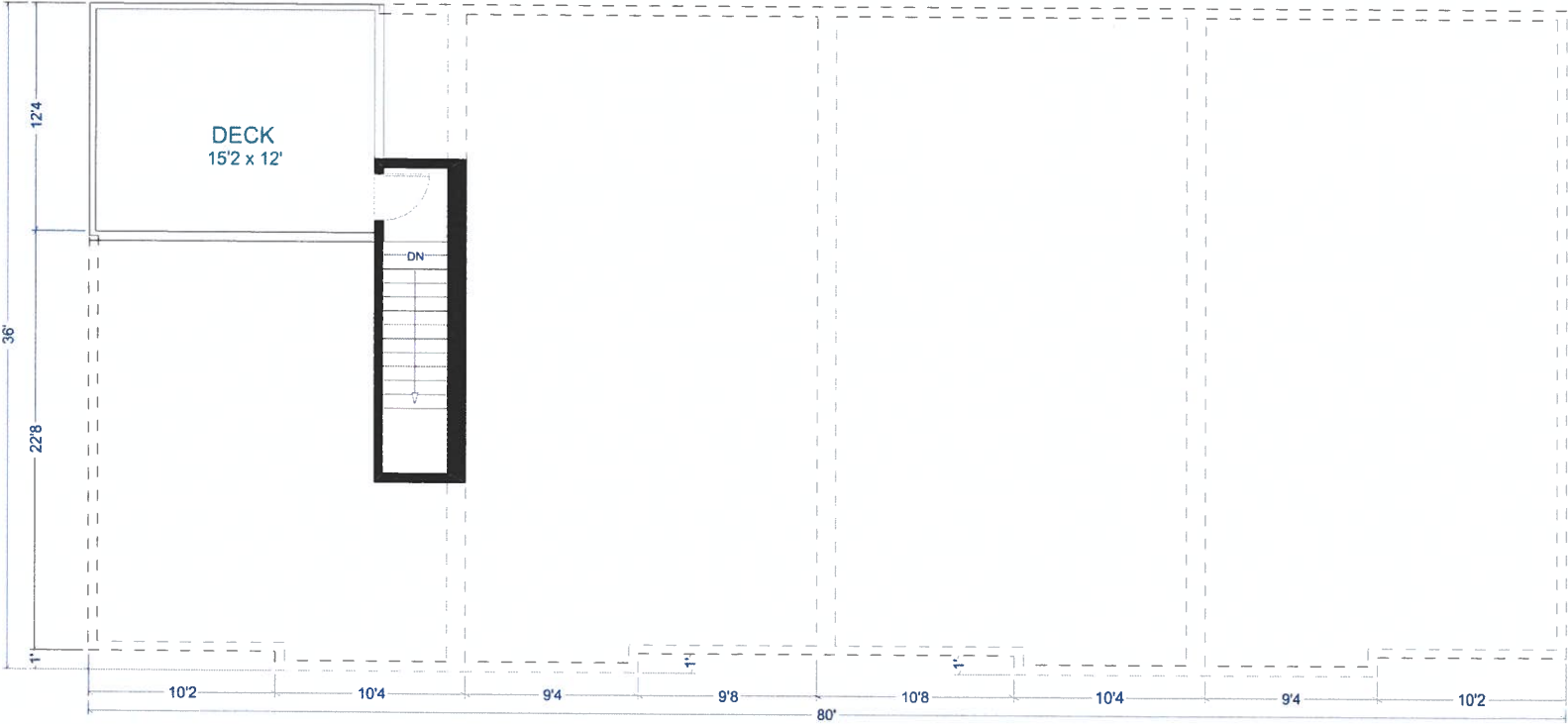
Type C - 4 Unit
2 Level Townhouses + Basements
Building Footprint = 80' x 37'

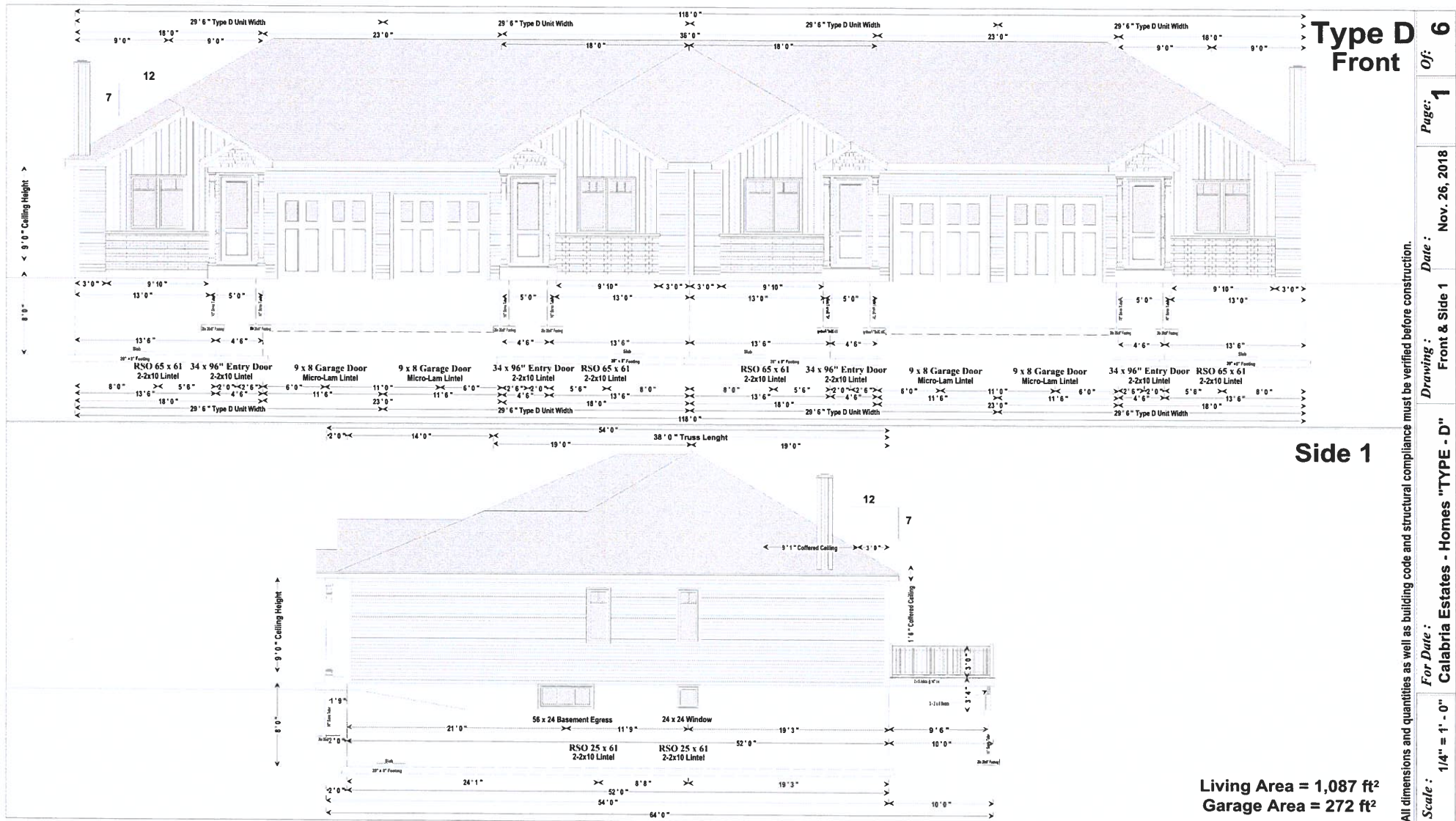
Type C-1 Living Area : 1,210 Ft²
 Unit Footprints = 20'x37' (36' + 1')
 Main Floor Area : 500 Ft²
 2nd Floor Area : 710 Ft²

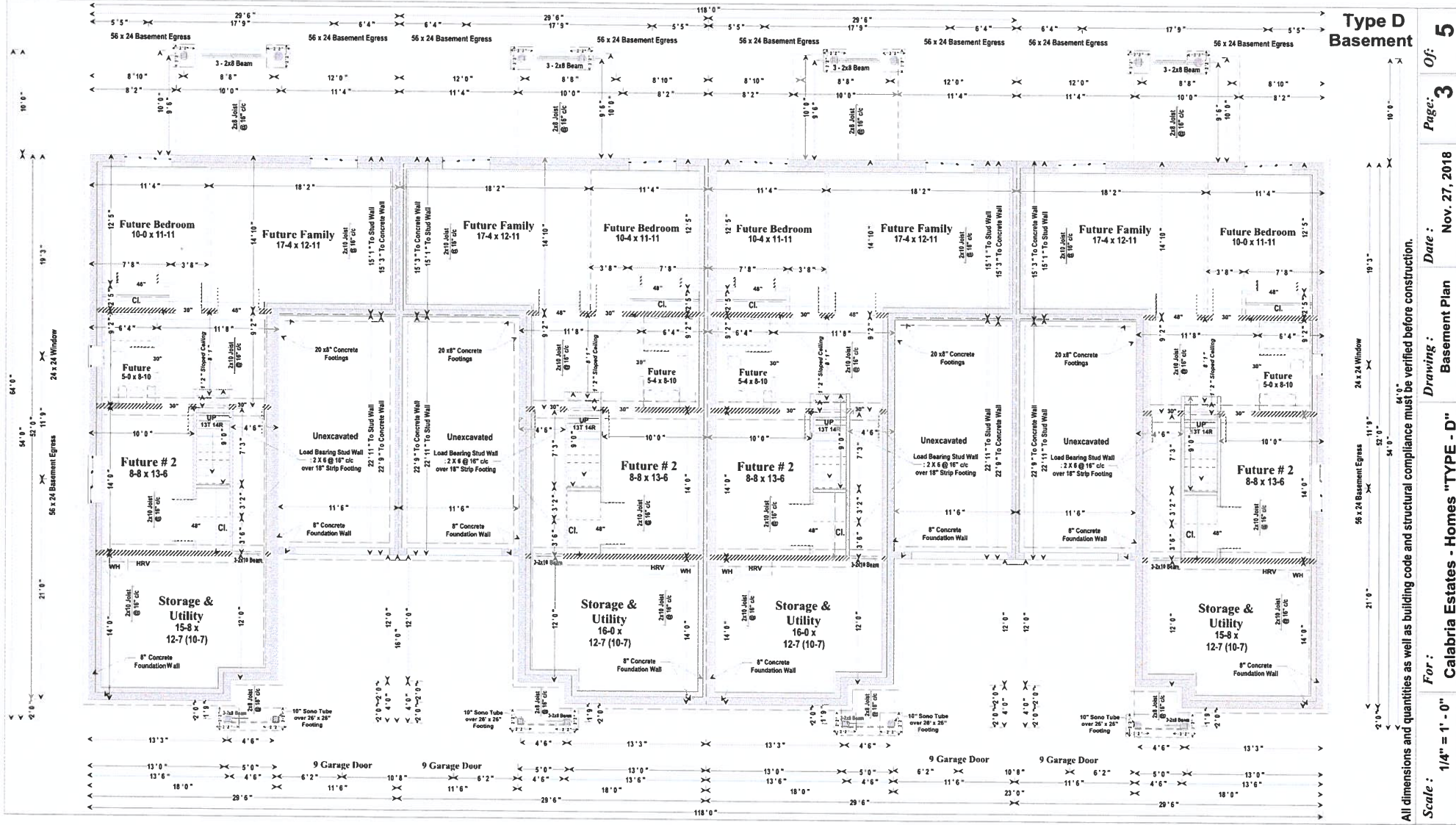
2018-10-23 Drawing



Type C - 4 Unit
Roof Deck







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

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

For: Calabria Estates - Homes "TYPE - D"

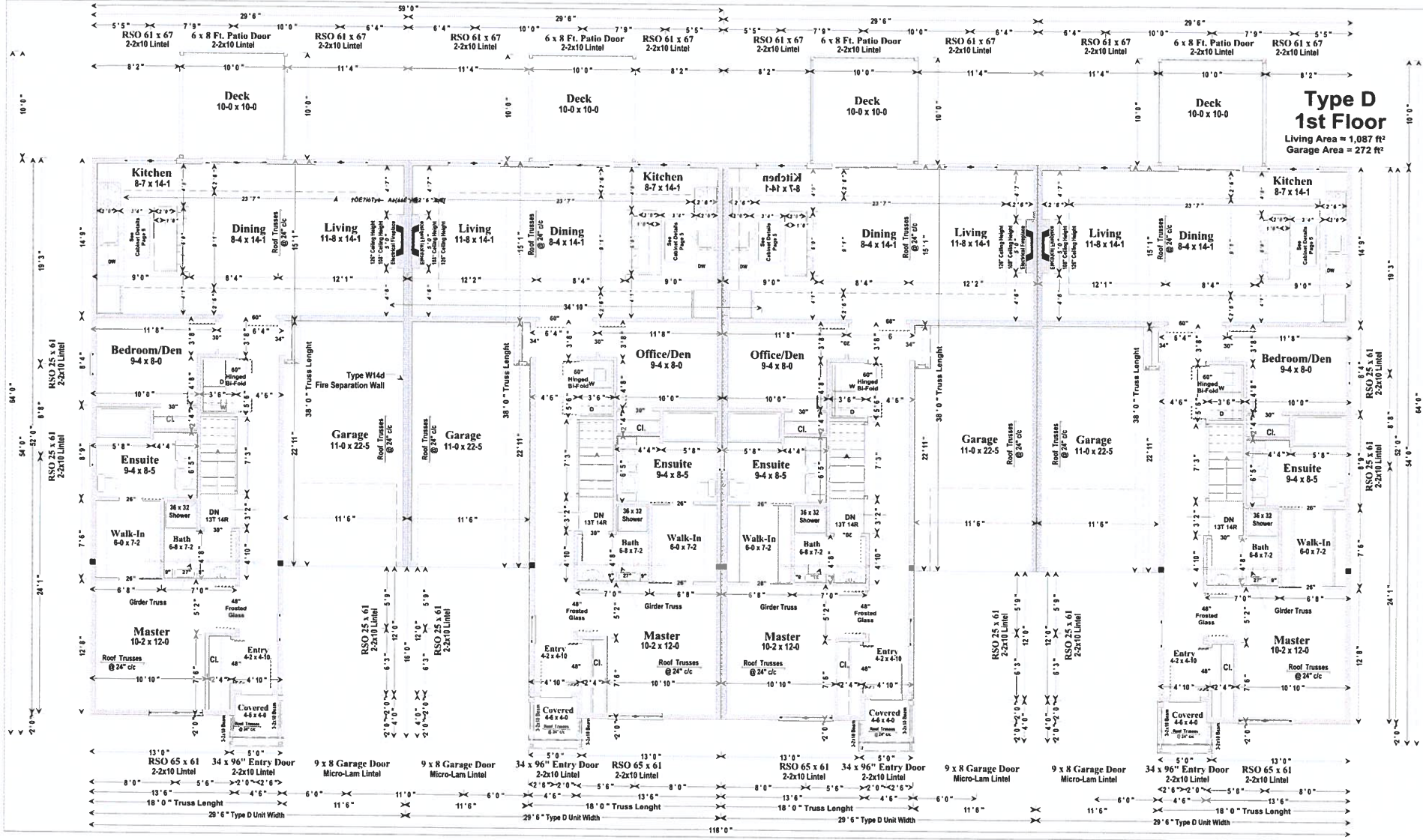
Drawing: Basement Plan

Date: Nov. 27, 2018

Page: 3

Of: 5

Type D
Basement



**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.

**BY-LAW NUMBER C.P. 106-____
A LAW TO AMEND THE
MUNICIPAL PLAN BY-LAW**

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Municipal Plan By-law of The City of Saint John enacted on the 30th day of January, A.D. 2012 is amended by:

1 Amending Schedule B – Future Land Use, by redesignating 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* classification.

- all as shown on the plans attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2019 and signed by:

Mayor

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

**ARRÊTÉ N° C.P. 106-____
ARRÊTÉ MODIFIANT L'ARRÊTÉ
RELATIF AU PLAN MUNICIPAL**

Lors d'une réunion du conseil communal, The City of Saint John a édicté ce qui suit :

L'arrêté concernant le plan municipal de The City of Saint John décrété le 30 janvier 2012 est modifié par :

1 la modification de l'annexe B – Utilisation future des sols, afin de faire passer la désignation d'une parcelle de terrain d'une superficie d'environ 3,25 hectares, située au 40, chemin Mountain View, et portant les NID 00313429 et 00426452, de *Résidentiel à faible densité* à *Résidentiel à densité faible ou moyenne*.

- toutes les modifications sont indiquées sur les plans ci-joints et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le _____ 2019, avec les signatures suivantes :

Première lecture -
Deuxième lecture -
Troisième lecture -

**BY-LAW NUMBER C.P. 111-
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

1. Amending Schedule “A”, the Zoning Map of The City of Saint John, by re-zoning a parcel of land having an area of approximately 3.25 hectares, located at 40 Mountain View Drive, also identified as being PID Nos. 00313429 and 00426452, from High-Rise Residential (RH) and Two-Unit Residential (R2) to Integrated Development (ID).

- all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2019 and signed by:

Mayor/Maire

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

**ARRÊTÉ N° C.P. 111-
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE
ZONAGE DE THE CITY OF SAINT
JOHN**

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

1. La modification de l'annexe «A», Plan de zonage de The City of Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 3.25 hectares, située au 40, chemin Mountain View, et portant les NID 00313429 et 00426452, de zone résidentielle d'immeubles d'habitation de grande hauteur (RH) et de zone résidentielle bifamiliale (R2) à zone d'aménagement intégré (ID);

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le 2019, avec les signatures suivantes :