PUBLIC HEARING

Monday, March 25, 2024
6:30 pm
30 Honour House Court - Council Chambers

		Pages
1.	**LAND ACKNOWLEDGEMENT STATEMENT**	
2.	**CONSIDERATION OF PROPOSED REZONING - (Hillsborough Road)** PID #05029319 from R1 - Single Unit Dwelling to RM - Residential Mix for the purpose of four six-unit rowhouse dwellings	
3.	**CALL TO ORDER**	
4.	**DECLARATION OF CONFLICTS OF INTEREST**	
5.	**PUBLIC HEARING PROCEDURE & GUIDELINES**	1
6.	**PRESENTATION BY KIRK BREWER, PLANNER - PLAN 360**	2
7.	**REVIEW OF WRITTEN SUBMISSIONS**	27
8.	**COMMENTS FROM THE GALLERY**	
9.	**QUESTIONS FROM COUNCIL**	
10.	**CONCLUDE PUBLIC HEARING**	

PROCEDURES & GUIDELINES FOR PUBLIC HEARING

You are not required to speak at or attend the Public Hearing - Council will receive and note your written objection. The procedure for the Public Hearing will be as follows:

1. The Mayor calls the Public Hearing to order.

2. A presentation on the Rezoning Application will be given by Mr. Kirk Brewer, Planner.

3. Each person who forwarded a written response will be asked if they wish to speak starting with those in favour, followed by those objecting.

4. The Mayor will then open the floor for opinions/statements from anyone else in attendance. Again, starting with those in favour and followed by those objecting.

5. Only one person will be allowed to speak at any one time.

6. In the interest of time and to afford everyone the opportunity to bring forward their concerns, anyone speaking must present **new information only**.

7. Members of the public, when speaking, will speak from the podium and are requested to state for the record, their name, address, and the name of the company they represent (if applicable).

8. Members of the public are requested to speak directly into the microphone so the live feed cameras can pick up what is being said.

9. To afford everyone an opportunity to express their opinion, statements from the public will be strictly limited to 10 minutes each. The Town Clerk will advise the speaker when they have two minutes left to speak.

10. Council will then be allowed time to ask questions for clarification.

11. Once everyone has had the opportunity to speak, the Mayor will conclude the Public Hearing.

Please note, NO decisions are made during the Public Hearing – the hearing is for information purposes only. The first reading of the proposed Zoning By-law amendment will take place at the Regular Council meeting of April 9, 2024. A by-law must be given three readings to be enacted.

plan 360

Riverview

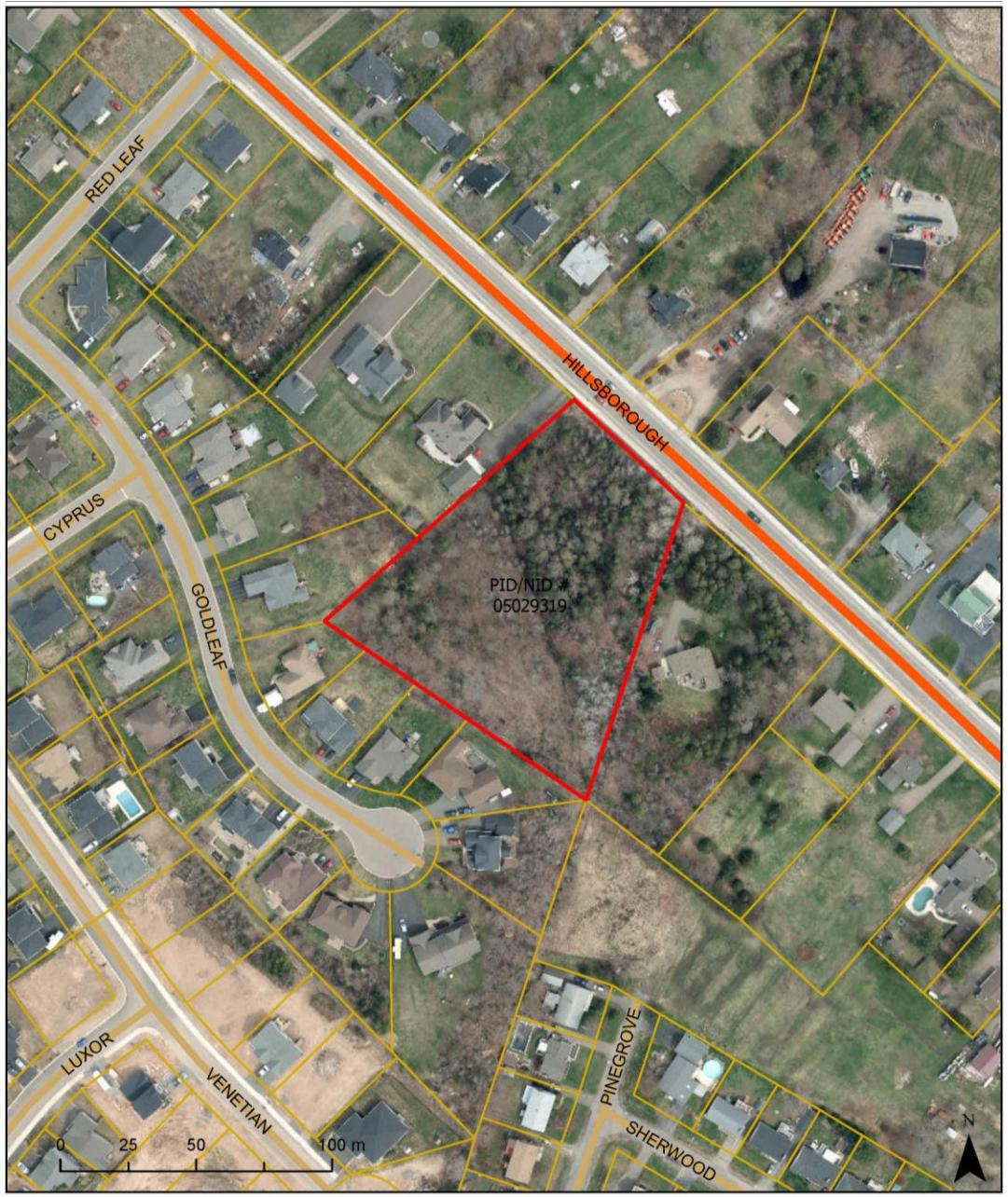
Rezoning – Hillsborough Road

Zoning By-law Amendment 300-7-12

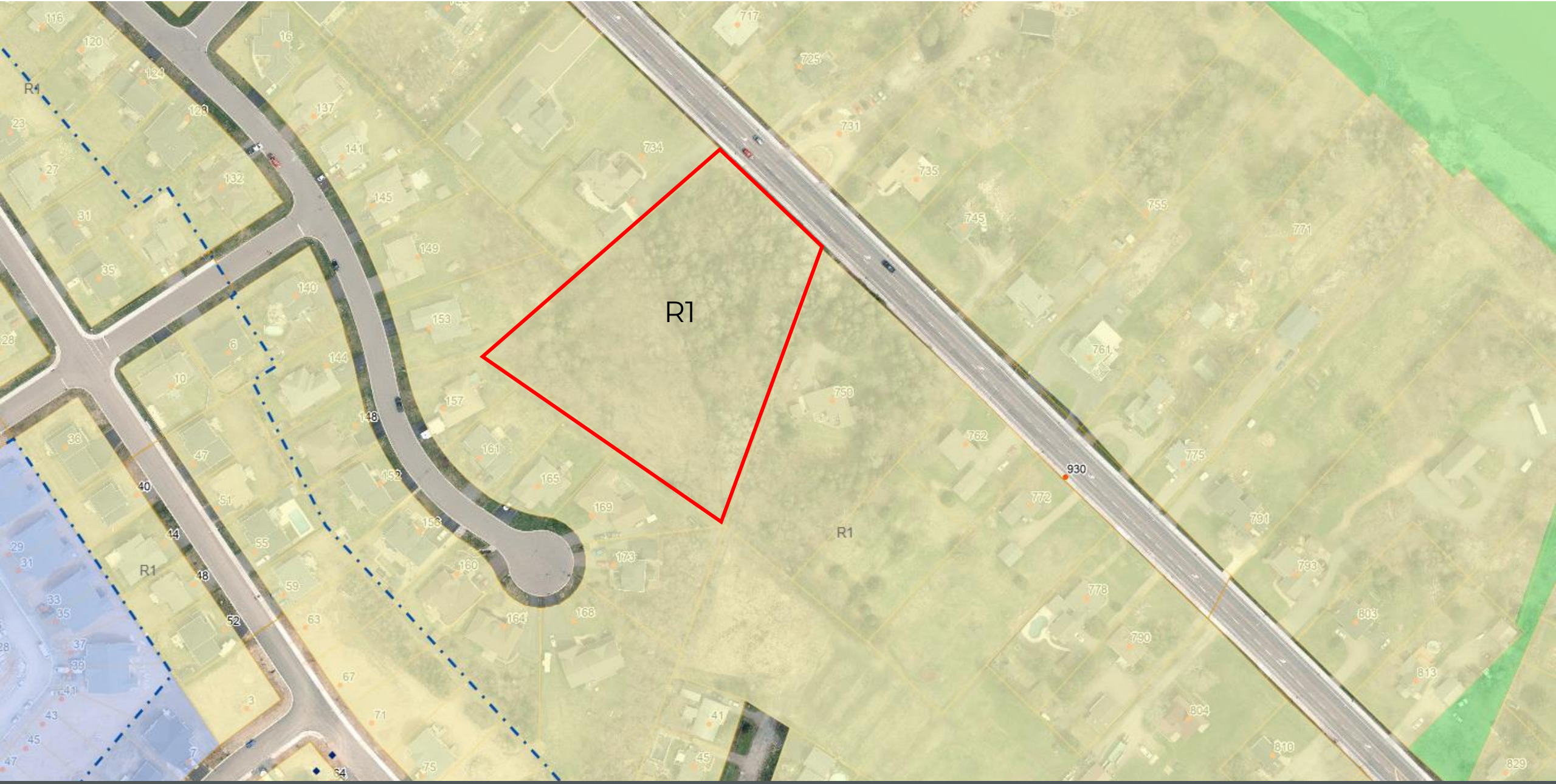
Public Hearing

By Kirk Brewer
March 25, 2024

The proposal is to rezone PID 05029319 from R1 – Single Unit Dwelling to RM – Residential Mix for the purpose of four six-unit rowhouse dwellings



Proposal



Zoning

Petitcodiac R
Gunningsville
Bridgedale
R1
R2
R3
SC
RM
PRI
OS

Zoning

Context

Context

MAXIMUM
60
km/h

MAXIMUM
60

Policy 5.6.1 It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town.

Policy 5.6.5 In the interest of encouraging a diverse range of housing types and styles and to ensure careful integration of these future development areas, it shall be the intent of Council to establish a provision in the RM Zone whereby the Committee may consider, subject to terms and conditions, additional forms of residential development such as townhouses, rowhouses and multiple unit dwellings to a maximum of 15 units an acre.

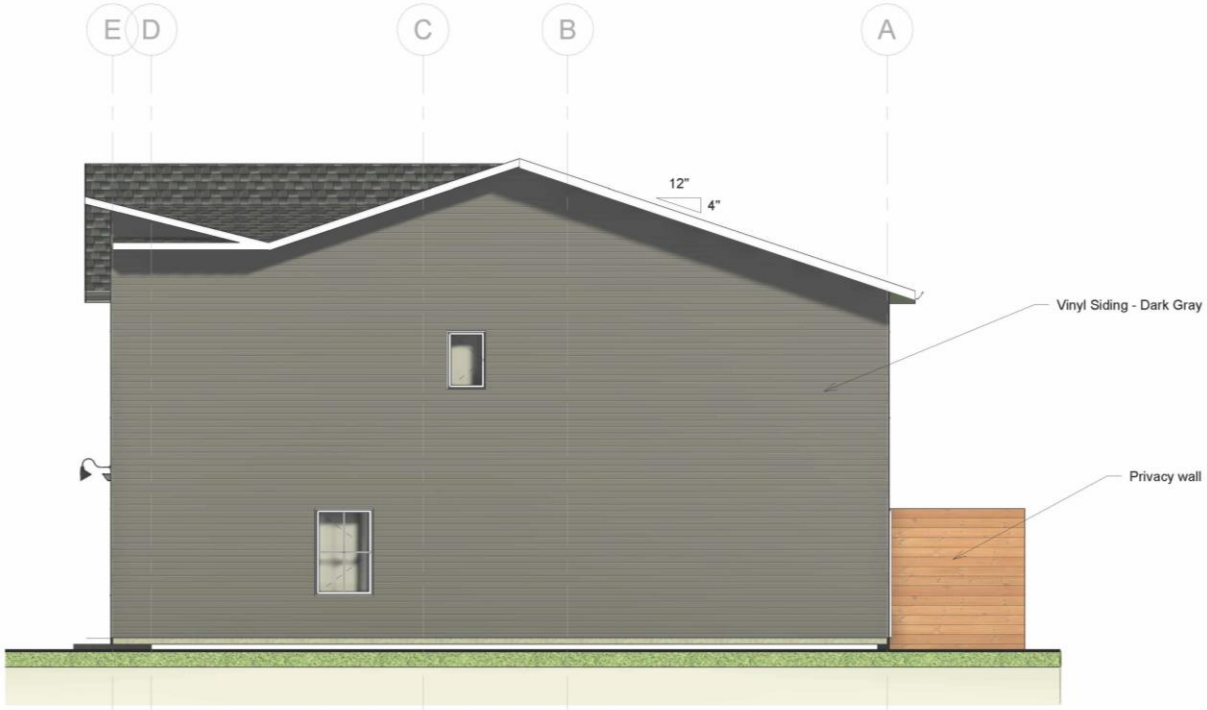
Policy 5.6.6 lays out terms and conditions criteria for residential uses in the RM zone

Policies – Residential Mix

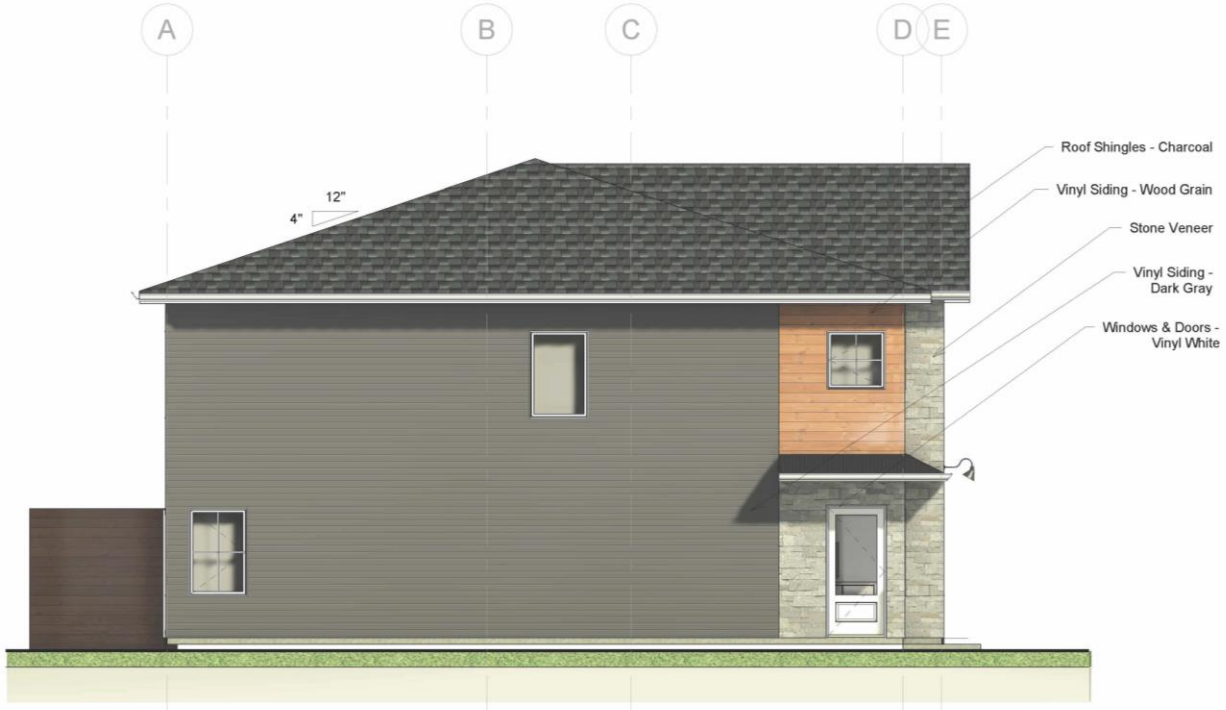
- **Lot size:** 2.45 acres
- **RM permitted density:** 37 units
- **Proposed density:** 24 units
- **Minimum landscape buffer:** 6m wide
- **Proposed landscape buffer:** Preserving existing trees, minimum 6m wide to east and west, 15m wide at rear
- **Minimum parking:** 24
- **Proposed parking:** 44

Proposal – Site Plan

Proposal – Elevations



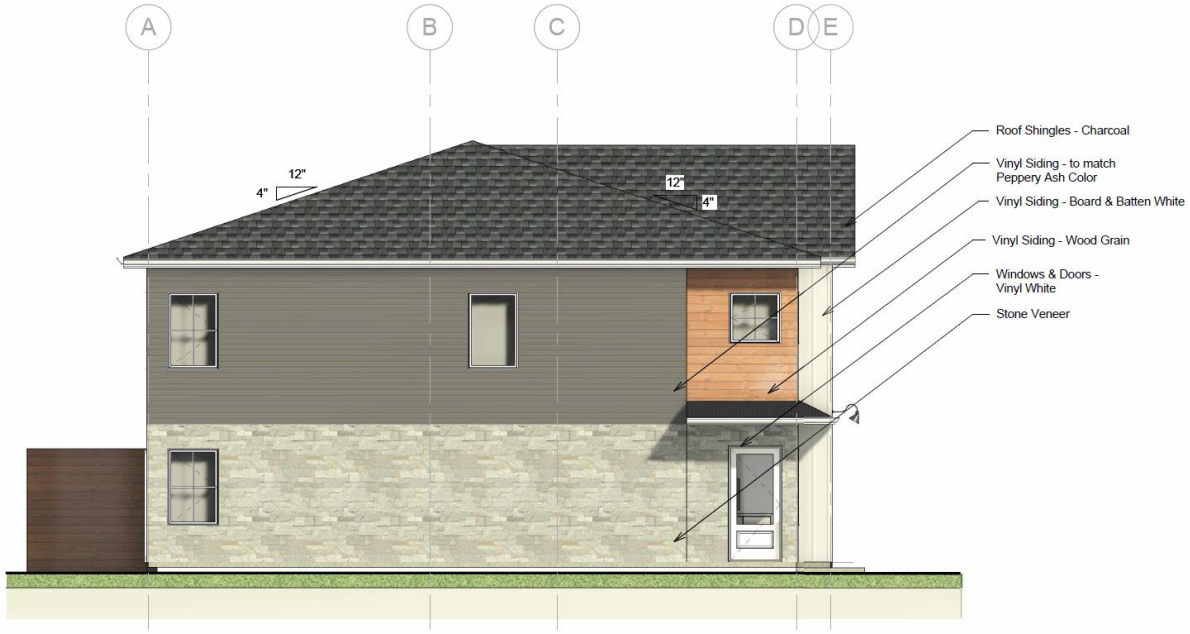
4 Building A- Right Side Elevation1
3/16" = 1'-0"



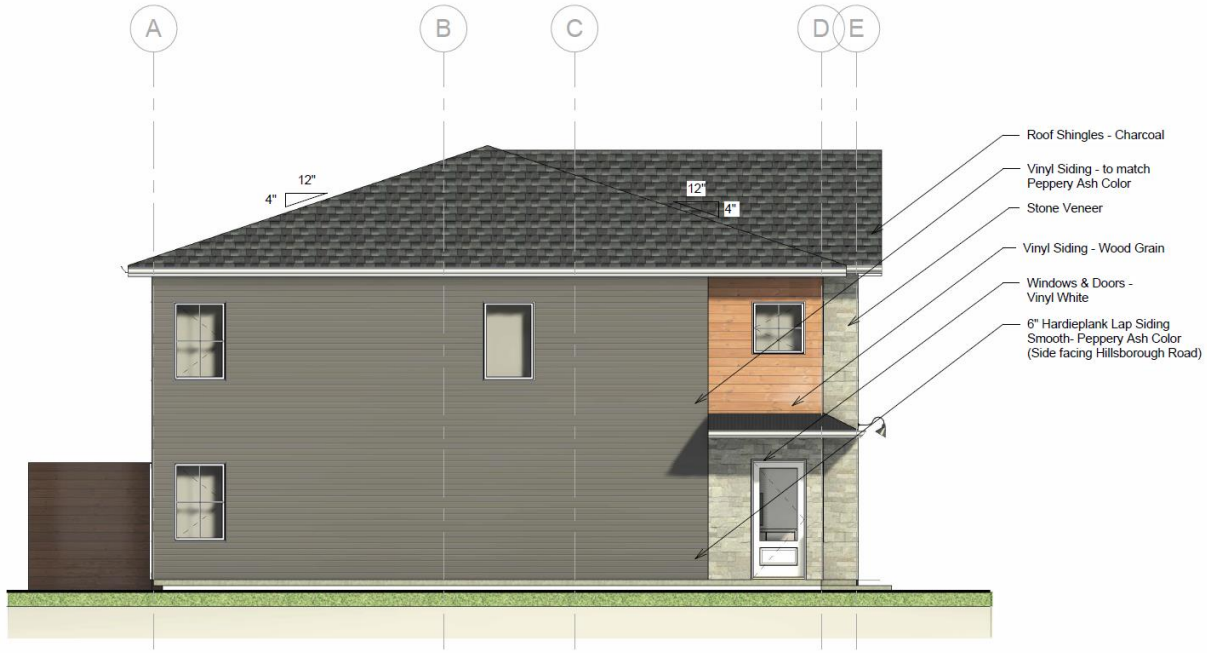
3 Building A- Left Side Elevation
3/16" = 1'-0"

Variance requested:
90(d) have the ground floor building façade, from the established grade to the top of the ground floor, finished with traditional materials that includes at least ten percent brick or masonry material; and

Proposal #1 – Elevations



3 Building A- Left Side Elevation
3/16" = 1'-0"



3 Building A- Left Side Elevation
3/16" = 1'-0"

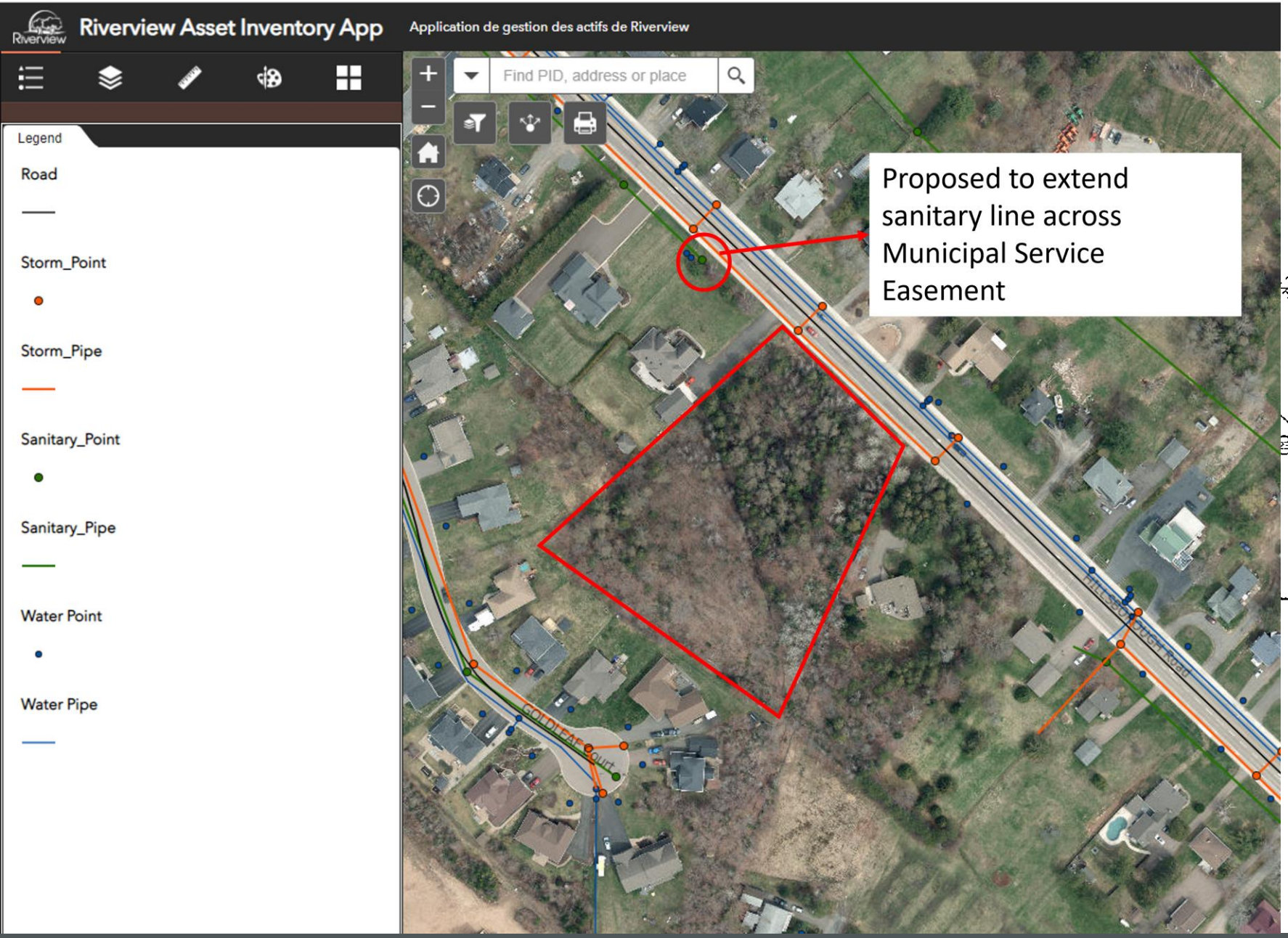
Updated designs submitted following PAC meeting. Both proposals would meet zoning by-law

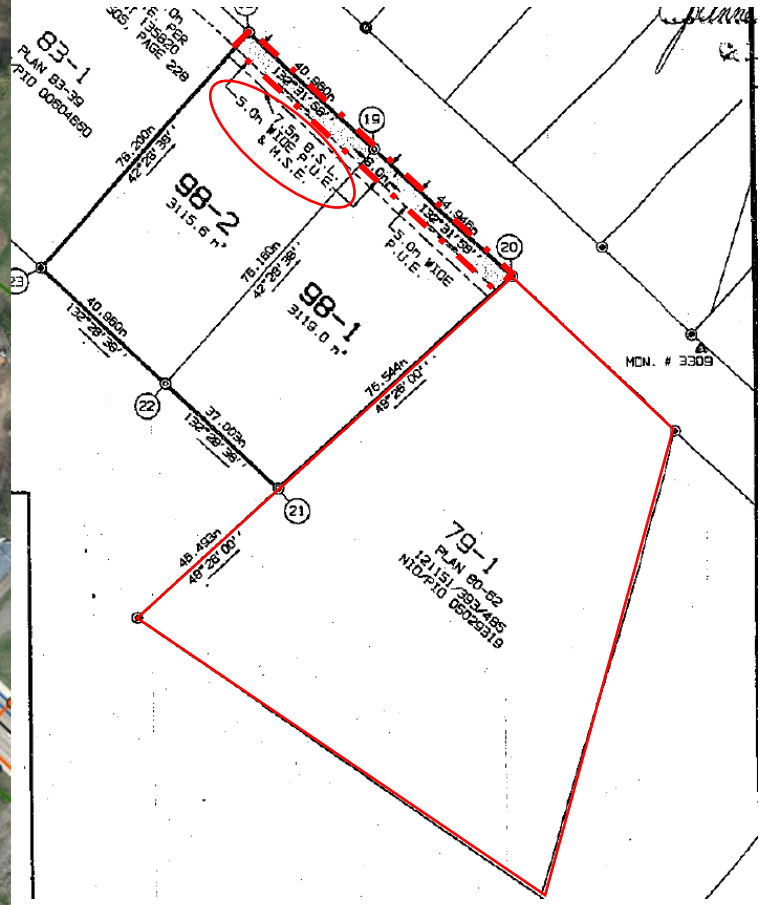
Left: increases stone façade facing Hillsborough Rd., decreases stone on entry façades
Right: Replaces ground floor vinyl with similar coloured Hardieplank siding, which is considered a traditional material, and retains stone on entry façades

Updated Elevations

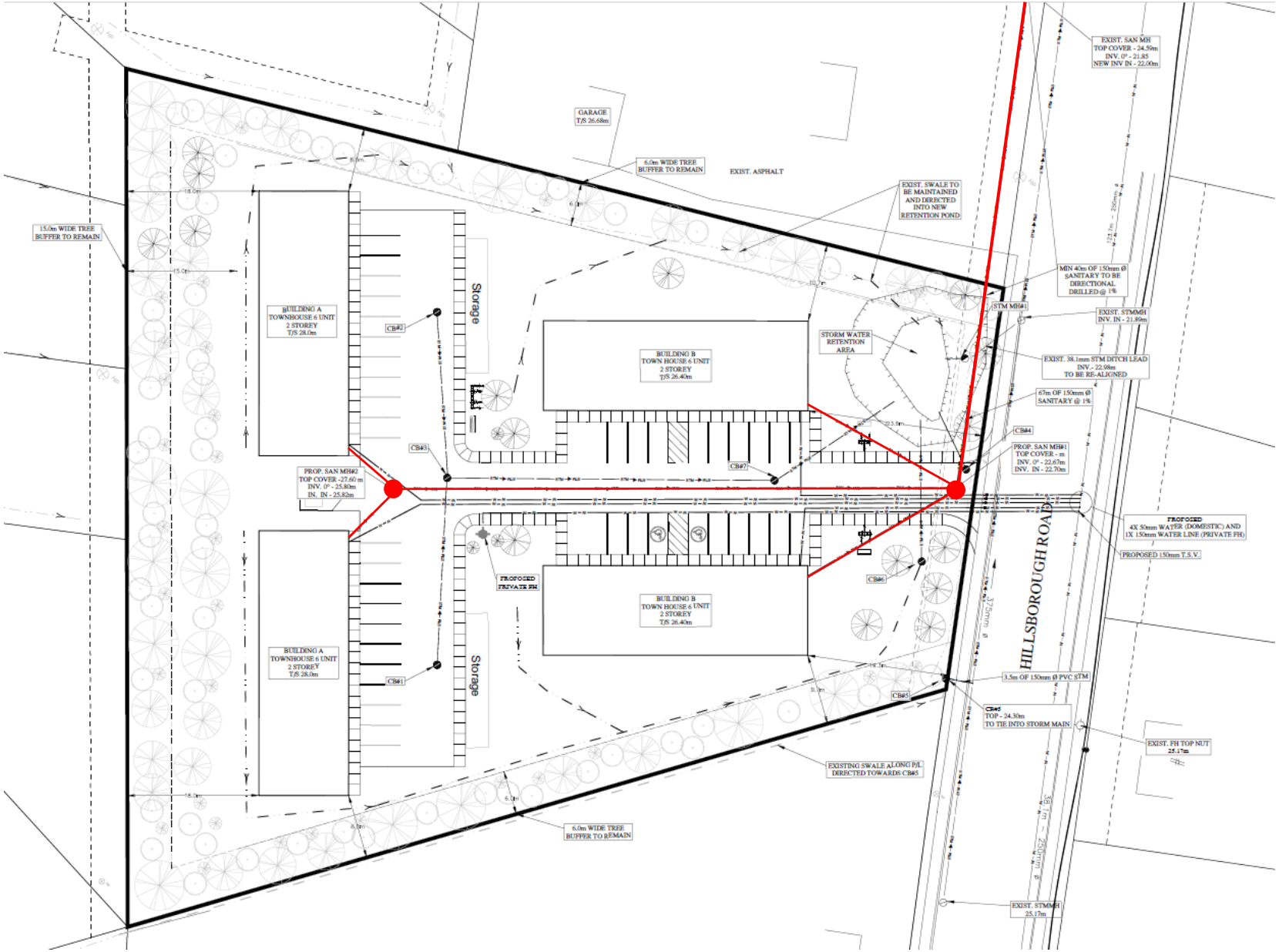
Renderings

Renderings


Riverview Asset Inventory App
Application de gestion des actifs de Riverview
Find PID, address or place
Legend
Road
Storm_Point
Storm_Pipe
Sanitary_Point
Sanitary_Pipe
Water Point
Water Pipe
Proposed to extend sanitary line across Municipal Service Easement
GOLDLEAF Court

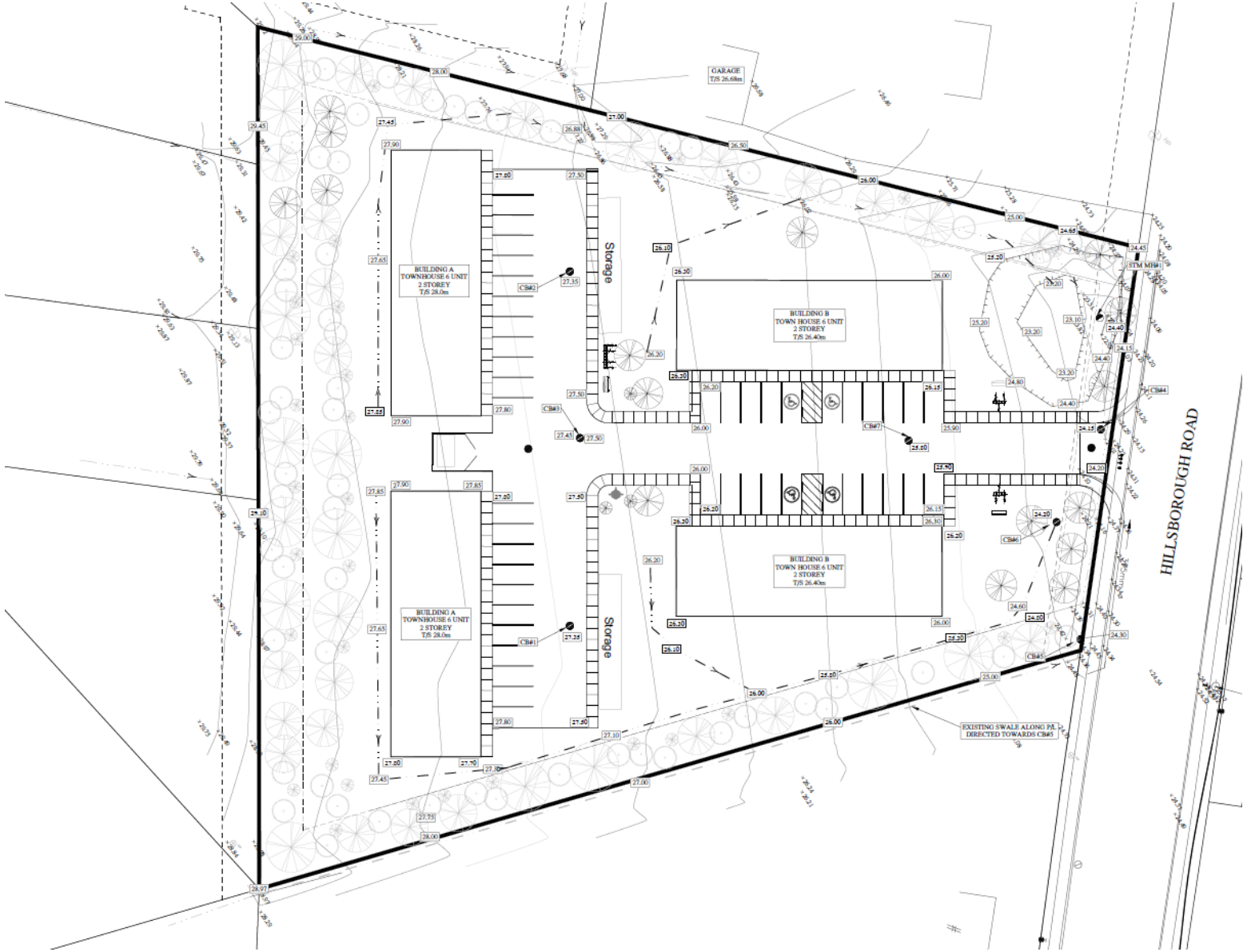

83-1
98-2
98-1
79-1
MON. # 3309

Servicing

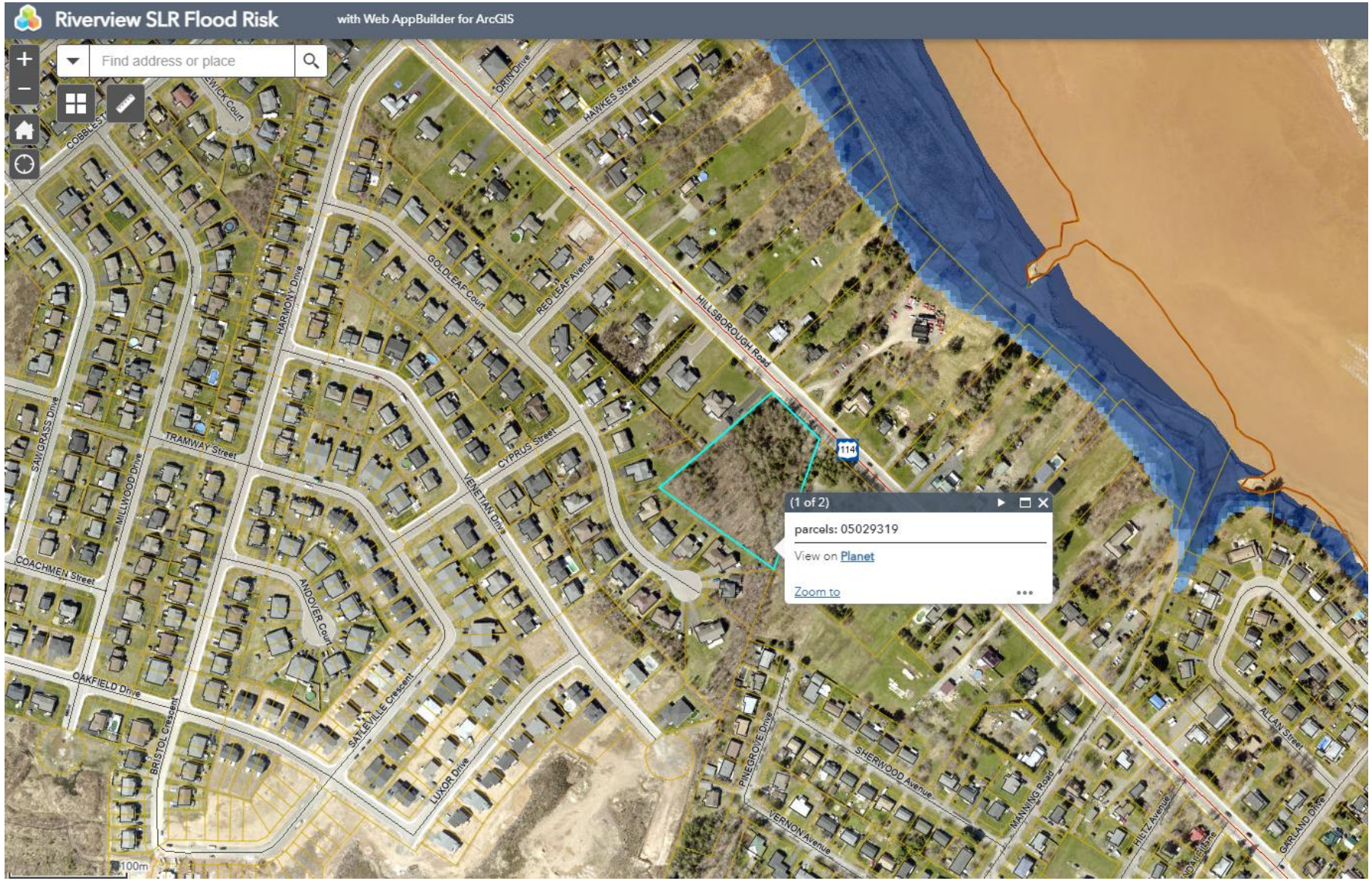

EXIST. SAN MH
TOP COVER - 24.59m
INV. 0° - 21.85
NEW INV IN - 22.00m
GARAGE
T/S 26.68m
6.0m WIDE TREE
BUFFER TO REMAIN
EXIST. ASPHALT
EXIST. SWALE TO
BE MAINTAINED
AND DIRECTED
INTO NEW
RETENTION POND
15.0m WIDE TREE
BUFFER TO REMAIN
MIN 40m OF 150mm Ø
SANITARY TO BE
DIRECTIONAL
DRILLED @ 1%
STM MH#1
EXIST. STMMH
INV. IN - 21.89m
BUILDING A
TOWNHOUSE 6 UNIT
2 STOREY
T/S 28.0m
Storage
CB#2
BUILDING B
TOWN HOUSE 6 UNIT
2 STOREY
T/S 26.40m
STORM WATER
RETENTION
AREA
EXIST. 38.1mm STM DITCH LEAD
INV - 22.98m
TO BE RE-ALIGNED
67m OF 150mm Ø
SANITARY @ 1%
CB#4
CB#3
CB#7
PROP. SAN MH#1
TOP COVER - m
INV. 0° - 22.67m
INV. IN - 22.70m
PROP. SAN MH#2
TOP COVER -27.60 m
INV. 0° - 25.80m
IN. IN - 25.82m
PROPOSED
4X 50mm WATER (DOMESTIC) AND
1X 150mm WATER LINE (PRIVATE FH)
PROPOSED 150mm T.S.V.
PROPOSED
PRIVATE FH
CB#6
BUILDING B
TOWN HOUSE 6 UNIT
2 STOREY
T/S 26.40m
HILLSBOROUGH ROAD
BUILDING A
TOWNHOUSE 6 UNIT
2 STOREY
T/S 28.0m
CB#1
Storage
3.5m OF 150mm Ø PVC STM
CB#5
CB#5
TOP - 24.30m
TO TIE INTO STORM MAIN
EXIST. FH TOP NUT
25.17m
EXISTING SWALE ALONG P/L
DIRECTED TOWARDS CB#5
6.0m WIDE TREE
BUFFER TO REMAIN
EXIST. STMMH
25.17m

Servicing

- Zero-net requirement, must address stormwater on-site
- Can not increase flow of water onto neighbouring properties
- Can not fix existing drainage problems on neighbouring properties due to development elsewhere in the Town



Drainage / Flooding



Not within a flood area or regulated wetland

Drainage / Flooding

- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)

- Engineering – Traffic Impact Study
  - Previous study was updated to reflect modified proposal
  - No concerns raised that would prevent proposed development from proceeding
  - Hillsborough Road is a high volume arterial; additional traffic can be accommodated
  - Project meets Transportation Association of Canada guidelines for sight distance

Departmental Consultation

- Notification on Town website
- Property owners within 100m received written notification
- Proposal shared on social media

- **Comments / Concerns**
- Preservation of green space / wildlife habitat
- Distance from services
- Privacy / property values
- R1 neighbourhood integrity
- Traffic
- Drainage

- Resolution from Council – February 12, 2024
- Views of PAC – March 13, 2024
- Public Hearing – March 25, 2024
- 1st reading – April 9, 2024
- 2nd and 3rd Reading – May 13, 2024

Timeline

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-12 to rezone the property on Hillsborough Road bearing PID 05029319 from R1 to RM for the purpose of four six-unit rowhouse dwellings subject to the following conditions:

a) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-12-1, ~~and~~ A-12-2, and A-12-3;

~~b) That notwithstanding section 90(d) of the Zoning By-law, traditional materials shall not be required on the ground floor façade facing Hillsborough Road;~~

c) That landscaping shall be provided as shown on the site plan attached as Schedule A-12-1 with a minimum buffer width of 6m where the property abuts adjacent R1 properties;

Recommendation

d) That prior to any tree removal on the lot, a surveyor be engaged to delineate and mark the buffer zones referred to in condition (c)

e) That prior to the issuance of a building and/or development permit, a 5m wide local government service easement be registered on the lot to accommodate the extension of the public sewer system;

f) That nothing shall prohibit the proponent from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement; and

g) That as-built drawings for engineering submissions shall be required within 30 days after construction.

Recommendation

March 18, 2024

To the Members of the Riverview Town Council,

Revised Development Proposal for Hillsborough Lot (PID:05029319)

Dear Councillors,

We are writing to present a revised and thoughtfully reconsidered proposal for the rezoning and development of the vacant lot on Hillsborough Road. This letter aims to address the concerns of our neighbours and demonstrate our commitment to a development that strikes a balance between the community's needs and the current housing crisis in the town and the Greater Moncton Area at large.

As part of this effort, we are seeking to rezone the lot to a Residential Mix (RM) zone. It is important to note, however, that despite this request for rezoning, our proposed development maintains a density that aligns with what is currently permissible under the existing R1 zoning.

Community Concerns and Revised Plans

As you are aware, our initial proposal for 2 apartment buildings encountered significant opposition, primarily due to concerns about privacy, drainage, environmental impact, and compatibility with the existing neighbourhood character.

We have taken those concerns into consideration and extensively revised our plans and scaled down the proposal as shown in Table 1 below.

Table 1: Comparative Analysis of the Proposed Development

	Original Proposal (R3)	**Current Zoning (R1)**	**Revised Proposal (RM)**
Number of Units	58 *(Up to 30 units per acre allowed)*	24 *(Up to 10 units per acre allowed)*	24 *(Up to 15 units per acre allowed)*
Building Type	Apartment	Single Family Homes	Townhouses
Building Height	3-storey	Up to 9m	2-Storey
Lot Coverage - Building	Up to 50%	Up to 50%	18%
Lot Coverage - Parking	Up to 35%	N/A	19%

The Municipal Plan permits density of up to **10 units/acre** in a Low density (R1 or R2) zone or **15 units/acre** in a Medium density (RM) zone, which would permit up to 37 units on this 2.45acre lot. At 24 units, the density is less than what the proposed zoning permits.

In essence, our rezoning request is driven by the desire to develop townhouse dwellings instead of single-family homes, allowing for a housing type that better meets the current housing needs in the area and justifies the investment needed to service the lot while respecting the density permitted in the area.

Environmental Considerations and Green Space Preservation

In response to concerns about green space and tree preservation, our revised plan includes:

- Preserving approximately **25%** of the mature trees to serve as significant buffers around the property, crucial for maintaining local wildlife, bird habitat and neighbours' privacy - Proposed matured tree buffer is 15m to the rear and 6m on either side, with the buildings further set back to allow extra landscaping.
- Responsible Development: To protect bird populations, any necessary tree clearing will be conducted outside the breeding season and under the guidance of a bird biologist, ensuring minimal impact on local ecosystems.

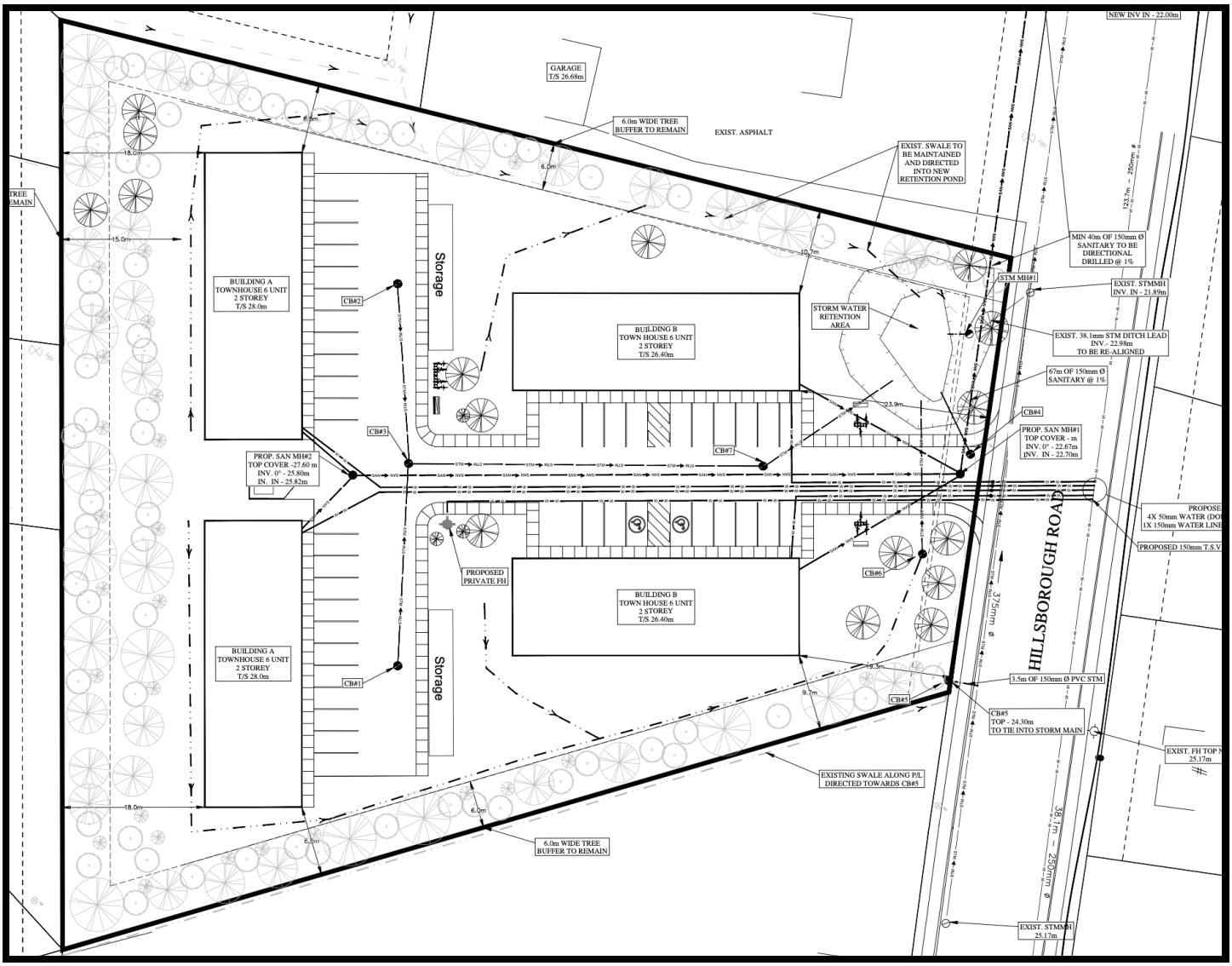
To justify the high servicing costs, **developing this lot for single-family homes would necessitate a cul-de-sac layout with homes flanking either side of the road, a design that would lead to the removal of nearly all the mature trees on the property**. Our townhouse plan, in comparison, preserves a significant number of these trees, maintaining local biodiversity and natural privacy screening for neighbours.

Also, our decision to limit the proposed units to only 24 units is borne out of our desire to conserve more green space. The lot is big enough to accommodate a 36 units townhouse development that meets all the set back requirements. See the appendix for the 36-units layout.

Lot Servicing

Our development approach includes modern techniques to ensure minimal impact on neighbouring properties:

- Trench-less drilling for sewer service extension, safeguarding nearby mature trees. **It should be noted that the proposed depth of the drilling is over 2m below the existing ground surface which should be lower than any roots for the existing trees on the adjacent property that are located within the easement.** Trees include White Birch, Maple, Spruce and Fir which typically have root depths less than 1m.
- Comprehensive stormwater management to mitigate any flood risks, with a stormwater retention area on site and swales along the property lines.



Addressing Community Concerns

Privacy: The shift to lower-density townhouses, 2-storey buildings and substantial green buffers directly addresses privacy concerns.

Traffic Impact: The traffic study conducted confirms minimal impact on local traffic. Upon project completion, *Hillsborough Road driveway is projected to operate very efficiently in both the AM and PM peak hour travel periods with little delay or queuing on the approaches.*

The study further states that:

In the summertime, volumes can increase on roadways, however, generally these increases are offset because of no school, especially in the AM and PM peak hours. To reflect a sensitivity analysis, the volumes on Hillsborough Road were increased by 50 percent. The Hillsborough Road/Development driveway is still projected to operate efficiently with little delay or queuing on the approaches in both the AM and PM peak hours of travel.

Addressing Riverview's Housing Needs

The proposed development aligns with the town's need for varied housing options, providing quality homes without exceeding the existing zoning's unit density.

One of the key findings from the Town of Riverview's recent Housing Needs Survey was that there is a critical need for housing of all types. A similar survey conducted by the City of Moncton in 2023 found that there is "*a greater need for smaller units, as well as larger units to house families*."

Recognizing Riverview's growing population and the identified need for a more diverse housing mix, our proposal for 3-bedroom townhouse units directly aligns with the town's future housing strategy contained in the *Housing Needs Assessment and Affordable Housing Strategy* report. These units will offer a valuable addition to the housing landscape, catering to the evolving needs of the community.

Conclusion

Our revised proposal represents a balanced approach to development, respecting the community's character and Riverview's housing needs.

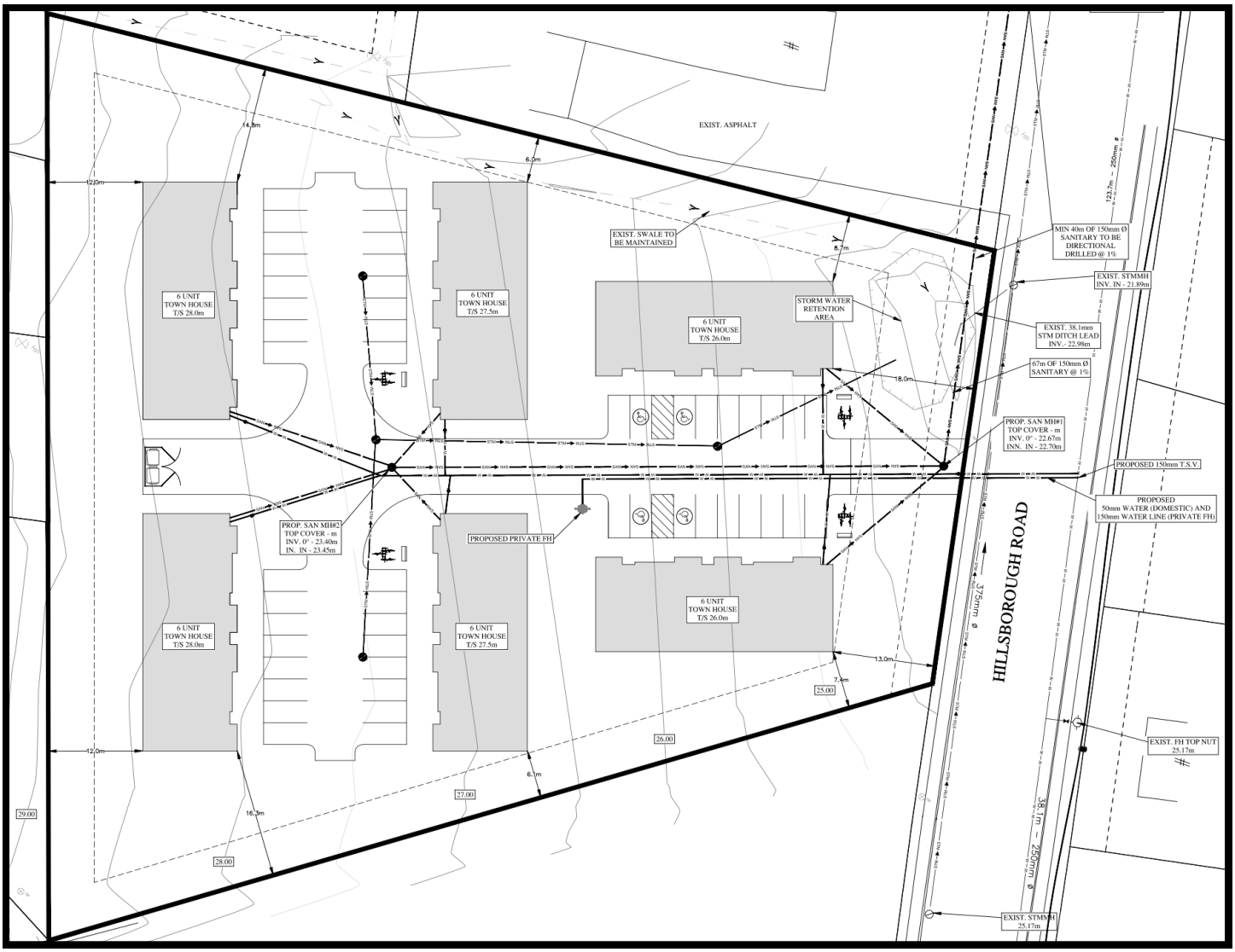
By seeking rezoning to a Residential Mix (RM) zone, we are not advocating for increased density but rather for the flexibility to provide townhouses, which are more suited to Riverview's current housing needs. This approach allows us to introduce a diverse housing option without adversely altering the character of the neighbourhood or exceeding the existing zoning's density allowances.

We appreciate the opportunity to discuss this proposal further at the public hearing and are open to additional feedback.

Sincerely,

Simon Ikuseru & John Adebisi

Appendix:


EXIST. ASPHALT
14.8m
6.0m
12.0m
EXIST. SWALE TO BE MAINTAINED
8.7m
6 UNIT TOWN HOUSE T/S 28.0m
6 UNIT TOWN HOUSE T/S 27.5m
6 UNIT TOWN HOUSE T/S 26.0m
STORM WATER RETENTION AREA
18.0m
MIN 40m OF 150mm Ø SANITARY TO BE DIRECTIONAL DRILLED @ 1%
EXIST. STMMH INV. IN - 21.89m
EXIST. 38.1mm STM DITCH LEAD INV.- 22.98m
67m OF 150mm Ø SANITARY @ 1%
PROP. SAN MH#1 TOP COVER - m INV. 0° - 22.67m INN. IN - 22.70m
PROPOSED 150mm T.S.V.
PROPOSED 50mm WATER (DOMESTIC) AND 150mm WATER LINE (PRIVATE FH)
PROP. SAN MH#2 TOP COVER - m INV. 0° - 23.40m IN. IN - 23.45m
PROPOSED PRIVATE FH
HILLSBOROUGH ROAD
13.0m
7.4m
25.00
26.00
27.00
28.00
29.00
6.1m
16.2m
EXIST. FH TOP NUT 25.17m
EXIST. STMMH 25.17m

From: Micheal Mc Burnie [redacted]
Sent: Wednesday, March 13, 2024 9:33 AM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: Objection to Rezoning PID#05029319

Good Morning, My name is Micheal McBurnie and I reside at 762 Hillsborough Road, Riverview NB and am submitting a letter of Objection to rezoning PID#05029319 from R1 single to Residential Mix.

Im not what certain what has changed since the last meeting we attended regarding this parcel of land but I was under the impression no application for rezoning could take place for 12 months after the first application was received. Furthermore what measures will be taken to ensure the proper infrastructure will be put in place to prevent flooding of our property due to excessive runoff?

We submitted all documentation to provide proof of access runoff from other developments above us and even now over the course of the winter, to my knowledge there has been nothing done to prevent this. We have experienced huge volumes of water still continuously pouring down onto our property all winter again and have to be proactive in making sure drains etc are cleared.

This development will do nothing but create stress and anxiety for the residents and property owners who are surrounded by this parcel of land.This property is R1 and should remain R1. I purchased my land knowing the area was zoned and again feel very deceived that because a developer who has the money to change that can do so with a cheque.

The size of the property compared to what is being proposed does not make any sense at all. Increased asphalt surface , 4 rooflines and tiger elevation of the land will only promote even more water issues to the surrounding properties. As I said we submitted all supporting documentation in the past and 6 Council voted against the rezoning.

The presence of the Great Horned Owl is still noted on the property as I obtained video of its mating calls as descent as January 2024. I took the liberty of sending it to Mike Gaudet, wildlife specialist and he confirmed in fact that it is indeed a great horned owl.

With all the recent rain and snow melt the section of my property by the sidewalk has been flooded for the last week. This intern creates a dangerous situation not only for people walking but also for vehicles.

We are also concerned that if these units are 2-3 bedroom there will be families with children and while we are not opposed to families, where are the children going to play? Our yards

become playgrounds and I have a dog. A very well behaved dog which I allow to roam the perimeter of my one acre property. If children enter my property and provoke my dog on my land and my dog reacts , who's responsibility is it? Why do I have to adapt and change my lifestyle because a developer wants to rezone an R1 property? A property that is zoned R1 to begin with.

I took the liberty to talk with many many residents of Garland Street, just down the road. The building currently under construction has created so much stress and anxiety for many residents who have resided there for almost 60 years. The building is towering over their back yards taking away all privacy they've even known and is almost at an arms reach to their back yards. These residents paid taxes and built their homes in R1 areas to enjoy the quietness and peace and now , because of the rezoning that has all been taken away.

We are fearful that this will most certainly do the same to our area. Again, walkability scores are not being taken into consideration either. There are many other properties suitable for this development other that this proposed one. The land is zoned R1 and should remain R1. The number of empty apartments available currently in Riverview is astronomical therefore indicating we are not in a housing crisis. The new building built by Thrive Properties on the river is virtually empty as is the new building by the crosswalk heading towards the petro canada on Hillsborough Road.

Ill ask that you take into consideration all these factors in the decision making process to Rezone this piece of land and consider the negative impact it will have on the residents and their properties.

Best Regards
Micheal McBurnie
762 Hillsborough Rd
Riverview NB
E1B3W2
[redacted]

Please acknowledge receipt of this letter and that it is submitted in a timely fashion
Thank you
*(Responded forwarded via email on March 13, 2024)

From: marie mannette [redacted]
Sent: Saturday, March 16, 2024 11:43 AM
To: Annette Crummey <ACrummey@townofriverview.ca>; ANDREW CURWIN [redacted]>
Subject: Urgent Request to Preserve R1 Zoning for PID 05029319

> **Caution:** External Email.

Town Council of Riverview
% Town Clerk
30 Honour House Court
Riverview, NB E1B 3Y9

Dear Town Council Members,

Thank you for the opportunity to introduce myself again. I am Marie Mannette and have been living at 725 Hillsborough Rd for over 30 years. During that time I have seen many changes in this community, most of them for the better.

However, I am writing to express my deep concerns regarding the rezoning application currently under review for PID 05029319. As a concerned citizen of the Town of Riverview, I believe it is crucial to address the following issues **again** that may have a significant impact on our community and its residents.

Water Flow and Historic Flooding:
The potential impact on water flow and historic flooding in the area must be **thoroughly** addressed before considering any rezoning application. I do not believe the developer has taken any steps to address the concerns raised during the first proposal with regards to flooding. The historic flooding events and the presence of a 100-year flood zone require careful consideration and proper planning to mitigate any potential risks or damages to existing properties and infrastructure.

Wildlife and Old Growth Forested Lot:
The old growth forested lot of PID 05029319 is not only a vital habitat for wildlife but also contributes to the overall ecosystem health. The presence of diverse wildlife, such as the owls and other species, signifies the ecological value of the area. It also provides a **last section of a wildlife corridor to and from the river**. On a daily basis, I see many species including racoon, deer, pheasants and fox among others coming and going from the lot of PID 05029319, crossing the road and using my property to get to the riverfront. Clear-cutting the trees, a requirement of the current proposal, thereby reducing the greenspace would not only disrupt the habitat but also have a negative impact on movement of wildlife in the area.

Traffic, Speeding & Safety Concerns/Parking Overflow/Accessibility Parking:
The traffic study conducted for this project **still** appears to be inadequate, as it fails to consider the impact during peak traffic periods and special events. The potential increase in traffic, speeding, and parking overflow, particularly during holidays, barbecues, and parties, raises legitimate safety concerns for residents and poses a threat to the overall livability of the neighbourhood. Furthermore, the absence of parking on Hillsborough Road and the lack of proper accessibility parking provisions need to be addressed to ensure the safety and convenience of residents and visitors.

Privacy (sight lines, vertical privacy) and Foot Traffic in Backyards/Private Property:
The proposed rezoning raises serious concerns about the privacy of neighbouring properties. The increased density of the development will compromise the privacy and sight lines of residents, impacting their quality of life. Furthermore, the potential for increased foot traffic in the backyards and private property of existing homeowners poses a significant intrusion on their rights to privacy and personal space.

Due Diligence:
The existing Town of Riverview Municipal Plan, specifically Policy 5.4.1, emphasizes the intention to maintain the character of existing single unit dwelling neighbourhoods. The rezoning application appears to contradict this policy and may have a significant impact on the community's fabric. The demand for single-family homes in our town remains evident, and any decision to deviate from the established guidelines should only be made after careful consideration of the potential consequences.

In conclusion, we, the concerned citizens of the Town of Riverview, urge the Town Council to again carefully consider these concerns and thoroughly evaluate the potential impacts of the proposed rezoning application. Our goal is to ensure that any decision made reflects the best interests of the community, preserves our town's heritage, and safeguards the well-being of our residents.

Thank you for your attention to this matter. We look forward to your thoughtful consideration and a meaningful dialogue on these pressing issues. In conclusion, we kindly request that the Town Council acknowledges receipt of this letter, which expresses our concerns and opposition to the rezoning application (PID 05029319).

No doubt you have received other letters of an extremely similar nature to my own. This should indicate to you that there is a strong community collaboration at work to protest this new development.

Should you have any questions or require clarification of any of my points above, please contact me as per the information below.

Sincerely,

Marie Mannette

725 Hillsborough Rd
Riverview, NB, E1B 3W1

[redacted]

[redacted]

From: Dawn Bennett [redacted]
Sent: Saturday, March 16, 2024 4:57 PM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: Opposition to land owners requesting land be rezoned from R1 to RM

Caution: External Email.

Bill & Dawn Bennett
132 Goldleaf Court
Riverview NB E1B 0B5
March 16, 2024

Town Council of Riverview
c/o Town Clerk
30 Honour House Court
Riverview NB E1B 3Y9

RE: Opposition to Proposed Rezoning Application-R1 to RM for PID 05029319

Dear Town Council Members,

I am writing to express my opposition to the proposed rezoning of a wooded R1 plot of land to RM for the purpose of four six-unit row houses. As an engaged and concerned citizen and property owner in Riverview, I am deeply troubled by the potential detrimental impact this proposal will have on our sub division. I believe this land should remain R1 for single family housing as it was designated.

We built our home in Harmony Estates after moving from Fredericton area. We were told we would be living in harmony with nature. We were told there would be lots of green spaces, neither of which happened. Riverview is more than just a place to live; it is a community that values its unique character, tight-knit neighbourhoods, and quality of life. The proposed rezoning threatens to undermine the essence of our town and disregard the wishes and concerns of the people who call it home. It is disheartening to witness a decision that seemingly dismisses the voices and desires of the very individuals who have helped shape Riverview into the welcoming and vibrant place it is today.

Let me be unequivocal in stating that I, along with numerous fellow citizens and property owners, do not support this rezoning. We firmly believe that it will have far-reaching negative consequences for our community. This rezoning plan disregards the importance of maintaining the integrity of our neighbourhoods, jeopardizes our privacy, puts undue strain on our limited resources and infrastructure, and devalues our properties. These changes are not in the best interest of Riverview or its residents. There is plenty of land in Riverview already zoned R3 and RM, not sure why the developers are so determined to build on this land.

I implore the Town Council to listen to the overwhelming opposition from concerned citizens and property owners and halt the proposed rezoning application. It is crucial to respect the wishes and concerns of the community and work towards alternative solutions that align with the values and aspirations of Riverview.
I respectfully request that the Town Council engages in transparent and inclusive communication with the residents, conducts thorough assessments of the potential consequences proposed rezoning of a wooded R1 plot of land to RM classification within our community.

As an engaged and concerned citizen and property owner in Riverview, I am deeply troubled by the potential detrimental impact this rezoning could have on our town, our neighbourhood and its residents. Riverview is more than just a place to live; it is a community that values its unique character, tight-knit neighbourhoods, and quality of life.

The proposed rezoning threatens to undermine the essence of our town and disregard the wishes and concerns of the people who call it home. It is disheartening to witness a decision that seemingly dismisses the voices and desires of the very individuals who have helped shape Riverview into the welcoming and vibrant place it is today. Let me be unequivocal in stating that I, along with numerous fellow citizens and property owners, do not support this rezoning. We firmly believe that it will have far-reaching negative consequences for our community. This rezoning plan disregards the importance of the integrity of our neighbourhoods, jeopardizes our privacy, puts undue strain on our limited resources and infrastructure, and devalues our properties. These changes are not in the best interest of Riverview or its residents.

I implore the Town Council to listen to the overwhelming opposition from concerned citizens and property owners and halt the proposed rezoning application. It is crucial to respect the wishes and concerns of the community and work towards alternative solutions that align with the values

the Town Council will reevaluate the proposed rezoning application in light of the overwhelming opposition and choose to uphold the wishes and best Interests of the residents of Riverview

In conclusion, we kindly request that the Town Council acknowledges receipt of this letter,
acknowledging our concerns and opposition to the rezoning application.

Sincerely,

Bill & Dawn Bennett
132 Goldleaf Court,
Riverview NB E1B 0B5
Phone: [redacted]

From: Cynthia Cain [redacted]>
Sent: Monday, March 18, 2024 9:44 AM
To: Annette Crummey <ACrummey@townofriverview.ca>
Cc: Mayor <mayor@townofriverview.ca>; Cecile Cassista <CCassista@townofriverview.ca>; Russell Hayward <rhayward@townofriverview.ca>; Heath Johnson <hjohnson@townofriverview.ca>; Sarah Murphy <smurphy@townofriverview.ca>; Wayne Bennett <WBennett@townofriverview.ca>; Jeremy Thorne <JThorne@townofriverview.ca>; John Coughlan <JCoughlan@townofriverview.ca>; Stephen Gouzoules <SGouzoules@townofriverview.ca>
Subject: Proposed Rezoning Application - R1 to RM, Hillsborough Road

Dear Town of Riverview, Mayor Andrew Leblanc and Councillors,

Well, here we go again, it seems like only yesterday that I sent a letter (see attached) expressing my concern for the rezoning of a property located on Hillsborough Road. My concerns remain the same, this area should remain R1. Changing the type of building does not change the fact that more people will be crammed into a very small area (and) they will still be the same distance from all amenities in Riverview as well as the greater Moncton area. Riverview is growing (and that is a good thing) but I still believe that as a community we can grow responsibly.

Please take a moment and once again read my letter from July of last year and give thought to my words.... we can be the change, lets be "that" town.

Thank you for your time,
Cynthia Cain
775 Hillsborough Rd, Riverview, NB E1B 3W1

From: Cynthia Cain <cynthia.sis.cain@gmail.com>
Sent: Thursday, July 6, 2023 10:09 AM
To: Annette Crummey <ACrummey@townofriverview.ca>
Cc: Mayor <mayor@townofriverview.ca>; Russell Hayward <rhayward@townofriverview.ca>; Cecile Cassista <CCassista@townofriverview.ca>; Heath Johnson <hjohnson@townofriverview.ca>; Jeremy Thorne <JThorne@townofriverview.ca>; John Coughlan <JCoughlan@townofriverview.ca>; Sarah Murphy <smurphy@townofriverview.ca>; Wayne Bennett <WBennett@townofriverview.ca>
Subject: Opposition to Proposed Rezoning Application - R1 to R3 for PID 05029

I am writing to express my deep concerns regarding the rezoning application currently under review for PID 05029319 (Hillsborough Road)

I have lived on Hillsborough Road since 1993. We moved to the Town of Riverview (from Moncton) because we believed Riverview, with its strong family community, would be a nice place to grow & raise our family. We were not wrong.

On the other side of all the wonderful things Riverview has offered up to our family - there has also been a downside, for several reasons. Hillsborough Road itself has been a nightmare since the day we moved.

The high speed traffic coming and going has been hard at times (but not the worst thing) . We realized shortly after we moved here that this area is kind of segregated from the rest of Riverview, meaning there is no way to walk or bike to most amenities. Except for one corner store, everything is at least 4 to 7kms away.

This means we have done a great deal of driving in the last 30 years. Our years have been filled with trips to and from Moncton or West Riverview for Groceries - To and From everywhere in Riverview so our Daughter could have time with friends, participate in school functions or even ride her bike (riding a bike on Hillsborough Road is like taking your life into your own hands and praying you don't get hit by a car going to the corner store.) Things have not changed much in the last 30 years. Mostly we have seen a crazy increase in traffic… oh and we now have sidewalks, we are grateful for the sidewalks.

I am sharing my personal story of our life here because I believe that it is important that you understand where I am coming from.

Here are my concerns.

Fact #1:One of the most shocking car air pollution facts is the motor vehicles are responsible for around 51% of carbon monoxide pollution. This gas contributes to smog pollution, deteriorates air quality and can be deadly in high concentration.

Fact#2: Carbon dioxide)CO2) is a virulent air pollution element and 31% of all atmospheric Co2 comes from automobiles alone. Too much gas in the environment is harmful to human health and detrimental to the ozone layer.

Fact#3: Car pollution statistics clearly show that motor vehicles also discharge nearly 34% of all nitrogen oxide and all volatile substances in the environment. These elements are dangerous for human health and plant life.

Fact#4: Car emission facts. The exhaust system releases many gaseous constituents that cause more clouds and less rain, bringing significant negative impact on the environment.

Fact#5: These car pollution facts make it clear that the gases and other ingredients discharged by a motor vehicle are accelerating the pace of global warming. We are already

experiencing hostile climate changes due to this phenomenon. If environmental pollution goes on at this rate, the world will soon be inhabitable for every living being.

Fact#6: Acid rain is an extremely dangerous aftereffect of pollution and automobiles play a good part in it. This rain is the direct result of various toxic gases released into the environment. It is poisonous for living beings, causing the death of plants and animals. Besides, it intoxicates the water in natural sources like lakes and rivers.

From the car pollution facts, one thing is clear that air pollution is by far the most alarming compared to water and soil pollution. **To keep the environment safe and stay healthy we need to drive as little as possible. Ride public transportation and much as we can and walk or bike to nearby places.**

So it comes down to this. How much are you willing to gamble on your future (or even more important) your children and grandchildren? You are adding these apartment complexes everywhere I look in Riverview, and I completely understand the need to grow our community and the economics behind it. In the last 30 years we have witnessed lots of changes (some good/some bad) But I am now starting to wonder who on your team (OUR community of elected officials) is our environmental watchdog?

Let's start with Garland Street. We did not learn about this rezoning and this major project until it was too late. We are not sure how that slipped by, but it's done now. But really, how did this project, which is already having an impact on our beautiful river, slip through? Who for instance gave "environmental" thought to the development ? Was there consideration put into the extra traffic and extra pollutants that will be created by adding this many people to an area where EVERYONE who lives in these units will have to travel 4 to 7kms up Hillsborough Rd. just to buy the bare necessities? The impact will be - well, do the math, each unit will have to have at least one car. This is not even taking into account how many KMS each one of those tenants will have to travel for work. Remember, you cannot walk to a grocery store from here and the bus does not run efficiently from this area - This is a fact.

And now we are being asked to consider two more multi-unit residential buildings just 2 blocks from Garland. This has now gone beyond reasonable growth in an area that has no grocery store, an area where all children will need to be bussed to - hmm that's a good question because the schools in this area are maxed out at capacity. The cost of "growth" is too high. We need to give thought to the amount of people (cars) that will now be traveling to and from this area.

You know, 30 years ago I am not sure that I understood the impact that my one little family would have on the environment, but I do now. We cannot go back, there is no reload button in life, we must move forward... and as my daughter is always telling me, "Mom, when we know better, we do better" Sound advice.

As a community, we have to do better. We count on our elected Mayor and Council Members to make better, educated decisions on what kind of growth is good for Riverview and for every human who lives here (for that matter), EVERY Human, EVERY Plant, EVERY animal. What we do here today will have an impact on more than just our beautiful community.

We can all make a difference, we can make the changes for the good of everyone. WE know better, so let's do better.

Your truly,
Cynthia Cain

Cynthia & Robert Cain
775 Hillsborough Road
Riverview NB E1B 3W1
506-962-6679

FYI
Distance from PID 05029319 To the following Riverview Amenities

Sobeys Riverview 7kms
Liquor Store 7kms
Home Hardware 6.2kms
Canadian Tire 6.5
Riverview East School 3.1kms
Riverview Middle 4.9kms
Riverview High 7.1kms
Atlantic Superstore 4.8kms
Kent Building Supplies 6.0
Dobson Fields /Rec Center 6.5kms

Closest Store., Petro Can 1.5kms

Distance from PID 05029319 To the following Moncton /Dieppe Amenities

Moncton Hospital 7.6kms
Georges Dumont Hospital 6.5kms
Sobeys Vaughn Harvey 4.6kms
Downtown Moncton 6.1kms
Champlain Place 7.3kms
Trinity Drive 10kms
Costco 11kms
Farmers Market Moncton 5.3kms
Farmers Market Dieppe 7.8kms

Riverview Town Council

30 Honour House Ct

Riverview, NB

E1B 3Y9

March 19 2024

Proposed Zoning Change from R1 to RM

My Name is Catherine Currie (Cathy)

I currently live at 145 Goldleaf Crt, I am within the 100 meters of the proposed apt complex.

I am writing to you as part of this community and my family.

As A former military member and my husband who is a retired military Major & Veteran with current health issues, beyond what anyone can imagine.

We have been living for the past 35 years in a military community surrounded by military member and a military base.

Upon my husband's retirement he was offered a 3 year contract to work here in Moncton. (Parole Boad of Cananda).

After several weeks of looking for the perfect location with our realest agent on finding the perfect house.

Location was key. We accepted the location Riverview. Knowing we were leaving the security of our military life, and starting a new life was very scary, but comforting because of the location we have decided to finish our lives was on Goldlearf Crt.

We checked your website prior to moving to Riverview, Close to Nature Close to Perfect.

We accepted the offer and packed up our belonging for what we had hoped would be our last and final move.

As military members you move several times, picking up your life and starting over, again and again was the norm, however we new this was our forever home (finally) here in Riverview.

We have been extremely happy we made the move to our little community, not too far from Moncton's ,or the Hussle and Bussel, but close enough to enjoy the city/country life.

I have even convinced our daughter who was living out west to settle here in our area. Who has made the move.

Living in a non-military community and away from the security of the military surrounding, Riverview has given us the comfort.

By adding multi living community in our back yard will add more people, more traffic, more pollution, not to mention more stress.

By rezoning the lot to a RM and building row housing in our back yard will heighten the concern of privacy and enjoyment, extra lighting, sound pollution, mental health degradation.

RIGHT DEVELOPMENT BUT WROND FIT,

We are asking for the area to remain R1 for a one home lot.

This issue is continuing to have several rental units, thrust upon us in our back yard again.

With this added stress and anxiety, it has had be wondering "will I once again have to pack up, and move again", it is very upsetting. So on that note please consider and re-evaluate, close to nature close to perfect.

Thank you for allowing me to express my feelings.

Thanks

Cathy Currie

To: Riverview Town Council

Topic: New Rezoning Application for PID 5029319

East Hillsborough Road

Date: March 20, 2024

TOWN OF RIVERVIEW
RECEIVED
MAR 20 2024
MUNICIPAL OFFICE

My name is Lois Burke Fowlie. My husband, Frank Fowlie, and I, are again writing to the Council regarding the new Rezoning Application for PID 5029319 on East Hillsborough Rd. from R1 to RM in order to construct four row houses, each with six three bedroom units. We have lived at 730 Hillsborough Rd for nine years and would like to comment on why rezoning is not appropriate.

This segment of Hillsborough Rd. (Route 114) is a busy "Collector" highway, the only direct route from Albert County into the GMA (Greater Moncton Area of Riverview, Moncton and Dieppe). There is heavy, high speed traffic, worse at rush hour times, typically, 8 am and 5 pm. Back up of traffic also occurs during the school year due to stopping and starting of school buses, frustrating drivers coming in for work. This will only get worse with adding children from 24 new units.

Building a high density housing complex along East Hillsborough Rd. with frequent left turning vehicles against traffic is a mistake, and, eventually could lead to a fatal accident. Displacement of up to 48 vehicles for snow plowing in the winter is another significant concern with only four overflow spaces available. There will be only one entrance and exit driveway for vehicles shared by children walking to and from school buses.

The street is NOT a child nor senior friendly road and has a LOW "walkability score" of 4 out of 100. PID 5029319 does not have nearby parkland or a play area for children. Seniors will have difficulty climbing stairs to the second floor units of the proposed row houses.

There are significant drainage problems with PID 5029319 not addressed by the Town according to Mr. Eric Smith's presentation to Town Council at the last rezoning meeting July 10. 2023. He is a professional engineer and geologist with expertise in this subject and, incidentally, a long time resident of Hillsborough Rd. The 2.45 Acre PID 5029319 is a natural wetland, which acts like a giant sponge to absorb water from the 45 Acres of subdivision lands above it. Since the beginning of housing development in Bridgedale by the Town of Riverview there has been no provision for proper drainage, which has increased flooding and water damage to properties on Hillsborough Rd. adjacent to PID 5029319. Development of PID 5029319 will mean increasing its elevation 2-3 feet due to foundations, paving and landscaping and will cause even more flooding of surrounding properties.

It is also our understanding that there is a pending lawsuit against the Town of Riverview if it proceeds with this rezoning request based on violation of the Town's own Municipal Plan (Bylaw # 300-33) created in 2017.

PID 5029319 has no sewer service. Hook up to the Town of Riverview would be time-consuming and require significant destruction of the adjacent front yard of a military veteran, who risked his life in service to this country.

At this time, the housing situation in Riverview has improved with the occupancy rate now 0.7 compared to 0.2 in the past, decreasing the need for urgent new housing. According to the Times and Transcript, since 2018, the Town of Riverview has approved building permits for more than 1000 new units with 75% being multi-residential units, townhouses or row houses.

Finally, we are not "Nimbies", and strongly resent this form of name-calling in a public forum as appeared in the Jan 27, 2024 Times and Transcript front page story. The residents near PID 5029319 are not against development in general, but have legitimate concerns regarding rezoning of this exceedingly compromised lot proposed for high density housing on Hillsborough Rd.

It should be noted that an offer by nearby residents to purchase PID 5029319 for a fair and reasonable price has been turned down by the developers.

We are requesting the Town Council reject this rezoning application for the reasons discussed above. Overall, our group of residents believes that PID 5029319 is not appropriate for development of higher density housing and that the Town of Riverview has a duty to protect existing R1 property rights of its tax-paying citizens.

Thank you for your attention to this important issue.

Sincerely:

Frank Fowlie, Lois Burke Fowlie

730 Hillsborough Rd, Riverview, NB, E1B3W2

Email: ffowlie@nbnet.nb.ca

March 19, 2024

Dear Council Member,

My name is Glenn Bennett and I live at 165 Goldleaf Court, Riverview. I am writing this letter to voice my strong opposition to the rezoning of Hillsborough Road PID 05029319 from R1 to MR as per the proposal dated February 28, 2024. I and my family are directly affected by this rezoning as ours will be one of, if not, the closest property to this complex once constructed.

The following are pictures of how the proposed buffer between our houses and this development looks 8 months of the year.

The following pics were taken in late May 2023.

This pic is from my backyard looking onto the lot in question. You can clearly see about 200 feet into the lot which is about 3 times further than the proposed buffer.

As you can see there is virtually no privacy to the lot in question for 8 months of the year. Any buffer that the developer is claiming as tree coverage and private is only imaginary as anyone can see this as it looks good on paper for their proposal but falls far short of any actual fact.

I wish now to make reference to what is supposed to be the guiding principle for development within the town of Riverview.

Town of Riverview Municipal Plan Jan 16, 2019 By _law No. 300-33

Therefore, the overall vision of this Municipal Plan is to enable Council and the community the requisite tools to fulfill the Town of Riverview's mission statement:

"Riverview is a lifestyle. Our town balances its unique rural and urban qualities to build a welcoming, safe, healthy and economically vibrant community."

The plan is there to provide direction on how the town develops and the allotments have been made and certain areas already designated for any development types appropriate to the zoning. These developers bought R1 zoned land in the middle of an established low density residential neighbourhood with nothing but profit in mind as R1 land typically seems to run about 1/3 the cost of MR/R3 in Riverview. They are paying their business taxes in Moncton so they can not even argue they are helping our community.

I have attached the following reply from the developers with response to our neighbourhood's offer to purchase the lot in question after Council rightly rejected the rezoning attempt to R3 last July.

From: Simon Ikuseru [redacted]
Sent: Tuesday, October 3, 2023 10:47 AM
To: Michiel J. Vandenberg [redacted]>
Cc: John Adebisi [redacted]
Subject: Re: Hillsborough Lot

This is an external email.

Hi Mike,

Thanks for meeting with us a few weeks ago. We've met to discuss the offer to buy and we've reached a decision.

As discussed during our meeting, our business plan was never to buy and sell the land. Our plan was, and still remains, to develop the land.

Therefore, we'll be proposing townhouses. We believe it addresses the concerns around privacy, maintaining the mature trees buffer etc. Specifically, the proposal

- maintains a 15-20m mature tree buffer at the rear for the properties on Goldleaf
- 10-18m on the side of the property - with a combination of the existing mature trees and landscaping area. We'll be proposing to plant perennial trees behind the buildings next to 734 & 750 to provide additional year round privacy screening.
- Height limited to 2-storeys or lower if we go with split-level.

Alternatively, we'll go with the proposal to subdivide the lot into 11 smaller lots for single family homes. Unfortunately, this would mean cutting all the trees similar to the on-going development on Orin Drive.

Overall, we believe the townhouse proposal ensures the neighbours' privacy is maintained.

If you have any questions, we're happy to meet to discuss further.

Thanks,

Simon,

It is clear that this group has never had any intention of developing this as R1 even though it was purchased as such.

There are significant drainage issues with the lot in question as pointed out by Mr. Eric Smith during the last rezoning attempt and I am inclined to lean towards his professional opinion as a guide for future development as this entire portion of Riverview has been developed as R1 and unfortunately for the lot in question it has been historically been the target for water runoff. Net zero for water runoff as the town engineer keeps saying at these rezoning meetings, does not seem to be able to be met without substantial extra work for this particular lot. This does not seem like an expense these developers are willing to take on according to the plans they have submitted.

Also I would like the council to request the source of funding for this project as the developer said during the initial rezoning request that they were dependant on government funding in order to proceed with development. None of the other residents in this neighbourhood received government subsidies in order to live here.

You as councillors are working for the citizens of Riverview and not to oblige developer requests on an ad hoc basis. This proposed development is contrary the municipal plan published in 2019.

Our Mayor seemed to be referring to the residents of Riverview as being NIMBY's in an interview published in the local papers earlier this winter. We are far from NIMBY, we are concerned residents who chose to live in an R1 area. By all means let's take the developers up on their fallback plan of developing this lot as 11 R1 lots. I would gladly welcome the 11 families to our neighbourhood.

You as councillors have a duty to develop Riverview smartly and responsibly. R1 homes in an R1 zone would seem to accomplish this. At the rezoning attempt in July they didn't even have a fallback plan when they presented to council. At least now it seems as though they are prepared to develop R1 homes on R1 land. Hold them to that.

I refer to the Municipal Plan:

Goals of the municipal plan:

(a) Continue to enhance, maintain and develop the Town of Riverview's image as a pleasant, safe, clean, accessible community with an attractive quality of life within the greater Moncton area

(c) Provide for new growth and development in an orderly manner while, at the same time, maintaining and enhancing the community's existing neighbourhoods

The houses on Goldleaf Court had to follow strict covenants regarding building materials and property development. Follow the plan. 4, 6 unit rowhouses does absolutely nothing to enhance the neighbourhood.

Growth management policy:

Policy 3.2.6 It shall be the intention of Council to ensure that large lot or rural residential development be intended to cater to a rural lifestyle and as such, lots within them should not be so small as to lose their rural characteristics or to compete with urban-sized lots inside the town.

Again all the homeowners in this neighbourhood have bought here or built here based on this particular guideline. Is the Council willing to disregard this fact and if so how can any single developer ever trust the Town of Riverview again when it gets permission to build single family detached homes and market them as such if someone else comes along the next day and tries something similar to what we are enduring here today? Is council saying that these developments no longer matter to the Town?

5.4 R1 - Single Unit Dwelling Zone

The majority of the areas in the Residential Designation have developed as low residential

density under the traditional R1 single unit dwelling zone. ***Therefore, Council intends to maintain and protect the future stability and physical character of these areas.***

Policy 5.4.1 It shall be the intention of Council to maintain the character of existing single unit dwelling neighbourhoods by establishing a Single Unit Dwelling Zone (R1) within the Residential Designation.

The Town of Riverview has traditionally attracted families looking for stable single family neighbourhoods. While the statistics show an aging population, as well as shrinking household sizes, there is still a demand for single family homes

This says it all. If you vote for this development to proceed you have complete disregard for the municipal plan and are destroying the very spirit of Riverview. We are taxpayers and voters in the Town of Riverview and I assure you we will hold anyone who votes for this to proceed accountable in the next election as a vote in favour of this is a vote in favour of destroying our town.

It's bewildering how the people who purchased land based on the designation of R1 now have to fight to stop the greed of another group who bought the same designated land. It feels like we are the ones who being put on trial here though we followed all the rules. We are guilty until proven innocent. That is the wrong message to send to the residents of Riverview.

Sincerely

Glenn Bennett

165 Goldleaf Court

Proud resident and voter, Town of Riverview

From: Geraldine MacArthur [redacted] >
Sent: Tuesday, March 19, 2024 10:49 AM
To: Annette Crummey <ACrummey@townofriverview.ca>; Mayor <mayor@townofriverview.ca>; Sarah Murphy <smurphy@townofriverview.ca>
Subject: Fw: Rezoning Proposal - PID#05059319 - Hillsborough Road, Riverview NB

It has been less than a year and we are writing again about our concerns regarding the proposal to rezone property on Hillsborough Road (PID#05059319). We are one of the property owners who border on the said property. Our same concerns (noted below) stand, although the developers seem to have said they have addressed most. What assurances do we have that this will stand true? What is the purpose of having by-laws in place for rezoning, if they can be changed on a dime. Why would developers seek such a property, knowing that it was zoned R1 anyway? I can't imagine they would think it would be an easy fix to get the land rezoned for the purpose of building multi family dwellings, first apartment building, and now town houses. We were one of the first to build in this area, with strict covenants, and we were assured at that time, that the property behind us was zoned R1 and that a development of this sort would never happen on that lot. We did our due diligence at that time, to address these concerns prior to building our forever home. We are devoted citizens of this town and voters, and now it seems we have to fight to keep what it is already in place, whereas developers come in, ask for a bunch of demands to change things to fit their agenda, and guaranteed they won't be around for long, once their development is complete, leaving the citizens of Riverview to deal with the repercussions of a development that does not FIT on this property, or surrounded by this residential area.

Development for our Town is good.... and it is clear that development is happening. With the recent building of a few large scale apartments buildings, I can't imagine that all are fully rented and there is still a demand for these types of housing in our small town. We are not against development but there should be certain places where apartment buildings and town houses are developed.... and we still have a lot of space in our Town for this.... and "not in my back yard", as the word refers ("nimby) labels us now as some sort of awful people who are against development, and what is more hurtful, is that the term came from our own councillors, or a meeting amongst councillors. We simply want to keep our neighborhood like it is, safe, secure, fun and beautiful! And this is the label we get?? We have been cordial, respectful and patient with this process, and the whole rezoning process needs to be re-addressed, because it certainly does not favor the residents of Riverview who presently reside here. I think the process was mentioned at the last rezoning meeting for this property, but I am not aware that any processes have changed.

So let's look at the developer's side: They are aggressive, and clearly want to develop the land. We offered a proposal to purchase the land back from them after their plan to build apartment buildings did not address concerns of the Town.... they replied with a letter indicating their plan was to always develop the land, and if their second proposal of townhouses was not accepted, then they would propose to divide the property, cut every tree, and build 11 single family homes on that same property. Whether this could be considered a

threat to us for approval of their Plan B, who would know.... the wording could be taken either way. They talk about Family affordable housing, but have they proven what the cost will be for a family, and where will the children play, given the safety and tight quarters and positions of buildings proposed for the property, especially now that they have subdivided the property into 2 just to accommodate the additional buildings for the space. And parking and snow removal, have these been addressed? Again, things don't make sense.

So if Plan B does get approved, how will we make sure that the buildings and property adhere to the aesthetics of the existing properties? Like we mentioned, once they are built, the developers will be no where to be seen. It will be left to some agency to manage the property. The builders have already asked for a variance to use vinyl siding on all sides, which does definitely not fit with the existing properties and goes against any type of esthetics that were in place, and we have no idea what else will be downgraded or changed in the process. Again, who will oversee or manage this? Will it be the Town..... I highly doubt it.

Hillsborough road traffic has not changed and in fact, the Town Planner does mention this in his conclusion for the plan development. It is very difficult to make a left turn in the mornings as it is. Add this to the mix.

Water drainage... in our prior Town Council meetings, the Town did not seem to know there was an issue. Has anything been done to address these issues prior to this additional proposal for construction?

Is there a solution here? We are asking the Town to maintain the property zoning to Residential (R1) and the developers come back with their Plan C, which is residential single family dwellings, with esthetics comparable to the existing homes in the area. We do not oppose developing the property as an R1, as it was originally intended.

Unfortunately, we will be away during the upcoming hearing on Mar 25, 2024, but know that our concerns will be addressed loud and clear by our fellow neighbors.

Thank you for hearing our concerns.

We would appreciate if you could acknowledge receipt of this email by way of return email. I understand it will be included in a package of documents to the Town Councillors for review prior to the public hearing on March 25, 2024.

Mert & Geraldine MacArthur
157 Goldleaf Court
Riverview, NB
E1B 5V3
[redacted]

From: Geraldine MacArthur
Sent: June 27, 2023 8:44 PM
To: clerk@townofriverview.ca <clerk@townofriverview.ca>; mayor@townofriverview.ca <mayor@townofriverview.ca>; Sarah Murphy <smurphy@townofriverview.ca>; jthorne@townofriverview.ca <jthorne@townofriverview.ca>; wbennett@townofriverview.ca <wbennett@townofriverview.ca>; ccassista@townofriverview.ca <ccassista@townofriverview.ca>; hjohnson@townofriverview.ca <hjohnson@townofriverview.ca>; jcoughlan@townofriverview.ca <jcoughlan@townofriverview.ca>
Subject: Rezoning Proposal - PID#05059319 - Hillsborough Road, Riverview NB

Riverview….. a great place to live and grow! Let's keep that incentive!

It has recently come to our attention that a re-zoning proposal has been submitted to the Town of Riverview pertaining to property located on Hillsborough Road (PID#05059319). This property in question is presently zoned R1 (Residential) and is located directly behind our property @ 157 Goldleaf Court. A re-zoning to R3 (Multi-Unit Dwelling) would allow the construction of a multi-unit apartment building (or two) directly in our backyard. This is very concerning to us.

We were one of the first to settle in this neighborhood in 2005 after careful consideration of many factors. At that time, it was sought to be an up and coming area, with many restrictions on building put in place. Pre-approved plans were required before we were able to even purchase a lot, with minimum square footage, certain exterior materials to be used, including brick, hardy board or specialty wood siding, no two houses could be the same color (side by side) and a number of other covenants, all put in place to protect the value of all homeowners in this specific area. The expectation was that everyone needed to adhere to these covenants in respect of all residents, in order to preserve property values, esthetics, etc. Some additional restrictions disallowed the existence of a business entity within the family dwelling, no parking of off-season recreational vehicles (which was not to our advantage, but we followed the rules), and no additional buildings on the lot, unless they complied to the same building restrictions as the original house or dwelling (ie. Same type of siding, color, etc.). The new subdivision was to be named Harmony Estates and investors included two local businessmen with aspirations for the development. The development even included a Children's Play Park at the time, but not sure what happened to that proposal…. Perhaps a discussion for another day!

With all this taken into consideration, we decided it was a good move for our family, and worth the extra irritation of building, just to give our family a nice, safe environment and guaranteed investment for the future. We specifically chose the side of the street backing onto the vacant lot on Hillsborough Road, simply because it meant more privacy, no one would be in our back yard, and if someone did build on this Lot, there would be a sufficient buffer between lots and buildings. We have a beautiful neighbourhood and it is very quiet. We often see wildlife right in our yards… deer, pheasants, and various birds, all making their home in this last piece of wood area, backing on our property. It would be a shame to take that all away, forcing this wildlife to relocate.

Now to hear of a possible re-zoning for that property on Hillsborough Road and the proposal to build a 3-storey apartment building or multi-unit buildings, just makes our hearts race and stomachs

turn. What is the purpose of having specific zoning in place, if all it takes is a proposal from some outside and unknown developer, to have that zoning changed. I would assume there are specific guidelines in place in order for a change like this to occur, and that strict polices need to be followed in terms of geographic locations (density of upscale single family housing and preserving certain areas with this type of development). I just did a quick google search on rezoning and found this blurb: >Planning and Development: Planning is done in the public's interest to protect and enhance the community."…. are the residents of the community not considered in the public interest in this situation? Are there not enough areas in the Town of Riverview that are already zoned Commercial (or R3) for these types of development? By-laws…. >Town of Riverview by-laws are created and enforced in order to maintain the health, safety, and wellness of Riverview residents and visitors. Town by-laws are enacted by Council and maintained and enforced by our Corporate Services department.>

This was taken from the Town of Riverview website. I would hope it applies to the long-standing residents and area which has already been developed with an R1 zoning in place, and that R1 zoning is maintained.

We do not deny the fact that additional housing is needed in the Town, and perhaps multi-unit dwellings, but this is not the place. There are very few places that are within walking distance for shopping, so transportation would be an issue. There are no nearby shops or pharmacies, so again transportation is a concern.

Again, we built here in 2005, watched the community develop piece by piece, change by change, and have put up with construction for over 15 years…. And it was finally getting to the point where the original part of Goldleaf would not be impacted so much. Now, with the suggestion of an apartment building being build in our back yard (and I mean virtually, in our back yard!)…. The dirt and continued noise of construction will start all over again, especially with an apartment building proposed for the very back of the lot (again in our backyard), and virtually with no buffer. We are not the only ones, but there are essentially 8 residential homes that are severely impacted by this proposed development, both on Goldleaf and Hillsborough Road, all of which exponentially oppose this development, and collectively are willing to purchase the lot to preserve as greenspace, and to prevent any similar proposal in the future.

Privacy, safety and mental illness are concerns as well. Bringing a large development into a well-established community where everyone feels comfortable and where neighbors all know each other, brings a whole wealth of issues in terms of privacy, anxiety, mental health, and a sense of safety. Some residents are getting up in age and a lot of us are either retired or nearing retirement. Financial impacts to retirement may be jeopardized and with that comes issues with mental health as well. It is all a revolving door and I hope that some of these aspects are considered in reviewing the proposal for rezoning.

We can only imagine the changes that will occur; the whole look and feel concept will be diminished. Our quiet and picturesque community, highly sought after in terms of residential development, all that will be lost. Our perception for safety in our own neighborhood and home will be jeopardized. Our property values will decrease, in an economy where interest rates are high, and relocating for some will be a real issue. At this stage in life, a little stability is the goal. In terms of the tree buffers, we have attached pics of these 18 foot buffers and what it would look like from the back of

our house. Privacy is not an actual statement here! After all, I believe the Town aggressively promotes mental health.

Another issue is traffic. The proposal indicates that a traffic study was done and no issues were brought forth. It is difficult enough at times to turn left towards town from Redleaf Street onto Hillsborough Road. Add this multi-unit building at the top of a hill coming from the Hillsborough end, along with school bus stops in the mornings, and tourist season in the summer months; will simply add stress and chaos to the turning situation. I am sure there are records of the accidents that have happened in that area. Trying to merge into traffic now, and I am speaking from experience, horns blowing and cars speeding up to lessen the space between vehicles, all to not allow a car to enter or merge into the traffic…. Again, traffic safety, accidents and CHAOS!

We are still trying to wrap our heads around the proposal of buildings and parking spaces…. Will the overflow park on Hillsborough Road itself? What about snow removal? What about winter parking bans? Again, all at the top of a blind hill on Hillsborough Road…. How will all that be managed?

A number of residents have brought up the issue of water drainage, and apparently there are real issues with buildings on Hillsborough Road. I assume adding this type of development will only worsen these drainage issues and that is something that will have to be looked at separately.

We are still pondering the question of WHY?…. Why would a developer choose that area, where it is already zoned residential, and no other commercial properties close by…. virtually all surrounded by upscale housing….. did he/she not see an issue with that? Was it simply a way to buy residential property cheaper with the deliberate intention to build multi-unit dwellings. How does this comply with the existing bilaws and those who did our due diligence when purchasing our land originally? This does not seem proper and ethical.

Why…. Would the Town of Riverview even consider this proposal, knowing the consequences for so many long standing residents of Riverview….which is still considered (in our opinion) a great place to live and grow! Why… that area, when there are so many other areas to choose from that would be perfect for a multi-unit dwelling similar to this one…. WHY?

We have certainly seen changes over the years….. crime is one thing on the rise in Riverview. Just this February, our car was broken into overnight while sitting in our own yard. Yes, video cameras were in place. Yes, the culprit was seen…. Was the person apprehended, no! Do you not think adding these types of dwellings in our area, will not increase the crime rate? We are not biased people, and we both come from low income hard working families, but statistics show the potential of increase in crime with these situations. What about policing? Was that mentioned in the proposal for re-zoning? We need to protect our own neighborhood!

All of these concerns are being voiced throughout the entire neighborhood. Everyone is very sad and displeased that a proposal like this one is being put forth. Were residents going to be notified directly? I understand that is protocol in situations like this…. Luckily, we have some knowledgeable and great information seeking neighbors that keep up on developments affecting our area…. We must stand united and not give up on this!

In closing, let the record show that we are not in favor of this re-zoning proposal for many reasons as stated above. We realize there exists a demand and a need for affordable housing, but when construction of multi-unit housing jeopardizes the value and investment of other long standing residents in one particular area for almost 20 years (some more than that), then as residents we need to come forward, speak for ourselves from the heart, and take a stand! And this is where we rely on the Town to help us out…. We don't ask for much! Keep our small town a town... not build a City with aggressive high density development.

Therefore, we are asking that you, as Mayor, and Town Councillors, take into consideration the best interests of their long-standing residents in the Goldleaf, Redleaf and Hillsborough Road areas, when considering the re-zoning proposal for PID#05059319. Please consider our past commitments and investments to our little town as well. Our property tax values alone will attest to our commitment to our town. We want to stay and we want to be able to continue to live and grow here and be proud to call Riverview home! Please keep our dream alive!

We would appreciate if you could acknowledge receipt of this email by way of return email. I understand it will be included in a package of documents to the Town Councillors for review prior to the public hearing on July 10, 2023.

Yours sincerely,

Mert & Geraldine MacArthur

Residents of 157 Goldleaf Court

Riverview, NB

Email: [redacted]

Dr. Katharine Reddin Sleigh
144 Goldleaf Ct
Riverview, NB, E1B 5V3
[redacted]
(506) [redacted]
March 19, 2024

Town Council of Riverview
% Town Clerk
30 Honour House Court
Riverview, NB E1B 3Y9

Subject: Formal Letter of Opposition to Rezoning Application (PID 05029319)

Dear Town Council Members,

I am writing to you as a concerned resident of the Town of Riverview to express my strong opposition to the proposed rezoning of PID 05029319 from R1 to RM. The purpose of this letter is to express my concerns and urge the Town Council to carefully consider the potential impacts on residents associated with this rezoning decision. In particular, I would like to address the concerns related to maintaining the character of the existing single dwelling neighbourhood, loss of privacy, the stress this will cause for neighbours and enabling developers to buy R1 priced property without intentions to build R1.

This neighbourhood was intentionally designated as R1. The property under review is completely surrounded by single family executive homes. When I purchased my home, I intentionally chose a quiet neighbourhood of single family homes. I reviewed the existing zoning and purchased my property with the knowledge that this neighbourhood was designated R1. I would not have purchased my home if I knew that there would be an RM property with multiple buildings constructed in this neighbourhood and within direct view from my property. The existing *Town of Riverview Municipal Plan*, specifically Policy 5.4.1, emphasizes the intention to maintain the character of existing single unit dwelling neighbourhoods. The rezoning application appears to contradict this policy and will have a permanent impact on the community's character.

The proposed rezoning raises serious concerns about the privacy of neighbouring properties. The increased density with 24 families living in the backyards of single family homes will compromise the privacy of residents, impacting their quality of life. The proposed 6m side and 15m back buffers of deciduous trees is inadequate as even mature deciduous trees will only provide limited privacy for 3-4 months of the year.

The developers purchased this property for an R1 price. When this property was for sale, it was highlighted that the property was not fully serviced and that there would be additional costs to a

home builder. They knew this risk at time of purchase. However, the developers did not intend to build an R1 home. First, they tried to maximize their bargain purchase by applying for an R3 rezoning. Now they have moved on to the next most profitable option with an RM rezoning proposal. They have indicated to my fellow residents that if the rezoning is not approved then they will pursue subdividing the property into R1. I think that an R1 development is the best possible outcome for our neighbourhood, as this is what the residents have wanted all along - for the property to be developed as R1. Single family homes would maintain the character of our neighbourhood as outlined in the *Town of Riverview Municipal Plan*.

I want to stress that I, along with numerous fellow citizens and property owners, do not support this rezoning and firmly believe it will have detrimental effects on our community. The rezoning would permanently change our neighbourhood, infringe upon our privacy, diminish our property values, and does not align with the character of our neighbourhood and town.

In conclusion, I respectfully implore the Town Council to reject the request to rezone PID 05029319. I urge you to honour and respect the wishes of the tax-paying residents who have chosen this community as their home, investing not only their money but also their trust in the responsible decision-making of the council. We have diligently and thoughtfully selected our properties, relying on the existing zoning regulations to ensure a harmonious living environment. Spot rezoning disregards the well-being, privacy, and character of the community. As stewards of this community, it is within your power to protect and preserve the interests of the residents. I earnestly request that you consider the concerns raised in this letter and make a decision that upholds the values, wishes, and rights of the tax-paying residents who deserve the peace of mind that comes from responsible and community-centred decision-making. I respectfully urge the Town Council to acknowledge the receipt of this letter, which outlines our concerns and objections regarding the rezoning application (PID 05029319).

Sincerely,

Katharine Reddin Sleigh, MD, CCFP

Michael Sleigh
144 Goldleaf Crt.
Riverview, NB E1B 5V3
mrsleigh@gmail.com

March 20, 2024

Town Council of Riverview
% Town Clerk
30 Honour House Court
Riverview, NB E1B 3Y9

Subject: Strong Opposition to Proposed Rezoning Application - R1 to RM for PID 05029319

Dear Town Council Members,

I am writing as a concerned resident of the Town of Riverview to express my strong opposition to the proposed rezoning of PID 05029319 from R1 to RM.

An approval of this rezoning enables developers to buy R1 properties at a bargain price, develop them into high density buildings, all to turn a profit on the backs of the residents that you represent.

There is no benefit, and better yet, no reason that the town needs to allow this developer to cram an RM designation onto the last R1 property in a viable R1 neighbourhood.

This property is 100% surrounded by R1 homes (attached fig 1-1: *Town of Riverview Zoning Map ByLaw 300-7*). A high-density development does not belong at this location and rezoning this to an RM goes against the *Town of Riverview's Municipal Plan dated Jan 16, 2019 By _law No. 300-33.*

- <u>5.0 Residential Development Policies</u>
  The Town of Riverview is primarily a residential community with the majority of its population working in the City of Moncton. Current residential development in Riverview is predominantly low density. Approximately 74% of the dwelling units within the Town are single detached dwelling units, which is the highest proportion of single unit dwellings in the tri-community area. **As such, this Plan and this section on residential development are intended to protect the character of existing neighbourhoods**.

- <u>5.4 R1 - Single Unit Dwelling Zone</u>
  The majority of the areas in the Residential Designation have developed as low residential density under the traditional R1 single unit dwelling zone. Therefore, Council intends to maintain and protect the future stability and physical character of these areas.
- **Policy 5.4.1 It shall be the intention of Council to maintain the character of existing single unit dwelling neighbourhoods** by establishing a Single Unit Dwelling Zone (R1) within the Residential Designation.

The Municipal plan goes on to describe the intended purpose of an RM designation as a way of zoning a large undeveloped parcel of serviceable land so that it would be subject to secondary planning and flexibility in the future. Any request to rezone this PID with an RM designation now is a misuse of the RM designation.

- 5.6 RM - Residential Mix Zone
  There are large tracts of land in the Town that are serviceable, but currently undeveloped. This is particularly the case in the east and west ends of Riverview. These areas are essentially the Town's urban land bank for the future. These lands offer a major opportunity for the creation of new socially and economically diverse neighbourhoods wherein the changing housing needs of current and future generations can be satisfied **without substantial impact on the older established neighbourhoods**. To ensure that these large greenfield areas are developed in a manner that is consistent with this Plan, **Secondary Planning in these areas will be necessary**. Secondary Planning is desirable so that a true mix of residential uses can be carefully planned to ensure that neighbourhoods are diverse, well-connected and **respectful of the existing developments that they may abut.** Secondary Plans must respect this goal and a phased approach to zones and housing densities, such as R1-R2-RM-R3, are used **to ensure that, on vacant land, higher density residential uses do not directly abut traditional low-density housing.**

As a developer and a builder, I understand the need for rezoning applications. Over time the character of the neighborhood will inevitably change, and the Town needs a policy to allow them to adapt to that change. This neighbourhood does not qualify. This is spot rezoning for profit, and the town council has already publicly stated that we as a town should not be entertaining rezoning applications such as these.

While the storm and sewer infrastructure of this PID are peculiar, they are not unique. It is no secret that the most lucrative way to accommodate that constraint is to build as many units as possible on this parcel. That dilemma is not the Town's burden. You don't owe this developer anything. This PID is intended for R1 single family dwellings. Whether that means 1 large home or 10 smaller homes, that is what should be built to maintain the character of the existing neighbourhood.

When making your decision on this application I implore you to think of the people of this community and all the things that make Riverview the community that it is.

We are speaking up and we are asking for your help, now! Please show your courage and your integrity. This is your moment to shape our community.

In conclusion, I kindly request that the Town Council acknowledges receipt of this letter, indicating that our concerns and opposition to the rezoning application (PID 05029319) have been received. This acknowledgment will affirm your commitment to transparency and open communication with the community. Thank you for your attention and consideration.

Yours truly,

Mike Sleigh, Ptech

fig 1-1

NOWLAN
ACONHILL
FUNDY
COSBURN
RIVERLEA
TOTH
DALTON
MADRID
ORIN
HAWKES
HILLSDALE
TOP
GOLDLEAF
SUGARLOAF
SAWGRASS
MILLWOOD
HARMONY
VENETIAN
SATELVILLE
COACHMEN
OAKFIELD
LUXOR
PID 05029319
ALLAN
MANNING
VERNON
LYNDALE
NC
HILLSBOROUGH
0-6-3

Legend

R1	*Single Unit Dwelling*	RA	*Rural Area*	I	*Industral*		Secondary Plan Areas
R1-C	*Single Unit Dwelling Dwelling (Compact)*	MD	*Manufactured Dwelling*	PRI	*Parks, Recreation, Institutional*		Riverview Town Limits
R2	*Two Unit Dwelling*	SC	*Suburban Commercial*	OS	*Open Space & Conservation*		Future Arterial
R3	*Multiple Unit Dwelling*	RBS	*Residential Business Service*	ID	*Integrated Development*		Future Collectors
RM	*Residential Mix*	CM	*Commercial Mix*		Conditional Zoning Agreements		Property Parcels
		NC	*Neighborhood Commercial*		Urban Growth Boundary		

Schedule A

Town of Riverview

Zoning Map

By-Law No. 300-7

From: Melanie Curwin [redacted]
Sent: Wednesday, March 20, 2024 8:51 AM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: Opposition Letter- PID 05029319 From R1 To RM

Members of Council,

My name is Melanie Curwin and I am a proud resident of Riverview. My husband and I have now purchased our second home in our beloved Town, and we are excited to be welcoming our first child into the community as we strongly believe that Riverview is a "Great Place to Grow."

While I believe Riverview is a Great Place to Grow, I will stand by the fact that growth must be well planned, meaningful and be the right fit for the neighborhood in which it is intended.

The proposal to rezone PID 05029319 on Hillsborough Road from R1 to RM for the purpose of 4 rowhouse dwellings is simply not the right fit. The 2.45 acre property borders on a well established neighborhood in the heart of East Riverview, where pride of ownership is abundantly evident. If you do recall, there was an overwhelming response of opposition to the last rezoning proposal for this exact parcel of land. Our views as proud residents have not changed and the concerns that we present to council today should be acknowledged and profoundly understood. As the leaders of our town we entrust with you the ability to make educated decisions with your residents best interests in mind.

The carelessness and looseness at which the term NIMBY is thrown around into conversation these days is appalling, not to mention insulting. From what I remember from grade school, name calling is considered a form of bullying and is in no way acceptable, nor profesional. Residents should not be shamed for standing up for themselves and fighting for what they believe in. In this case, we are fighting for smart growth strategies to reduce the negative impact on our neighborhood. If PID 05029319 is to be developed it should be developed as what it was intended to be: R1.

The Riverview Planning Advisory Committee Staff Report from March 13th, 2024 touches on the challenge due to the fact that the sanitary sewer line stops short of this property. The following is a quote from the report: "It has been anticipated that the most likely development scenario would be a higher density development to justify the upfront investment in infrastructure." My opinion on this would be that perhaps the developer should have done their due diligence when purchasing the property, much like all the residents in the surrounding area had done when they all purchased and built their homes.

In conclusion, please accept this letter as my official opposition to the proposed rezoning of PID 05029319 from R1 to RM. Thank you for taking the time to listen and address not only

my concerns, but those of my friends, family and neighbours. Please continue to advocate for your residents and truly make Riverview "A Great Place To Grow".

Sincerely,

Melanie Curwin

PS - I plan to be speaking at the public hearing March 25th, 2024. Please confirm receipt of my opposition letter and speaking request.

Pronoun: She/Her/Hers-----Original Message-----
From: Kathy Curwin <[redacted]>
Sent: Wednesday, March 20, 2024 6:34 PM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: PID 05029319

Caution: External Email.

Your Worship and Town Councillors,

My name is Katherine Curwin and I reside at 169 Goldleaf Court, Riverview, NB E1B 5V3.

I am writing to you in regards of notification that the PID 05029319 on Hillsborough Road is being reviewed for a zoning change from R1 to Residential Mix (4 six-unit row houses). I am directly affected by this rezoning proposal as it's directly in my backyard!

Not In My Backyard…Once again I will state that we bought our property and built our home "knowing" that the vacant lot behind us was "R1" and will state once again that we would not have built our home on 169 Goldleaf Court knowing that possibly the "R1" was just a suggestion and could possibly be changed to RM or R3…

We have tried to purchase this property (along with other neighbors) on 2 separate occasions. On our second attempt to purchase, we were turned down by Simon Ikuseru. In his letter dated October 3, 2023, he stated that if the lot does not get approved for Residential Mix…"Alternatively, we'll go with the proposal to subdivide the lot into 11 smaller lots for single family homes."

This is wonderful to hear as we will welcome new neighbors "in our backyard" on a R1 lot.

It's mentally exhausting having to go through this once again…

I am continuing to Keep the Faith that our backyard will remain R1!

Sincerely,

Katherine Curwin

ps Please confirm receipt of this letter.

Andrew Curwin

169 Goldleaf Court, Riverview NB

[redacted]

Your Worship and Town Councillors

I recently received notification that PID 05029319 on the Hillsborough Road is being reviewed for a zoning change from R1 Single Unit dwelling to RM Residential Mix for the purpose of FOUR SIX UNIT Row Houses (24 units total) to be constructed on this lot …. which directly borders our property of 169 Goldleaf Court.

I must state that I and my wife are adamantly NOT IN FAVOR AND DO NOT SUPPORT THIS REZONING CHANGE TO BE CONSIDERED….and let me explain why.

Back in 2008 I was relocated from Halifax (Cole Harbour) to the Moncton area for my work as district manager for a major automotive company. My wife, two daughters and I wanted a safe, secure, nice area to reside that would provide the qualities in life that supported our beliefs and upon our research for various municipalities …. we ultimately chose Riverview as the location to build our dream home. My uncle Claude Curwin was even the deputy mayor at one time and spoke highly of Riverview, its values and a great place to live.

My wife and I designed our home, and I oversaw the general construction. The new subdivision was called Harmony Estates…a well thought out R1 Zoned Subdivision with strict covenants that had to be met so as not to diminish neighboring property values to protect everyone's investment.

Based on the criteria established , and the fact that our property bordered a R1 Zoned lot as advised by the Town of Riverview (PID 05029319) my wife and I felt that this investment and construction in our home would be enjoyed and ultimately would elevate in value as most homes do in established subdivisions , with said covenants , **so we made the decision to begin construction based on our due diligence performed.**

If PID 05029319 is allowed to be changed to a RM Residential Mix, this will negatively impact our ability to enjoy our home, lifestyle, community and quality of life due to our property privacy being violated and subsequent enjoyment of our property.

I have also been advised in writing this will negatively impact and ultimately decrease the property value of our home…as it would **lessen the chance of a potential prospect** purchasing our R1 home with an RM – Six Unit Row House directly in back of our house / yard. **Our investment and enjoyment of our home will be forever negatively impacted by this decision if allowed to be rezoned to RM.**

An offer was submitted to purchase this property by myself and direct bordering neighbors in the summer of 2022….**Ironically the reason we decided to submit an offer to purchase was to avoid a rezoning procedure such as this …but here we are….AGAIN.**

. ***WE ARE NOT GUILTY OF PERFORMING A CRIME YET WE FEEL WE ARE ON TRIAL DEFENDING OUR WAY OF LIFE AS PER THE TOWN PLAN TO KEEP THIS LOT ZONED R1….and AS PER OUR DUE DILLIGENCE PERFORMED. This*** **does not feel good, and many concerned citizens of our community feel the same way! IT'S NOT RIGHT!**

"As per the developers email contained within my attached PDF file their plan from the beginning was *to have this rezoned to R3 (July 2023)* OR now RM….to hopefully have approved by council to ultimately construct their proposed development *to maximize their profit at the expense of existing loyal citizens of East Riverview*. THIS IS NOT RIGHT !"

We and my fellow loyal citizens understand the current need / demand for affordable housing / we are all for that! HOWEVER, this proposal is NOT THE RIGHT FIT in a R1 Zoned community…. **RIGHT DEVELOPMENT BUT WRONG FIT. It should not be allowed to be PARACHUTED INTO A 100% R1 ZONED long term NEIGHBOURHOOD COMMUNITY!** It is important that our community plan be followed…. **that's why said plan exist as voted on by the town's leadership team**

I can assure you if this lot was zoned as a RM lot when we looked at this wooded lot when we performed our due diligence to decide to purchase our lot and build our house…. we would have never purchased it and built our dream home for fear of a multi-unit dwelling being constructed literally in our back yard. THAT IS A FACT AS WHY WOULD ONE TAKE THE RISK. Would you??

WE PERFORMED OUR DUE DILLIGENCE when we asked the Town of Riverview how it was zoned and were advised R1. That's what responsible citizens do! What would you do?

For 8 months of the year there are NO LEAVES on these trees in their proposed buffer Zone / as they are SEE THRU TREES or HARDWOODS . Our property and enjoyment of same will be negatively impacted by having SIX Families directly in our back yard versus two max if this lot were to be developed as a R1 subdivision.

Town Of Riverview Municipal Planning (YOUR / OUR PLAN !)

Chapter 5 Residential Deveopment Properties

"New development will be expected to complement existing housing and be located in areas that are appropriate and compatible with the overall development vision plan."

Principle 2: **Development should respect its context.**

"Context-sensitive residential development that complements surrounding homes and preserves or enhances neighborhood integrity will be encouraged."

b) **PRESERVATION OF NATURAL FEATURES** (landform, water courses, mature woods, etc.)

- **c) PROVISION OF BUFFERS BETWEEN CONFLICTING TYPES OF DEVELOPMENT (e.g., multi-floor multi-unit residential and single-family dwellings)** ***Inadequate buffer zone as "SEE THRU TREES" 8 months of the year***

d) HEIGTH DEVELOPMENT

limiting views from second floor into neighboring single-family yards

DIRECT VIOLATION OF OUR PRIVACY from 2nd floor proposed Sight Lines as Inadequate Barrier / SEE THRU TREES 8 months of the year per the attached photos!

5.4.1

It shall be the intention of council to MAINTAIN THE CHARACTER of existing single unit dwelling neighborhoods by establishing a Single Unit Dwelling Zone (R1) within the Residential Designation

5.6 RM - Residential Mix Zone

There are large tracts of land in the Town that are serviceable, but currently undeveloped. This is particularly the case in the east and west ends of Riverview. These areas are essentially the Town's urban land bank for the future. These lands offer a major opportunity for the creation of new socially and economically diverse neighbourhoods wherein the changing housing needs of current and future generations can be satisfied *without substantial impact on the older established neighbourhoods.*

To ensure that these large greenfield areas are developed in a manner that is consistent with this Plan, *Secondary Planning in these areas will be necessary.* Secondary Planning is desirable so that a true mix of residential uses can be *carefully planned* to ensure that neighbourhoods are diverse, well-connected and respectful of the existing developments that they may abut. The layout and connectivity of streets, the location and size of future parklands and the location and number of trails are all essential components to the development of our future communities.

Secondary Plans **must respect this goal and a phased approach to zones and housing densities, such as R1-R2-RM-R3, are used to ensure that, on vacant land, higher density residential uses do not directly abut traditional low density housing**

This proposed development is not in keeping with any of the above.

Just thinking of the reality of BEING VISUALLY VIOLATED and the subsequent LOSS OF OUR PRIVACY from the tenants of this complex not to mention the associated NOISE AND LIGHT POLLUTION EMITTING has brought myself considerable stress and anxiety ….and I am worried about my possible long term Mental Health Degradation if this rezoning request were to be approved and this developers proposal is allowed to proceed being in direct violation per Riverview's Municipal Plan!

As leaders of our town…. your responsibility is to entertain proposals for change…not to change if asked. I also understand you must listen to all parties and stakeholders involved **and ultimately you have the power to make the final decision.**

When this lot was purchased by this developer it was zoned as a R 1 lot and NOT a RM …. Nor a R3 .
MANY families, citizens, lifestyles, mental health, property enjoyment and property valuations will be negatively impacted if this lot is allowed to be rezoned to RM….and this proposed development is allowed to proceed.

I just hope you make the right decision.

Finally …. I would ask each of you to put yourself in my wife's and my shoes….and if this were your home…and this was being constructed literally in your back yard… (Privacy Invasion) how would you honestly feel being visually violated.

I would bet this would bring you considerable stress and anxiety as well !

Finally I want to make it clear that my wife and I are NOT NIMBY"S. We are all for this lot to be developed…into R1 themed homes…which this developer states he would do if his Row House proposal is turned down per his attached email when we tried to purchase this lot (once again) following your decision to keep it R1 in July 2023 ….R1 Homes on a R1 Zoned lot…makes perfect sense !

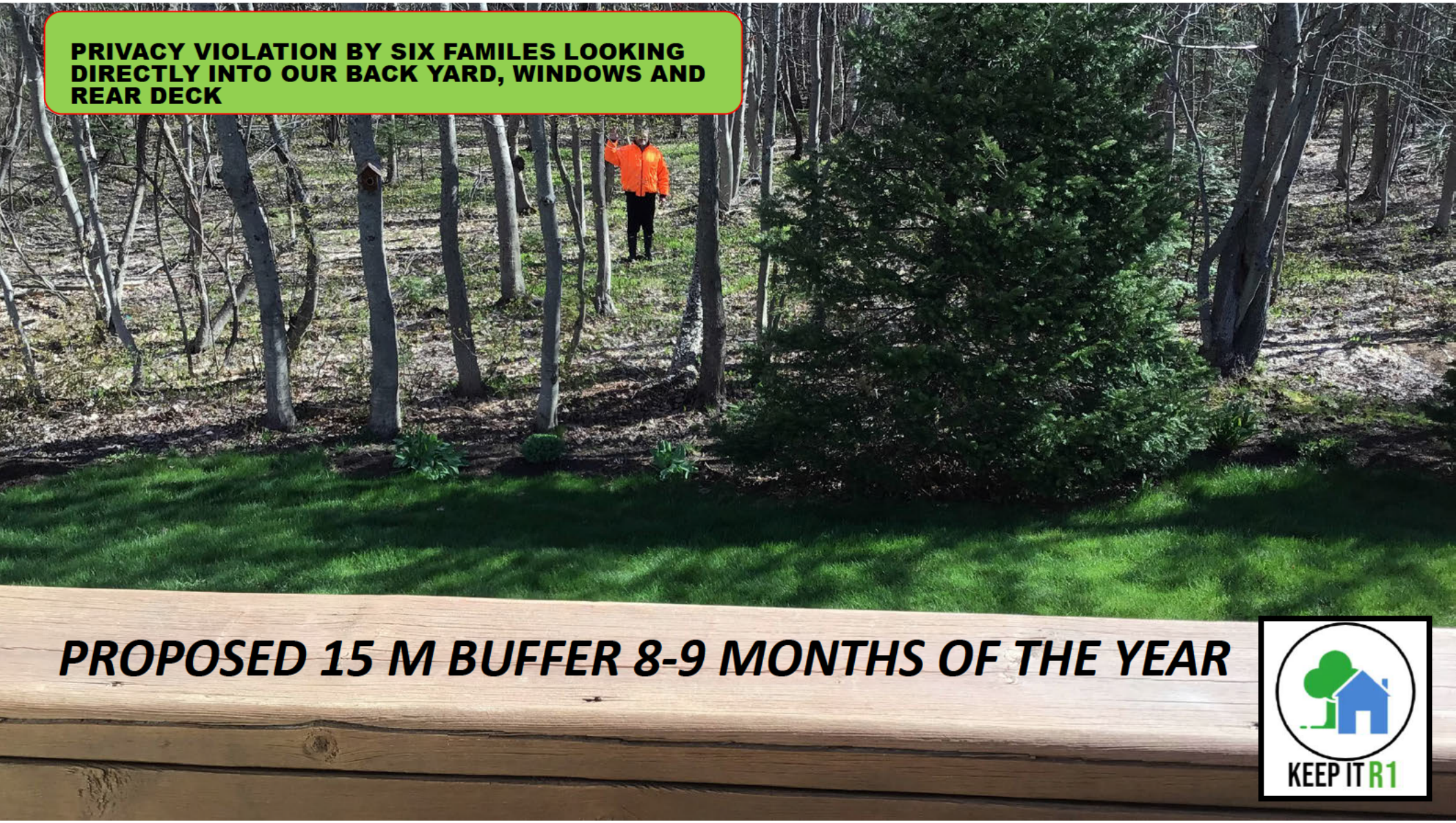
If you require any additional information to clarify what I have said in this document and attached photos contained in the PDF file…please reach out.

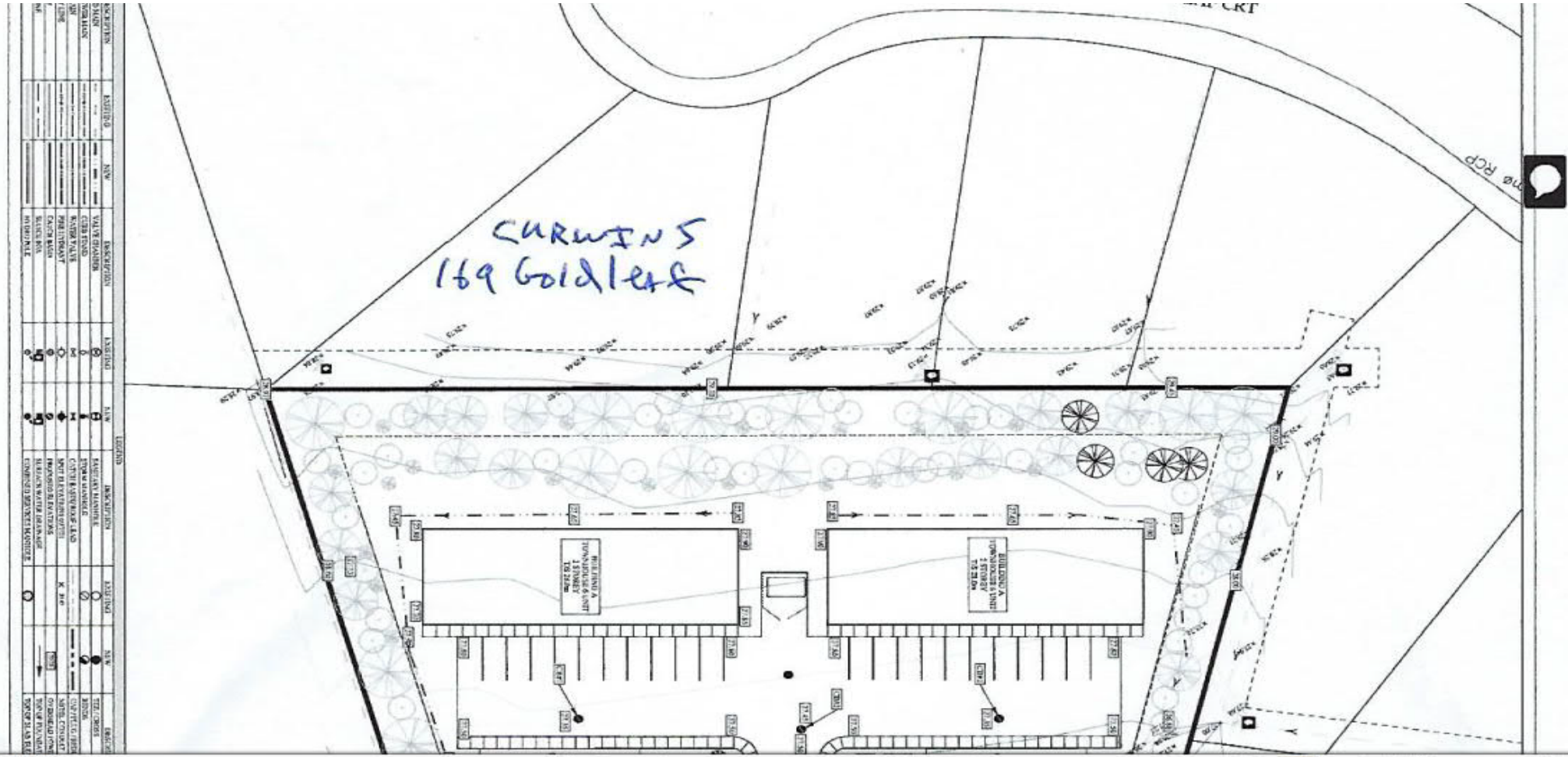
Thank You for your time.

Andrew Curwin

PS. I will be attending and speaking at our public hearing.

PRIVACY VIOLATION WILL SIGNIFICANTLY AFFECT THE ABILITY TO ENJOY OUR PROPERTIES
Andrew & Kathy
Curwins Home
KEEP IT R1


PRIVACY VIOLATION BY SIX FAMILES LOOKING DIRECTLY INTO OUR BACK YARD, WINDOWS AND REAR DECK
PROPOSED 15 M BUFFER 8-9 MONTHS OF THE YEAR
KEEP IT R1



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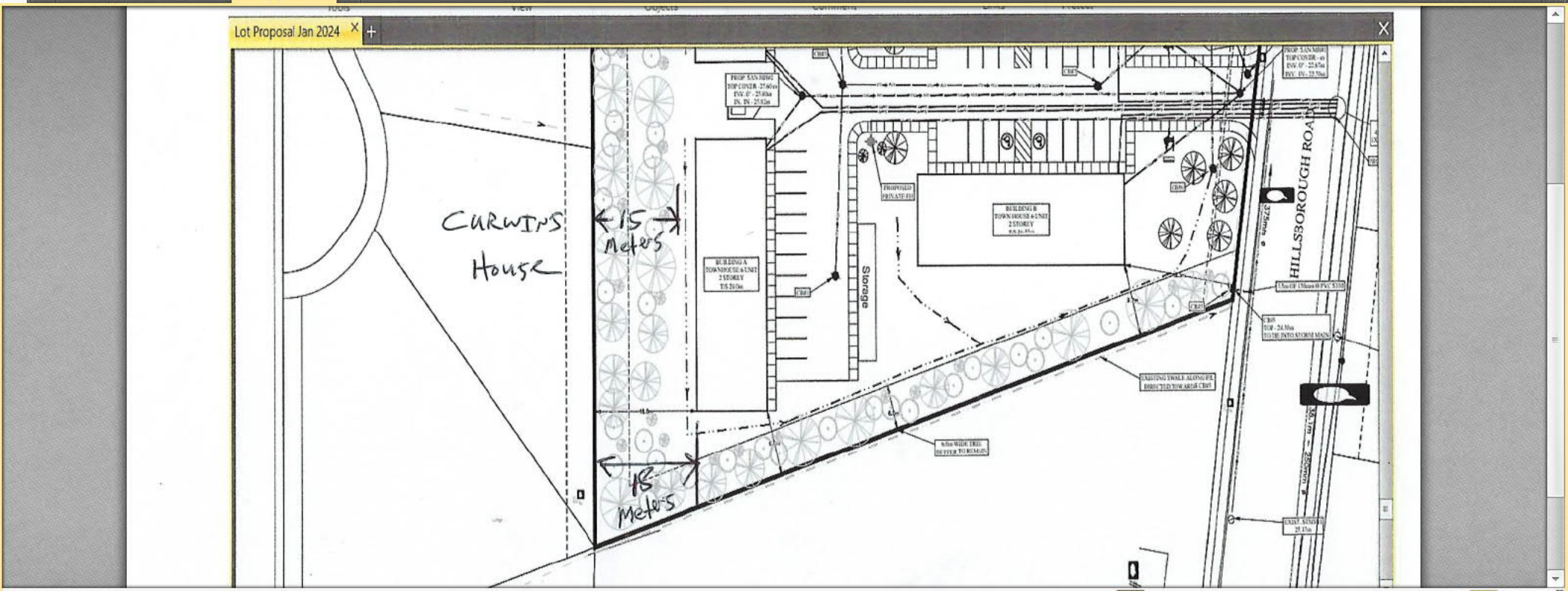
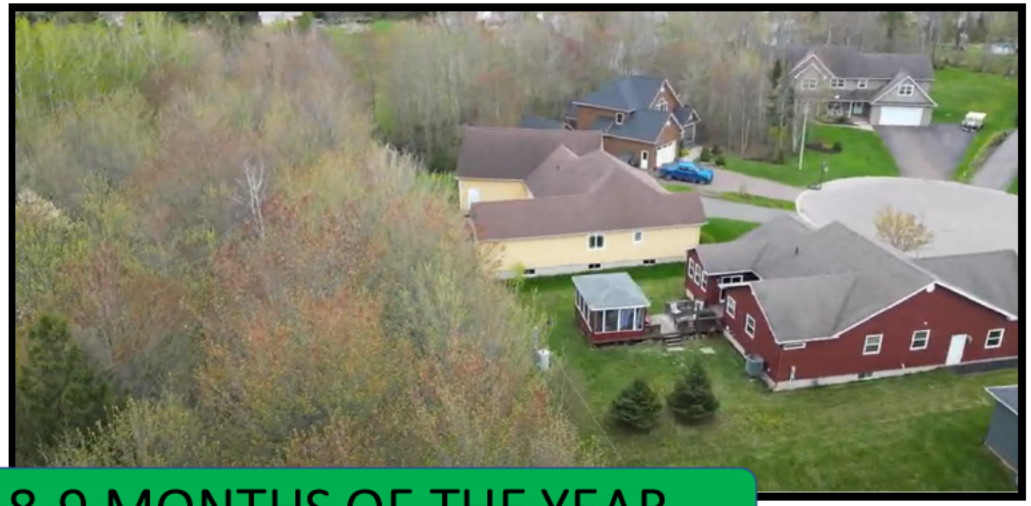
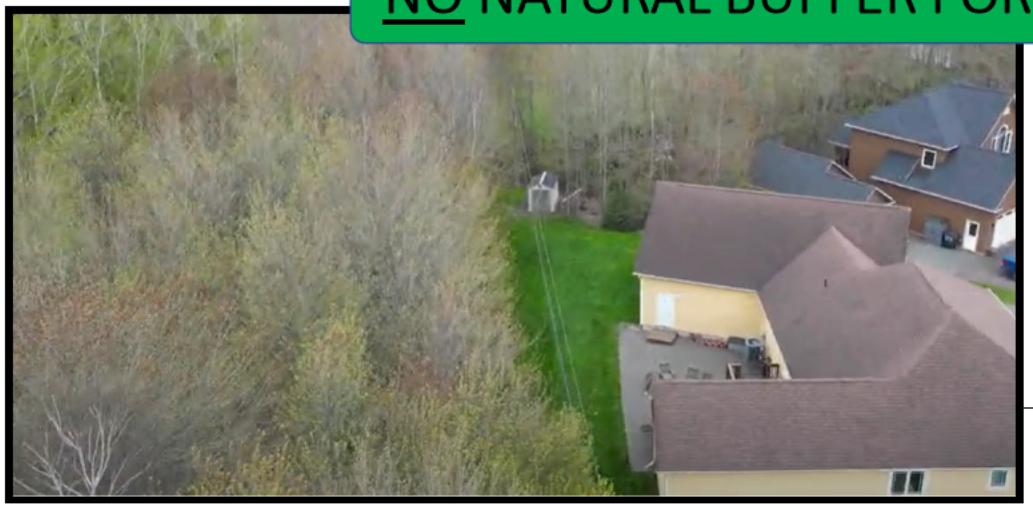
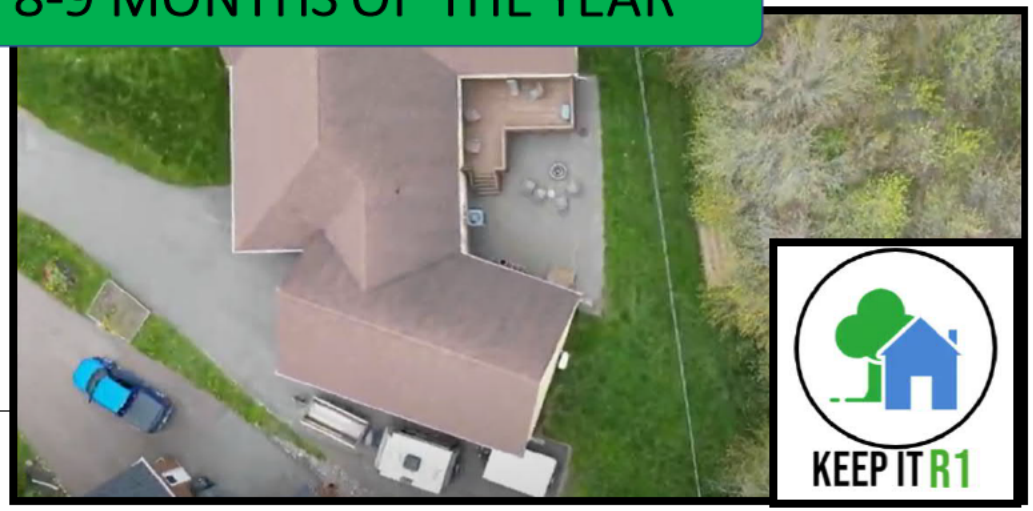


PRIVACY VIOLATION AND SIGHT LINES
VIEW FROM PROPOSED ROW HOUSE COMPLEX (15M)
KEEP IT R1

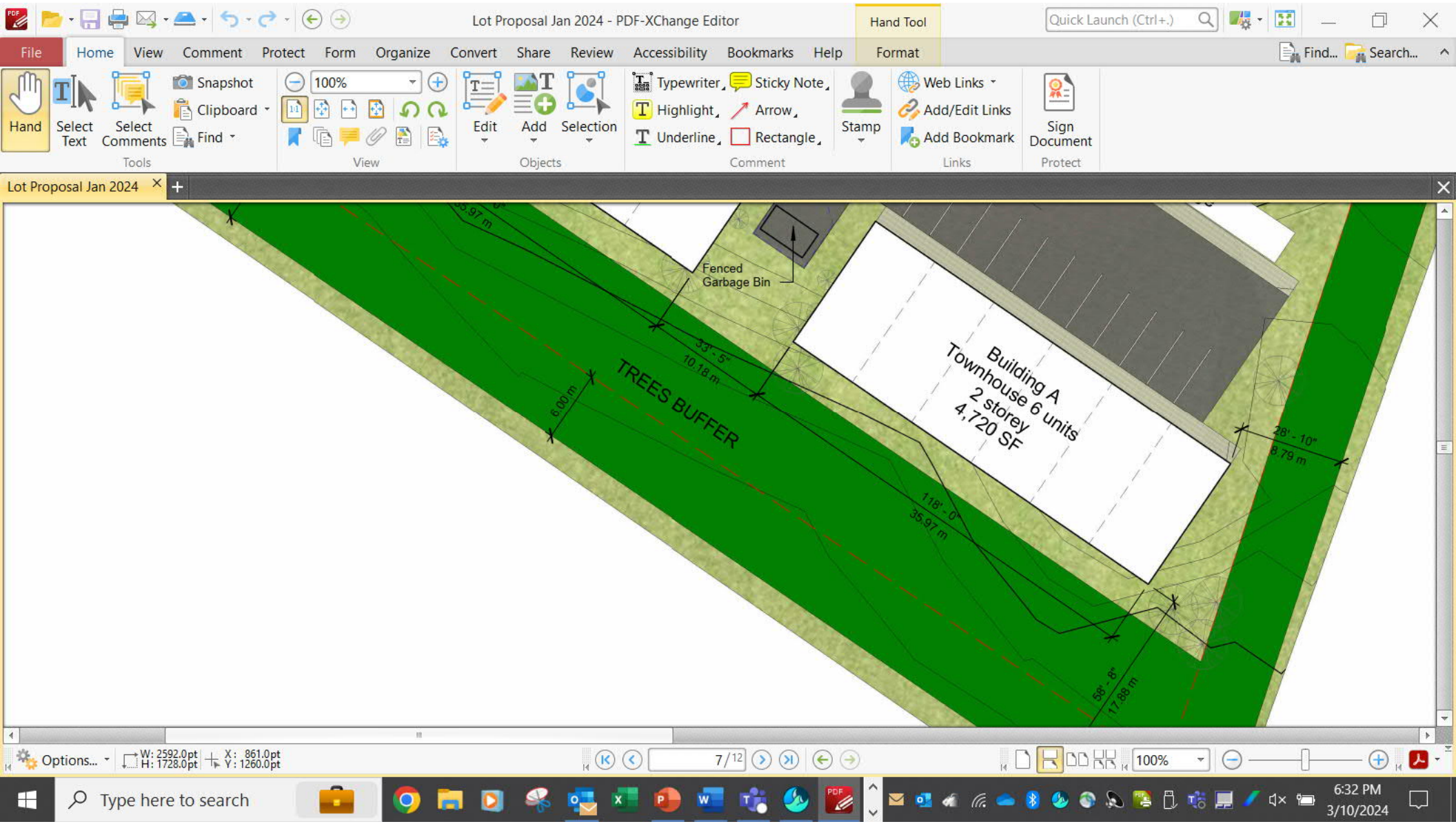


NO NATURAL BUFFER FOR 8-9 MONTHS OF THE YEAR





KEEP IT R1


Lot Proposal Jan 2024 - PDF-XChange Editor
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Lot Proposal Jan 2024
Fenced Garbage Bin
33' - 5"
10.18 m
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TREES BUFFER
Building A
Townhouse 6 units
2 storey
4,720 SF
118' - 0"
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28' - 10"
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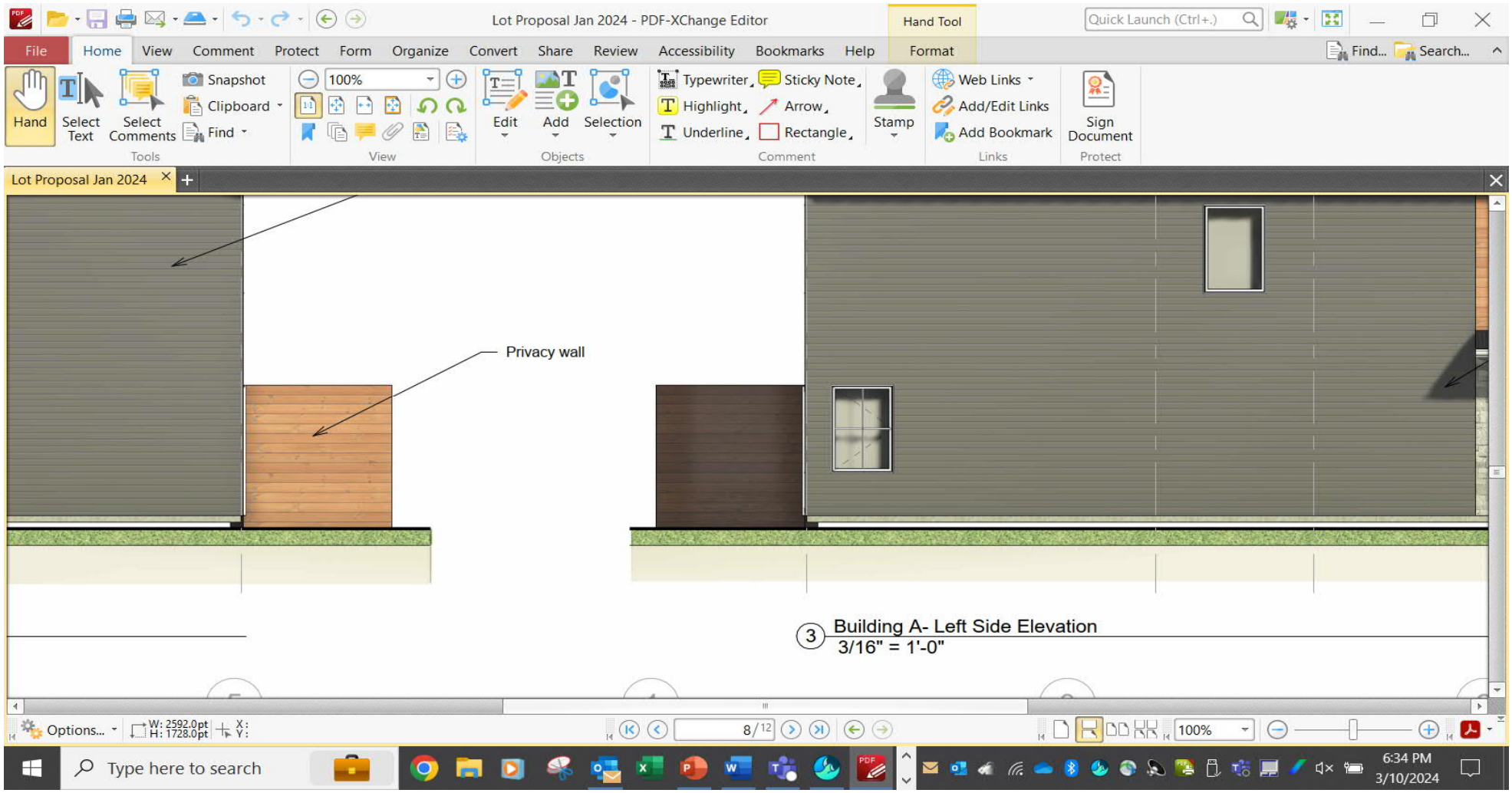
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Stamp
Web Links
Add/Edit Links
Add Bookmark
Links
Sign Document
Protect
Lot Proposal Jan 2024
Privacy wall
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Building A- Left Side Elevation
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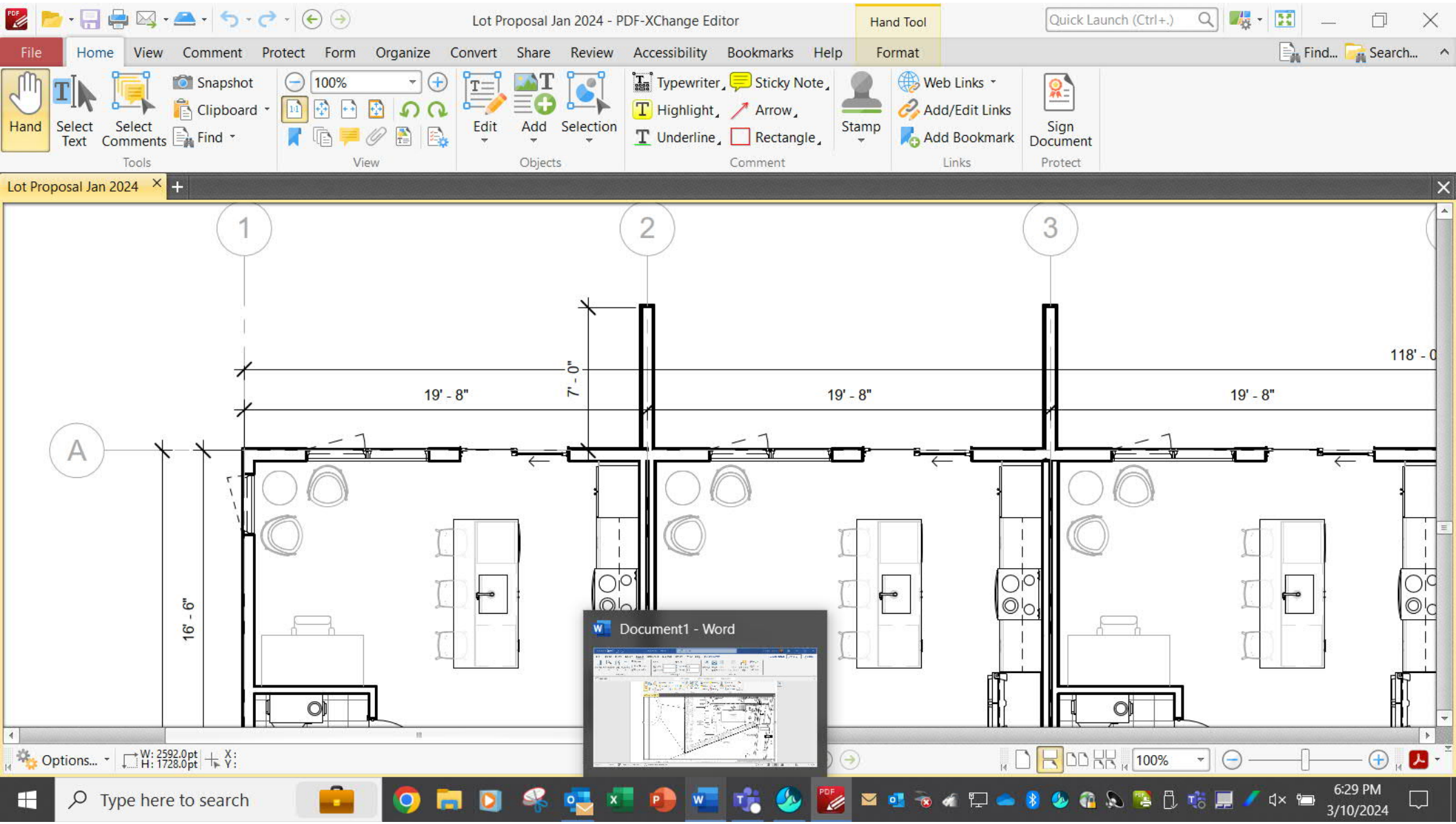
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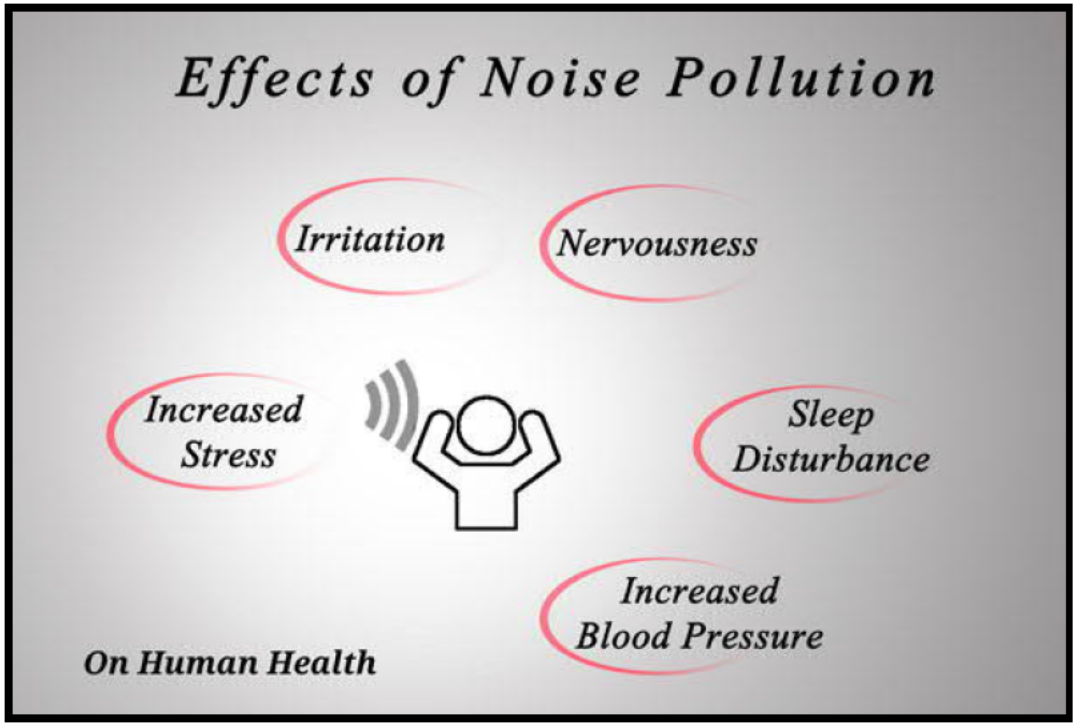
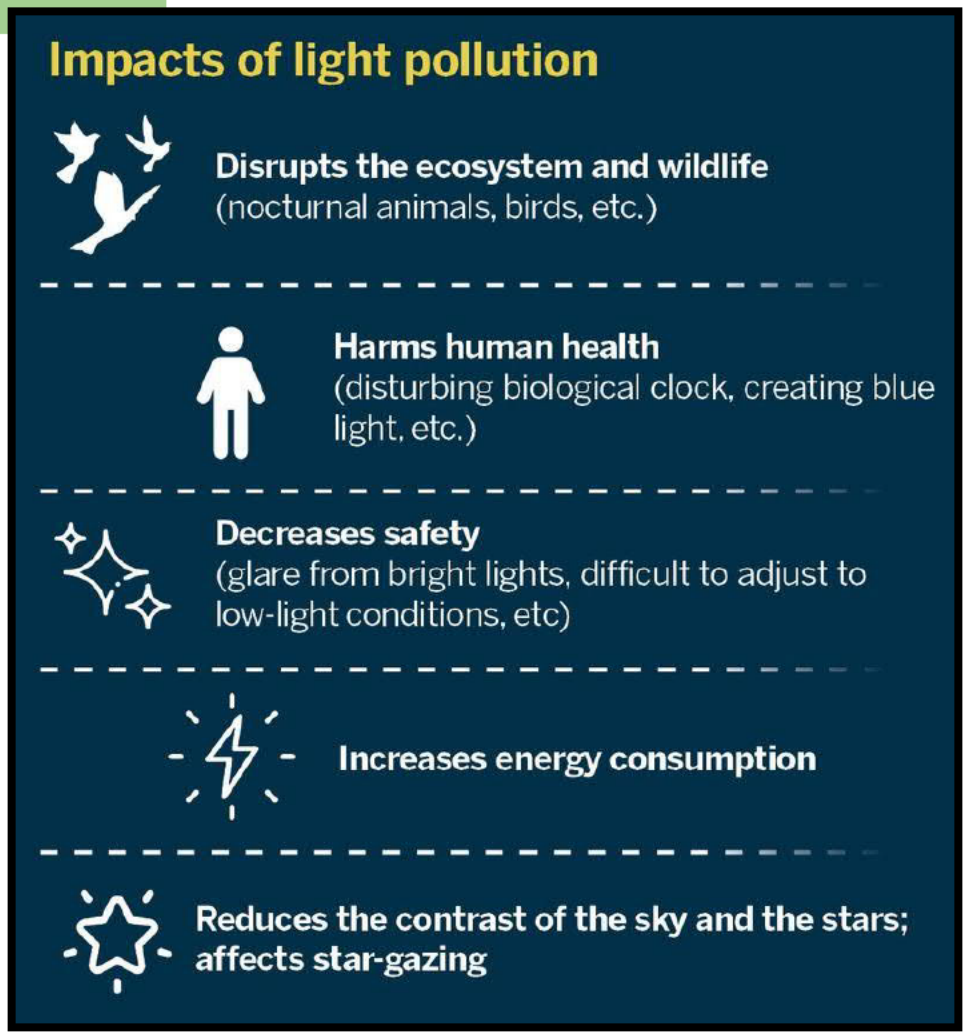
NOISE AND LIGHT POLLUTION





From: Simon Ikuseru <[redacted]
Sent: Tuesday, October 3, 2023 10:47 AM
To: Michiel J. Vandenberg [redacted]
Cc: John Adebisi <[redacted]
Subject: Re: Hillsborough Lot

This is an external email.

Hi Mike,

Thanks for meeting with us a few weeks ago. We've met to discuss the offer to buy and we've reached a decision.

As discussed during our meeting, our business plan was never to buy and sell the land. Our plan was, and still remains, to develop the land.

Therefore, we'll be proposing townhouses. We believe it addresses the concerns around privacy, maintaining the mature trees buffer etc. Specifically, the proposal

- maintains a 15-20m mature tree buffer at the rear for the properties on Goldleaf
- 10-18m on the side of the property - with a combination of the existing mature trees and landscaping area. We'll be proposing to plant perennial trees behind the buildings next to 734 & 750 to provide additional year round privacy screening.
- Height limited to 2-storeys or lower if we go with split-level.

Alternatively, we'll go with the proposal to subdivide the lot into 11 smaller lots for single family homes. Unfortunately, this would mean cutting all the trees similar to the on-going development on Orin Drive.

Overall, we believe the townhouse proposal ensures the neighbours' privacy is maintained.

If you have any questions, we're happy to meet to discuss further.

Thanks,

Simon,

Town of Riverview

Meeting of Councillors re:

TOWN OF RIVERVIEW
RECEIVED
MAR 20 2014
MUNICIPAL OFFICE

By-law 300-7-12:

To

Rezoning from R1 to RM –Hillsborough Rd – PID 05029319

Dear Council.

Here we go again. The so called Nimbys are at it again. The developer has made some changes to the proposal, but as far as my wife and I are concerned not nearly enough.

When we moved to our home at the corner of Goldleaf and Cyprus, we were told that the lot behind the house would be preserved as a protected zone, that no one would be able to build withing 75 feet. To our shock and dismay, 3 years later the trees came down and the houses came up. The house behind ours is 4 feet from our property line. So much for zoning rules and intent.

Goldleaf Court is one of the nicest areas in Riverview. Just far enough from everything to have peace and quiet. The people on this cul-de-sac are professionals who worked hard to afford this kind of life-style and bought here for exactly those reasons. There are many reasons why a development like the one proposed is concerning:

- The water issue we presented at the last town meeting has not been addressed to our satisfaction, there will be an accumulation of water with no plan on where to put it, except possibly for a pond.
- The traffic issue: as it is we can wait up to 8 or ten minutes to get onto Coverdale in the morning. People drive at 70+ kms an hour, so no chance of cutting in; add 30 + cars to the mix and we're going to have accidents.
- The lack of services: other that the Petro station there are no services for at least 3.5 kilometers. If you are planning low-cost rental housing how are these people going to get ahead when they have to pay inflated prices at a convenience store, or drive so far to get anything?
- The ripple effect: it has been studied worldwide that when you add multi dwelling structures close to a prestigious neighbourhood, the value of the homes will decrease. Will our taxes decrease too? Will the town or the developer compensate us for the loss of value of our properties? What about theft and violence? We are a safe and quiet neighbourhood. Add 24 3 bedroom family units and that will change.

- In your list of principles for accepting a proposal you state that a development must maintain or enhance the property value of surrounding properties. This proposal does the opposite.
- And another contradiction: you state in your principles that to add single dwelling homes would add too much traffic and create a dangerous situation. The proposal is suggesting 50 parking spots. That's more than the possible 20 homes that could be created.

Back to the name Nimbys: we embrace the concept of Riverview growing and welcoming people from all over the world. On our street we have residents from Korea, Vietnam and an African American family, and we all get along. Every day we see people from South America, Europe, Asia, and it is wonderful. If the developer wants to put in a cul-de-sac with individual dwellings, we would embrace it and support it.

With my limited knowledge of the reality of real estate and the pressure to build more affordable housing I understand that the council would look on this proposal favorably. But from my perspective the only real winner here is the developer. He paid very little for the property and he wants to make as much money as he can from his investment and expertise. If he and the council are so anxious to add low-cost housing, townhouses or apartments, there are many more areas in Riverview to do this that won't impact the residents that are already established. There are many vacant lots near the new mall; all of the road from the bridge up the hill can and should be developed for this purpose (closer to services, not disrupting anything, and easy access to services; how about along the road from Mill Creek to Gunningsville Boulevard? There are many developments up the road, another townhouse complex there would fit perfectly.

It's not that we are against development, we are against development that makes little sense except for the developer. The company that built the neighborhood behind us, Mo-Mar: they did it with respect: slowly easing from upper priced homes, slowly down to very nice side-by-sides. Completely respecting Principal 2.

A last note: no one was impressed with the article of the 3 mayors calling us Nimbys. I'm sure the people of Fox Creek would have the same reaction.

Frank and Susan Savoie

140 Goldleaf Court

Riverview, NB

E1B 5V3

From: Chris Holland <[redacted]
Sent: Wednesday, March 20, 2024 11:35 AM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: PID 05029319

I am writing to express my concern with the purposed rezoning of PID 05029319 from R1 to RM.

I would like to make it clear that I am pro development and recognize a temporary shortage of affordable housing in Riverview. I would also like to highlight that this is largely impart due to the fact that New Brunswick has seen the largest level of inflation in the past 5 years when compared to the other Canadian provinces.

My concern stems from my proximity to the location, being less than 50 meters from the property line. Before you kick me to the side claiming I'm a NIMBY - I am most certainly not. When I purchased my house at 168 Goldleaf Court I was aware of the fact that it is located directly below the approach path from the ILS runway 06 into the Moncton airport, located roughly at the waypoint AVTIG the altitude that aircraft cross AVTIG is 1600 feet above sea level which is approximately 1400 feet above my home. I don't complain about airplane noise because I knew that would be part of living where I live. I was also aware that the land behind my house was a mix of R1 and RM, shortly after moving in two homes were built directly behind me. I didn't complain because I knew this was going to be the case. I also knew that PID 05029319 was zoned R1 and therefore did not need to worry about mixed residential or high density housing being built adjacent to my home. Now I do. Now I will complain.

There is ample R1 and RM zoning vacant land available in the Town of Riverview. As a owner of a small construction company I know exactly why these developers are trying to change the zoning from R1 to first R3 and now RM. The price of R1 zoned lots is CHEAPER when compared to RM or R3. They are looking out for only their interest in maximizing profits. If not they would have purchased and existing RM or R3 lot and developed that. Here in Riverview the council historically approves rezoning without looking at the long term consequences. I say this because we have a town planner that has located RM, R3 and R1 lots and land throughout the town yet council consistently rezones existing R1 into mixed and high density zoning. Why do we have a urban planner if we don't follow the urban plan? Just shoot from the hip and hope we hit the target?

The developer was also approached by a group of my neighbours last year in an effort to purchase PID 05029319. The developer said no and wrote that if the rezoning wasn't accepted for RM they would build multiple single family homes on the lot as R1. THIS IS WHAT THEY SHOULD BE DOING. Affordable single family detached homes.

My other concern is who will hold the developers accountable? What I mean is their purposed treed buffer between the purposed development and the existing surrounding

single family detached homes? They're putting in an application for a rezoning from R1 to RM but as far as I am aware once it is zoned RM they could sell it to the highest bidder or put a site plan in for 13 additional units and keep the development the minimum distance from the property lines. While their purposed development is not terrible, they do not have to stick with this. This has happened in the past in neighbouring cities.

I want to see our town grow, I want it to grow in the right way not the fastest way. The Town of Riverview is seeing massive revenue from the enormous increase in property value and thus property tax. Take that revenue and invest it into growing or town respecting the existing residents.

I am sure at least one the town councillors will cry "affordable living for seniors!". Well most of those seniors purchased their homes back when house prices were below $120,000 - that same home today is selling for $500,000 in Riverview. My house has tripled in assessed value in the last 5 years. What about affordable housing for growing families? That is what people should be talking about. Young families trying to buy their first single family detached home. How can we make single family detached homes cheaper? Supply and demand. There is no supply so demand is high. Allow these developers to develop this land as it should be, and already zoned as R1.

Chris Holland
Director of Training and Standards
E3 Aerospace
[redacted]

John & Karen McWilliam
148 Goldleaf Court
Riverview, NB E1B 5V3
[redacted]

Urgent Request to Preserve R1 Zoning for PID 05029319

March 19, 2024

Mayor LeBlanc and Members of Town Council,

My husband John and I have been residents of Riverview for 45 years. We are writing to express our deep concern and strong disapproval in regards to the proposal to rezone PID 05029319 on Hillsborough Road from R1 Single Unit Residential to RM Residential Mix for the purpose of construction of four six unit row houses (24 units).

Eighteen years ago we built our dream home on Goldleaf Court in Harmony Estates. Connecting with Nature - Living in Harmony was the slogan when we chose to build in this new development in 2005.
One of the main reasons we chose to build here was because of the location, we loved the quiet, peaceful country feeling and that we were still so close to the center of town. We built our home with the intent of being able to live in it for as long as possible, a home to grow old together in.

Harmony Estates was planned to be a prestigious subdivision with many strict covenants to adhere to which also added to the appeal of the neighborhood.

We were one of three initial owners in the subdivision, the land was still a forest when we chose our lot. The proposed rezoning of the above mentioned PID from R1 to RM would disrupt the privacy and tranquility we currently enjoy, the very essence that makes Riverview such an awesome place to call home! We definitely wouldn't have built here had we known that the future would change our little piece of paradise. Today there is so much focus on mental health and mindfulness, causing additional stress to seniors and to all the other families in our neighborhood is just NOT right. The government advocates for seniors to remain in their homes for as long as possible which was always our plan from the very beginning when we chose to build here. We never imagined we'd ever have to deal with this type of stress after 18 years of living in this beautiful quiet residential neighborhood.

The ongoing requests to rezone this property is causing daily worry, headaches and anxiety. Some of the issues causing our stress are, the increased traffic on Hillsborough Road, potential increased noise and light levels, also potential increased foot traffic in our neighborhood which will be an invasion of our privacy and will change the dynamics of the neighborhood forever.
There is also the concern regarding water drainage as was previously discussed at our hearing this past July where council decided to keep the property zoned R1. Neighboring properties are already experiencing flooding issues.

The rezoning application appears to contradict the Town of Riverview's Municipal Plan - Policy 5.4.1 which states it shall be the intention of council to maintain the character of existing single unit dwelling neighborhoods.

The Riverview East K -8 school is already overcrowded and it has recently been decided the school will be forced to change from K - 8 to K - 5. Where will the influx of new children go to school?

We made our choice to live in Riverview 45 years ago because it was a small town and a great place to raise a family. We raised our son here and he chose to stay in Riverview to raise his family here too. Riverview's slogan then was "A Great Place to Grow" I remember the sign at the causeway that had a bird's nest on it. Riverview's slogan today is, Close to Nature Close to Perfect, let's keep that piece of land zoned R1, and preserve the woodland that is home to many different species of animals and birds and by doing so will also allow us to continue to enjoy the quality of life we've come to love living here each day!

We understand that growth and development are essential in our town however the rezoning of land that has been zoned R1 residential for many years is not the place for this type of development, there are no amenities within walking distance, ie grocery stores or pharmacies. The town zoned that property R1 because it's a residential area and we want to keep it that way. As mentioned at the hearing in July, "it's the right project, but in the wrong place" !! There is plenty of land for development in Riverview ie. on Gunningsville Blvd, and Bridgedale Blvd, zoned appropriately for this type of development. This proposed development would be much better suited there and would strike a balance between progress and preservation of our existing residential neighborhoods!

We support our town and love the small town charm and community spirit and wish to preserve the sense of "country living" in this area. We don't feel we should be labeled

NIMBY'S, when all we are asking is that this area of Riverview that has been residential for many many years remain residential and zoned R1.

Chapter 5 of the municipal planning- Residential Development Properties states:
New development will be expected to complement existing housing and be located in areas that are appropriate and compatible with the overall development vision plan.

Development should respect its context.
Context sensitive residential development that complements surrounding homes and preserves or enhances neighborhood integrity will be encouraged. Preservation of natural features, landform, water courses, mature woods, etc.

5.4.1 It shall be the intention of council to MAINTAIN THE CHARACTER of existing single unit dwelling neighborhoods by establishing a Single Unit Dwelling Zone R1 within the Residential Designation.

Developers should not be permitted to purchase land that is zoned R1 with the intent of going to town council proposing to have the land rezoned when people have done their due diligence to build and settle in neighborhoods zoned R1. Land that has been zoned R1 should not even come up for rezoning discussion! Again this is the right project in the wrong place.

Please consider the mental health and overall well-being of all the residents who have been living harmoniously for many years in this R1 residential neighborhood.

Ultimately the decision rests with you. We kindly request that you carefully consider the overwhelming opposition and concerns from the citizens and property owners when making your final decision and uphold the best interests of the Town of Riverview and it's tax paying voting residents.

Unfortunately, we are unable to attend the council meeting on Monday, March 25, 2024, as we are currently out of the country, however we strongly support our fellow residents/neighbors that will be in attendance.

Please acknowledge receipt of this letter expressing our concerns and opposition once again to the rezoning application.

Sincerely,

John & Karen McWilliam

[redacted]

Pronoun: She/Her/Hers-----Original Message-----
From: Lloyd Clarke [redacted]
Sent: Wednesday, March 20, 2024 3:00 PM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: Proposed developement Hillsbourough Rd.

Caution: External Email.

Good afternoon and I hope this finds you and yours well.

My name is Lloyd Clarke and I live at 160 Goldleaf Court, we moved into Riverview from Moncton(Park Street) many years ago upon finding a nice residential area in a quiet bedroom community called The Town of Riverview.
Unlike other close communities "across the river", Riverview maintained and promoted its identity as a bedroom community satisfied with a slow growth,moderate expenditure development program and I feel most Riverview homeowners/tax payers still prefer to live within a homeowner community.
I do understand that costs continue to spiral, applying constant pressure to expand and increase revenue; however, it appears that our current municipal authority is promoting a much different & aggressive development plan.
I, as have a lot of homeowners, came to Riverview because it has a very strong R1 or homeowner foundation. Our current administration should respect this fact, I'm not against multiple housing units. We have lots of room but the rezoning of existing R1 areas should be the last fill-in areas of Riverview. IMHO.

Thank you,
L.Clarke.

TOWN OF RIVERVIEW
RECEIVED
MAR 21 2024
MUNICIPAL OFFICE

TOWN OF RIVERVIEW
RECEIVED
MAR 21 2024
MUNICIPAL OFFICE

Dear Town Clerk, Mayor Andrew Leblanc & Council of the Town of Riverview,

My name is Marlene Hueston & I reside at 772 Hillsborough Road. I live in close proximity to the parcel of land identified as PID #05029319. According to recent correspondence from the Town of Riverview there has been another request from the developer to change said property from Single Unit Residential R1 to Residential mix RM for the purpose of building four six-unit row houses. It is my understanding that there is a public meeting on March 25th at Riverview Town Hall where I can share my views on this request by the developer.
Below are my thoughts and concerns as expressed to Town Council last July 10th at previous public hearing. My reasoning and resolve has not changed.

"Let me first express my gratitude at being provided the opportunity to speak to you concerning this issue. I have lived in the East part of Riverview (formerly the village of Bridgedale) for most of my life. I have a lot of history surrounding this residential R1 area having lived here longer than most. I am the 3rd generation to live in my home which was built post WWII over 70 years ago by my father, Manford Hueston. After returning from the war to find his home in what is now known as

Fundy National Park expropriated from his family, he sought to find work & to build a home for his widowed mother & sister. Like many others he went to work at the CNR shops in Moncton while boarding with a local farmer in Bridgedale (Curtis Steeves). He soon was able to purchase a piece of farmland & proceeded to build a home. My father was very community minded & was involved in many efforts to improve life here. In fact he was a village councillor at the time of amalgamation 50 years ago. He, along with other like minded individuals, were instrumental in assisting with the implementation of the water/sewage system & other infrastructure in place today. He was proud of where we lived & up until his death at 90 continued to see the benefits of ski trails, ball fields, hiking trails, etc. & participated in the upkeep of these treasures. He believed in taking care of nature & being a good neighbour & citizen. He was a rule follower & understood the need for bylaws & the protection & guidance they provide. As new homes were being built & more families moved in, he could often be found visiting & providing guidance & support. He was often jokingly referred to as the "town inspector" as he loved to watch as new construction went up. I know without a doubt he would be quoting to Council the existing Town of Riverview Municipal Plan, specifically Policy 5.4.1, which emphasizes the intention to maintain the character of existing single dwelling neighbourhoods.

He would be sorely disappointed & vehemently opposed to the proposal being put forth to alter an established R1 residential area to an R3 zoning. The rezoning application appears to contradict this policy and will most certainly have a significant impact on the spirit of this community. It is especially poignant as the Town of Riverview celebrates its' 50th anniversary, that we acknowledge and preserve the heritage and history that has shaped our community.

As I said earlier I have lived in Riverview almost the entirety of my life & value the residential feel of this part of our great town. I certainly can see the value of what is being proposed, but in a setting more conducive to this zoning, such as we have seen in other areas of Riverview in not already established residential neighbourhoods. I'm proud to call Riverview home, I love that I don't live in a city surrounded by high rises & noise pollution. I owe it to my father, other community leaders who have faithfully served Bridgedale & then Riverview East in years past, including the late Councillor Tressa Lewis, to express my concerns. It is disheartening to witness a decision that seemingly dismisses the voices and desires of the very individuals who helped shape Riverview into the welcoming and vibrant place it is today!

Let me be unequivocal in stating that I, along with numerous other fellow citizens and property owners, do not support this rezoning. We firmly believe that it will have far-reaching negative consequences for our community and disregards the importance of maintaining the integrity of our neighbourhoods, jeopardizing our privacy, putting undue strain on infrastructure, and devaluing our property. I personally have spent over $2500 in the last year upgrading the drainage system in my back yard to compensate for the increased water drainage coming through my property from run off coming from new development. It is vital to respect the wishes and concerns of the community and work towards finding alternative solutions that align with the values and culture of Riverview."

Now, this Spring 2024 we are facing another request for rezoning. I am deeply disappointed to witness the manipulation of the bylaws by this developer to allow now for the RM proposal for said parcel of land. I cannot help but consider it pure greed on the part of the part of the developer.
In addition, like many others I was shocked to find reference made by our Mayor in the local newspaper (January, 2024) of our previous stance on rezoning and who clearly labeled us as **Nimbies!** This I found extremely insulting, disrespectful and not something I will forget. Expressing one's opinion is my democratic

right and my stance on not agreeing with the rezoning of an R1 property does not make me a nimby. Development is meant to enhance our community. I believe this proposal disregards the due diligence we presented last July. Many of our concerns have not changed. Spot zoning into an established R1 neighborhood is just not right and just not right for this piece of property. I am all for development so build something on this property that fits R1 zoning.

My objection to this new proposal has an added concern for me and that leads me down another road. One can only assume that 3 bedroom row houses will attract young families as seniors would not chose to live with stairs. Looking at the developers plans there is absolutely not sufficient space for children to play. This only adds to the whole walkability factor previously discussed. Then, this of course leads to the major safety risk for these children as the Hillsborough Road is a major thoroughfare for Route 114 an extremely busy highway especially during the summer months. Just where will all the children play? I believe it is unethical to cram this many people into such a small space! I can foresee a lot of problems.

Planning for how we want our neighborhoods to develop needs a lot more consideration. Riverview is a great town and one I am proud to call home.

In conclusion, I kindly request that Town Council acknowledges receipt of this letter.
Thank you for your attention and commitment to community engagement.

Sincerely,
Marlene Hueston
Marlene Hueston
March 20, 2024

From: Scott Hamer <[redacted]>
Sent: Wednesday, March 20, 2024 6:59 PM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: Hillsborough Road Lot Rezoning

Hello,

I am writing as a resident of Goldleaf Court in Riverview for the past 8 years. I am unable to attend the March 25th rezoning meeting pertaining to the R1 lot on Hillsborough Road.

You will hear a lot of the same messaging from the residents of Goldleaf Court and surrounding areas. We all want to see more development in Riverview, especially mixed and R3 development. The issue that most of us are having is that you are taking an R1 lot that is surrounded by beautiful R1 homes already and trying to squeeze R2 or R3 building on it.

We are currently in a housing crisis all over the province and country. Riverview already has plenty of mixed and R3 lots that are zoned near Mill Creek and the future recreation center. Once you place a townhouse or apartment in an R1 community you have completely changed the quiet and peaceful environment of that community.

I would love to see more R1 development in the Riverview area. You have to leave Riverview (Niagara Road or Bunker Hill) in order to obtain any R1 home on a good size lot. A lot of families that we know who are considering a move to Riverview are looking in areas like McAllister Park where you have lots of playgrounds for kids, larger building lots with plenty of trees remaining, and very close to amenities.

I hope the developer will consider building more R1 homes on this R1 lot.

Thank you,

Hamer Family
141 Goldleaf Court

Mark Babineau
112 Goldleaf Cout
RIverview NB

Town Council of Riverview
% Town Clerk
30 Honour House Court
Riverview, NB E1B 3Y9

Subject: Opposition to Zone Change Proposal - R1 to RM for PID 05029319

I am writing to express my concern and opposition to the proposed rezoning from R1 (Single-Family Residential) to RM (Multi-Family Residential) for lot **PID 05029319** in our community. As a resident and taxpayer, I believe that this rezoning will have detrimental effects on the neighborhood and quality of life. Here are several reasons why I urge you to reconsider this proposal:

1. **Flooding:** Rezoning to multi-family residences will exacerbate flooding issues for the proposed lot. This poses a significant threat to homes and property leading to increased costs for flood mitigation and potential damage to properties.

2. **Impact on Property Values:** The introduction of multi-family residences in a predominantly single-family neighborhood can negatively impact property values. Many homeowners, including myself, have invested in our properties with the expectation of maintaining a certain level of neighborhood character and property worth. Much like A restrictive covenant. R1 is a legal agreement that restricts the way a property or piece of land can be used. Its primary purpose is to maintain certain standards, preserve the character of a neighborhood or development, and protect the interests of property owners within that area. Many of us have a restrictive covenant to protect our neighbors from undue stress and loss of property value so should an adjacent r1 property be held to like standards set by the R1 designation.

3. **Quality of Life:** Single-family neighborhoods often offer a sense of community, privacy, and tranquility that may be compromised by the introduction of multi-family units. Residents value these aspects of our neighborhood and fear that rezoning will erode the unique charm and livability we currently enjoy.

4. ** Impact on Mental Health: ** A zone change from R1 (Single-Family Residential) to RM (Multi-Family Residential) can have implications for residents' mental health. Such changes may lead to increased population density, traffic congestion, noise levels, and changes in the neighborhood's character. These factors can contribute to feelings of stress, loss of privacy, and a decreased sense of community for existing residents. Additionally, concerns about property values, changes in neighborhood aesthetics, and disruptions to daily routines can impact residents' overall well-being and mental health. It's crucial to consider these potential consequences when evaluating zoning changes and their effects on the community.

5. **Low Walkability Score:** The proposed lot currently has a low walkability score, which could worsen with the introduction of multi-family residences. This can impact residents' access to amenities, increase traffic congestion, and reduce the overall desirability of the area for current and potential homeowners.

6. **Lack of Comprehensive Planning:** It's crucial to consider the long-term implications of rezoning decisions. Without a comprehensive plan that addresses the broader impacts on the community, we risk haphazard development that does not align with the vision and needs of residents. Furthermore, it's important to note that the overwhelming majority of residents in our community express a strong preference for R1 housing, highlighting the desire to maintain the current single-family residential character of our neighborhood

As Counselor Wayne Bennett wisely said, "Don't expect to come in and buy R1 at dirt prices and expect it to get converted to R3 and make a lot of money." This quote emphasizes the need to uphold zoning regulations and protect the investments made by residents in our community.

In contrast, the developer's response to an offer from surrounding landowners to purchase the property is the opposite of what Counselor Bennett said. The developer's threat to cut

down every tree on the lot and build multiple R1 developments if RM is not approved demonstrates a lack of respect for town council and the legal process, and it disregards the community's concerns and well-being, proving that the developer is only here to make as much money as possible (with none of it staying in the town) with no concerns for the impact it will have on current residents and their families who have invested greatly in making the town of Riverview what it is.

I respectfully request that the Town Council thoroughly evaluate the consequences of rezoning from R1 to RM for the proposed lot and prioritize the concerns of current residents. I urge you to consider the points raised, including the developer's response, and engage in a transparent dialogue with the community before making any final decisions regarding this rezoning proposal.

Thank you for considering my perspective on this important matter. I look forward to a thoughtful and transparent decision-making process that takes into account the best interests of all stakeholders.

Sincerely,

Mark Babineau

Memorandum

21 Mar 24

Town Council (thru Town Clerk)

REF: Memorandum sent to Town of Riverview on July 06, 2023

REZONING APPLICATION (PID 05029319)

SECOND FORMAL REZONING OBJECTION RICHARD CAIL, CD.

1. I, Richard Cail, request that the City of Riverview decline the request to rezone PID 05029319 from R1 to RM and submit this letter to you.

Dear Members of the Town Council,

I am writing to express my deep concern and frustration regarding the proposed rezoning of the property adjacent to my home. As a resident of Riverview and a veteran coping with PTSD, anxiety, and depression, I implore you to consider the significant negative impact this rezoning will have on my well-being and quality of life.

When I chose Riverview as my retirement destination, I did so with careful consideration. I sought a peaceful and quiet environment conducive to my healing and recovery from the scars of war. The prospect of residing in a neighborhood of single-family homes offered the sense of security and tranquility I desperately needed. It pains me to see this vision threatened by the proposed rezoning. To rezone this property to accommodate anything other than single-family homes threatens to disrupt the delicate equilibrium upon which my mental well-being relies.

I previously addressed my concerns in a letter dated July 6th, 2023, in which I outlined the potential repercussions of such rezoning on my mental health and overall stability. Regrettably, many of these concerns remain unaddressed, leaving me feeling unheard and disregarded as a member of this community. Please refer to previous memo for details and images.

The prospect of increased noise, traffic, and population density resulting from the proposed development fills me with dread and anxiety. These changes would disrupt the peaceful atmosphere I have come to cherish and exacerbate the symptoms of my PTSD,

anxiety, and depression. It is disheartening to witness the town council prioritize economic interests over the well-being of its residents, particularly those with unique vulnerabilities such as veterans struggling with mental health issues.

Living with PTSD, anxiety, and depression is already a daily struggle. The sudden increase in noise, traffic, and population density that would accompany the construction of row houses is deeply troubling to me. It is well-documented that changes in the environment can exacerbate symptoms of mental health conditions, and I fear that this rezoning will only serve to further compromise my well-being.

Furthermore, the introduction of row houses into our neighborhood fundamentally alters its character and undermines the sense of community that we have worked hard to foster. Single-family homes have been the cornerstone of Riverview's identity, providing a sense of space, privacy, and security to its residents. The construction of row houses would disrupt this balance in the area, leading to overcrowding, decreased property values, and a decline in overall quality of life for everyone in the vicinity.

I urge you to reconsider this rezoning proposal and instead prioritize the needs and concerns of the existing residents, including myself. Preserving the character of our neighborhood as a sanctuary of tranquility and support for its residents should take precedence over short-term economic gains. I implore you to prioritize the well-being and happiness of your constituents, including veterans like myself who have sacrificed so much for our country.

I want to emphasize that I am not opposed to development per se, but it must be undertaken with careful consideration for the existing residents and the character of the neighborhood. Rezoning the property next to my home without adequate regard for the potential negative impacts on my mental health and the well-being of the community would be a grave injustice.

In light of these concerns, I implore you to reconsider the proposed rezoning and to explore alternative solutions that preserve the integrity of our neighborhood while accommodating responsible development. I urge you to prioritize the needs and concerns of the residents who call Riverview home and to ensure that any decisions regarding rezoning are made with the utmost care and sensitivity.

In conclusion, I respectfully request that you reject the rezoning proposal and take meaningful steps to address the concerns raised by myself and other residents. Our mental health and well-being depend on it.

Thank you for your attention to this matter.

2. For your consideration, Councilors.

Richard Cail, CD

734 Hillsborough Rd,

Riverview, N.B., E1B 3W2

(506)-854-5922

cail592@hotmail.com

Daniel Robichaud & Jennifer Meister
152 Goldleaf Court
Riverview, NB E1B 5V3
[redacted]

March 18, 2024

Town Council of Riverview
30 Honour House Court
Riverview, NB E1B 3Y9

Subject: Strong Opposition to Proposed Rezoning Application - R1 to RM for PID 05029319

Dear Town Council Members,

We are submitting this letter to you to express our opposition to the proposal to rezone the property located on Hillsborough Road bearing PID 05029319 from Single Unit Residential – R1 to Residential Mix – RM for the purpose of four six-unit rowhouses.

152 Goldleaf Court has been our home for the past 8 years now. When moving back to New Brunswick we considered many options in the greater Moncton area before choosing Riverview and ultimately this gem of a location. The strict covenants, aesthetics and peaceful neighbourhood were the selling points. After doing our due diligence regarding potential future development in this area, ensuring the neighbouring properties were zoned R1, we confidently felt this was a great neighbourhood where we could put down roots and be very happy.

We strongly support the initiative to create more housing options to accommodate an increasing population base and we understand the importance of this; however, we have concerns about the proposed location for these six-unit rowhouses. Growth and development need to be strategic – putting the right development in the right area at the right time.

It is frustrating to once again be in the position, only months later, to have to defend keeping this plot of land at its current zoning of Single Unit Residential – R1. Many concerns were brought forth during the meeting for the proposal to rezone this parcel of land from R1 to R3 that remain as concerns in rezoning this parcel of land from R1 to RM. These concerns were deemed relevant enough by the Town Council to maintain the existing zoning of R1 at that time and we hope they will be given the same consideration when making a decision on this current proposal. Single Unit Residential - R1 development remains the most appropriate development for this piece of land and for this area.

This location continues to have a poor walk score of around 4/100. According to WalkScore.com, anything having a score under 24/100 requires a car for almost all errands. It is important to consider the issue of proximity to amenities for these multi-unit rowhouses. The proposed development's location is not near businesses and access to the bus/bus routes is significantly lacking compared to more central locations in the Town of Riverview. This location lacks convenience for someone who does not own a vehicle. When there are so many alternative locations that provide ease of access to amenities, this location does not lend itself to meeting the town's vision of balancing small town feel with growth nor does it encourage a shop local mindset to support Riverview businesses.

With this need for a vehicle comes a need for parking. What is the intended plan for overflow parking during peak periods, for example on evenings, weekends and Holidays such as Christmas, Thanksgiving, etc.? Per Traffic-By-Law Schedule "A", vehicles are not permitted to park on either side of Hillsborough Rd. This poses an important safety risk for residents of these rowhouses and their guests when overflow parking is required and for motorists traveling route 114. There are no side streets close to that area. The 3 closest streets are 855, 985 and 1150 feet away. The closest walking distance, 48 feet, is by parking in the Goldleaf Court Cul-De-Sac and walking through people's private property. What preventative measures will be in place to ensure that this does not happen?

The paved parking lot for the rowhouses will result in drainage issues as well as an increased amount of snow accumulating behind the homes on Goldleaf Court and the homes on each side of the complex on Hillsborough Road because of snow being cleared from the parking lot. As shown during our PowerPoint presentation in July, these homes are already experiencing excessive flooding on their properties due to snow melt and/or heavy rains.

Has there been a flooding and/or snow removal study conducted since the meeting in July when significant flooding issues in this area were brought to Town Council's attention? Water and appropriate water drainage continue to be of great concern. The community is already experiencing flooding and high water levels on lower lying ground from the existing developments lacking sufficient infrastructure to support it. Water management in this neighbourhood requires careful consideration and planning to mitigate potential risks and further damage to existing properties and infrastructure. Neglecting these concerns could have devastating consequences for the community.

The objective of a Municipal Plan is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of a municipality. This loophole for a developer to be able to purchase a plot of land zoned as Single Unit Residential – R1 at a much lower cost than land with the zoning they require for the intended development and then be able to rezone it to their required zoning is not fair to those residents that did their due diligence on future development in the area before purchasing. Although this loophole is unfair, we do appreciate the opportunity to voice our concerns as part of the process and it is crucial for council to listen to the voices of the community and work towards solutions that preserve the essence of Riverview and safeguard the interests and well-being of its residents.

The Town of Riverview Municipal Plan states that "new development will be expected to complement existing housing and be located in areas that are appropriate and compatible with the overall development vision plan." We strongly feel that rezoning #PID 05029319 from Single Unit Residential - R1 to Residential Mix - RM for the purpose of building a multi-unit rowhouse complex goes against these objectives of your own municipal plan.

We respectfully request that Town council reject the request to rezone PID 05029319 to Residential Mix – RM and honor the wishes of the tax-paying residents who have invested their time, resources, and trust in building and maintaining our community and leave the existing zoning of Single Unit Residential – R1.

Thank you for your time and consideration.

Regards,
Daniel Robichaud & Jennifer Meister

March 21, 2024

Dear Mayor, Deputy Mayor and Town Councillors,

We live at 750 Hillsborough Road, directly beside the proposed development on PID # 05029319 (the "Land"). For the past eight years, we have lived in our home. Our home is very private and you are unlikely to notice as you drive by. It is a protected green space and we are proud it is ours.

Our property, and the Land, are treed, which provides oxygen, improves air quality, and climate amelioration, conserves water, and preserves soil. There is wildlife, such as deer that winter on the land, chipmunks that will come and eat out of your hand, and countless types of birds. A Great Horned Owl has summered on the Land for a number of years, and we have seen martins, foxes, pheasants, ducks, and rabbits on the property.

Over the years, we, together with a number of our neighbours, have made several unsuccessful attempts to purchase the Land from its previous and current owner. We have no plans to develop the land, however, based on informal discussions with our neighbours, we would be open to subdividing it to preserve our respective privacy while still allowing the appropriate development i.e. single family residences - to occur. We and our neighbours are all of the same mindset – we wish to maintain our privacy and quality of life.

We moved to our property after living in the Gunningsville area. It was a nice neighborhood when we moved to our home in Gunningsville in 2002. Eventually, a number of the surrounding properties became rentals. While some of our neighbours who rented were great, due to the frequent turnover that is common with rentals, inevitably, a number of our neighbours were not. We lived beside people involved in drugs, caught up in criminal activities, violence, etc. As a result, we experienced several occasions where there were fights outside our windows, and police were called on several occasions, one time with guns drawn. We witnessed drug deals and vandalism and had damage done to our car. This is not the environment we wanted our children to grow up in, and in 2016 we decided to move. When we purchased our new home, we did our due diligence to confirm that the area was zoned R-1 so we would not have to worry about reliving our experience in Gunningsville.

We have invested a great deal in our home since 2016 and it is our forever home. We recently upgraded our deck and installed a pool to enjoy our outdoor space further. If the rezoning occurs and the apartments are constructed, our privacy will be completely compromised. There will be increased light at night, noise pollution from tenant vehicles, and heavy equipment such as garbage trucks and snow removal equipment. The development will negatively impact our quality of life and the neighborhood and drive out wildlife.

Since moving in, we have had a number of heavy rains that have resulted in flooding in our backyard and water has entered our basement. In the summer of 2022 there was a heavy rain that caused so much water to accumulate on our patio that it was close to entering into our basement through our windows. The water has also shifted the foam base of our pool and has washed away soil and tailings. We have walked our land and the surrounding lands and note that the water is coming from higher elevations, and in particular Goldleaf Court, which is much higher than our home. It appears that part of the street design for Goldleaf is for water to be evacuated from the street between two properties so that it flows in the direction of Bridgedale neighbourhood and homes, such as ours, that border the Hillsborough Road. As a

result, a great deal of water from Goldleaf flows onto our and our neighbours' properties. There is a shallow ditch between our property and the Land. As things currently stand, during heavy rains, the ditch cannot absorb the water coming onto our property from Goldleaf and our property floods. We are very concerned that if the Land is developed as proposed, it will need to be built up (it is currently low and swampy), resulting in even more water being evacuated onto our property. In addition, the large parking lot and roofs will not absorb water, and there will be snow piles from snow removal, all of which increase the likelihood of our property being flooded. It is inevitable that if the development is permitted our situation with respect to flooding will become worse.

We, and the people in our community, made the conscious choice to purchase our homes because the area is zoned R1. We all purchased in the belief that the Town of Riverview would protect our interests and require that any development abide by zoning and not harm the interests of community members. We expect that the Town of Riverview will act in good faith and require that any development is in keeping with current zoning and with what is in the best interest of the existing community and its current residents.

We certainly do not expect that the Town of Riverview will make decisions that will destroy the quality of life and property values of Riverview Residents to profit developers.

The proposed rezoning depicts rowhouses developed on the Land with a tree buffer. We have been advised by someone with a background in horticulture that the trees in that buffer will not survive the development. And given that the development is multiple stories, a buffer will do little to protect the privacy of the homes that surround the Land and abut the development. The proposed development is directly adjacent to numerous homes and properties that will have two story properties looming over them. It also does not depict the neighbourhood, houses, and properties that will be affected. And obviously, it does not show the large number of people, including families, the development will dramatically impact that.

We also have no way to ensure that the developer respects the proposed buffer. We also do not know if the buffer will be preserved with existing trees, or if it will be created post-construction.

We have been advised by the developer that if the Town does not grant its rezoning request, it intends to clear cut the land and subdivide it into building lots. While we certainly think this is unfortunate, at least the development would be in keeping with the zoning and would preserve the nature of our neighbourhood. It would also result in less traffic on the lot, resulting in less noise and disturbance to the neighbouring properties, as well as less traffic accessing the Hillsborough Road.

East Riverview has seen tremendous development over the past 20 years. Our east-end K-8 school has attracted many new families and has been overcapacity since the doors opened almost ten years ago. The specialty classes have never been able to be used for their intended purposes. While the school was designed to be added onto as needed, that has not happened. The school now has eight portables and has been changed from a K-8 to a K-5. There are no plans to build onto it. The middle school students will be transferred to the only other middle school in the community, which will create crowding issues at that school. Building new schools is a lengthy process that takes years to come to fruition. The proposed development will make an already difficult situation worse.

In addition is the increase in traffic. Based on our observation, the traffic study was very brief (approximately 24 hours), which does not provide accurate data on what happens on the stretch of road in front of the development. In an area where cars are already driving too fast, adding an average of 55 additional cars will inevitably lead to traffic issues. More times than not, when turning into our driveway, the vehicles behind us do not slow down and wait for us to turn into our driveway. Rather, they pull into the turning lane and pass us. There have been several accidents in front of our house and numerous near misses. The study also does not account for tourist traffic going to Fundy from spring until fall. The proposed development will only make the situation worse.

Another problem is parking. If there is a major storm, and the parking lots will need to be emptied to be cleared, where will the tenants park? Their options are limited to parking illegally on the Hillsborough Road, or parking in surrounding neighbourhoods and driveways, affecting access and public safety.

We have reviewed the Municipal Planning provisions adopted by Riverview and note the following:

Municipal Planning
Chapter 5

New development will be expected to complement existing housing and be located in areas that are appropriate and compatible with the overall development vision plan. (p.25)

Principles for Residential Development include:

Principle 2: Development should respect its context

Context-sensitive residential development that complements surrounding homes and preserves or enhances neighborhood integrity will be encouraged.

b) preservation of natural features (landforms, water courses, mature woods, etc.)

c) provision of buffers between potentially conflicting types of development (e.g. multi-floor multi-unit residential and single-family dwellings)

d) height development
limiting views from second and third-floor units into neighboring single-family yards

5.1.4 A - policy of the council to facilitate tree canopy coverage throughout the town in existing, developed neighborhoods and in future growth areas"

5.1.5 - To maintain attractive neighborhoods, the council shall intend to develop a conservation policy and regulation around tree preservation to prevent the clear-cutting of land parcels 1 hectare or larger.

5.4 R-1 -Single Unit Dwelling Zone

The majority of the areas in Residential Designation have developed as low residential density under the traditional R1 single unit dwelling zone. Therefore, Council intends to maintain and protect the future stability and physical character of these areas.

5.4.1 It shall be the intention of council to maintain the character of existing single unit dwelling neighborhoods by establishing a Single Unit Dwelling Zone (R1) within the Residential Designation.

5.6 RM – Residential Mix Zone

There are large tracts of land in the Town that are serviceable, but currently undeveloped. This is particularly the case in the east and west ends of Riverview. These areas are essentially the Town's urban land bank for the future. These lands offer a major opportunity for the creation of new socially and economically diverse neighbourhoods wherein the changing housing needs of current and future generations can be satisfied without substantial impact on the older established neighbourhoods.

These residential areas offer the community a number of advantages. Most of these lands are in large block ownership and are reasonably accessible from major roads such as Coverdale, Trites and Pine Glen. Moreover, the development of these lands, as well-planned mix-use areas, has the potential to ease the community's future fiscal restraint because higher density developments distribute servicing and maintenance costs over more households per acre developed. […]

As part of the Secondary Planning for RM – Residential Mix lands, Council considers the transition of the various residential land uses to be very important. This Plan acknowledges this goal, and it is desirable to have a mix of housing styles and a stepped approach to residential density. Secondary Plans must respect this goal and a phased approach to zones and housing densities, such as R1-R2-RM-R3, are used to ensure that, on vacant land, higher density residential uses do not directly abut traditional low density housing.

The proposed development is not in keeping with any of the above.

Numerous R3 and RM developments are currently being built or are in the process of being approved. The proposed development on the corner of White Pine and Pine Glen Road is precisely the type of development this town needs which is on land that is already appropriately zoned. We believe that the three 6-story buildings with a proposed 375 units will also go a long way to relieve the shortage of affordable, multi-unit, mixed residential housing in the Town of Riverview.

The Land in question is simply not the right fit for this type of development.

Comments and concerns surrounding the rezoning of the Land that were raised at the public meeting in July of 2023 by members of the council include:

- There are several properties for sale already zoned for this that would be better suited.
- Drainage and flooding issues.
- Growing with intent.
- Privacy will be lost.
- Council cannot, in good consciousness, vote in favor of something that embitters our residence.
- Developers cannot automatically assume that they can buy a zoned R1 property for dirt cheap and convert it to make a lot of money.
- Upset to the lives of the residents as well as their mental health.
- Councilors are not doing a good job, and are going to be better at listening and making sure citizens are engaged.

Our issues have not changed, and we hope that your views and opinions have not as well.

We respectfully request that Council deny the request by the developer with respect to the variance and the proposed development and that the Land remain zoned R1.

Sincerely,

Jennifer Maund-Vandenberg and Michiel Vandenberg.

*Attached is our letter to purchase the land from PineCrest Development Inc. followed by their reply with plans moving forward.

*We do wish to speak at the Town Council meeting on Monday, March 25th 2024.

BINGHAM
LAW DROIT

Michiel (Mike) J. Vandenberg
Partner / Associé
Email / Courriel : [redacted]
Direct line / Ligne directe : [redacted]

Via: Canada Post

August 30, 2023

PineCrest Developments Inc.
105 Crowbush Crescent
Moncton, NB E1G 0H1

Attention: John Korede Adebisi and Simon Akindele Ikuseru, Directors

RE: Property at Highway 114, Riverview, New Brunswick
PID No.: 5029319
PAN No.: 1842675

Mr. Adebisi and Mr. Ikuseru,

I am one of the owners of the property adjacent to PID 5029319 (the "property"), which is owned by PineCrest Developments Inc. (the "company"). I, together with a number of people who neighbour the property, wish to make an offer to purchase it. We are willing to pay the purchase price that was paid by the company in December 2022 of $144,900.00.

We also wish to advise that, in the event the company seeks to develop the property for any purpose other than R1, we and the surrounding residents will oppose any rezoning and development and will attend all meetings with respect to planning, town counsel, etc., to voice our opposition to any such development, as well as taking any and all legal action available to ensure the rezoning and development does not proceed.

We look forward to hearing from you.

Yours truly,

Michiel J. Vandenberg
MJV/kc

BINGHAM.CA

Place Marven's Place
310-1, Factory Lane
Moncton, NB E1C 9M3

t 506.857.8856
f 506.857.2017

From: Simon Ikuseru <[redacted]>
Sent: Tuesday, October 3, 2023 10:47 AM
To: Michiel J. Vandenberg <[redacted]>
Cc: John Adebisi <[redacted]
Subject: Re: Hillsborough Lot

This is an external email.

Hi Mike,

Thanks for meeting with us a few weeks ago. We've met to discuss the offer to buy and we've reached a decision.

As discussed during our meeting, our business plan was never to buy and sell the land. Our plan was, and still remains, to develop the land.

Therefore, we'll be proposing townhouses. We believe it addresses the concerns around privacy, maintaining the mature trees buffer etc. Specifically, the proposal

- maintains a 15-20m mature tree buffer at the rear for the properties on Goldleaf
- 10-18m on the side of the property - with a combination of the existing mature trees and landscaping area. We'll be proposing to plant perennial trees behind the buildings next to 734 & 750 to provide additional year round privacy screening.
- Height limited to 2-storeys or lower if we go with split-level.

Alternatively, we'll go with the proposal to subdivide the lot into 11 smaller lots for single family homes. Unfortunately, this would mean cutting all the trees similar to the on-going development on Orin Drive.

Overall, we believe the townhouse proposal ensures the neighbours' privacy is maintained.

If you have any questions, we're happy to meet to discuss further.

Thanks,

Simon,

March 21, 2024

Lynn Hoyt
717 Hillsborough Road
Riverview, NB E1B 3W1

(506) [redacted]
[redacted]

Town Council of Riverview
c/o Town Clerk
30 Honour House Court
Riverview, NB E1B 3Y9

Subject: Opposition to proposed rezoning application from R1 to RM for PID 05029319

Dear Town Council Members:

In preparation for consideration of the above rezoning application that will be decided in the town council meeting on March 25th, I would like to take the opportunity to again voice my concerns. This is further to my original letter of July 3rd, 2023 (see below). There is no doubt that the developers have successfully made efforts to address some of the citizens' concerns. However, many of the issues originally brought up last summer still exist and will continue to exist with any large-scale development of this land. I won't reiterate these as I know they've been very well outlined by many of my neighbours, but suffice to say that I strongly believe this land is simply not appropriate for high-density development and if it must be developed, it should be as a small number of single-family homes with a significant amount of forest kept to allow for proper drainage, to minimize traffic and noise for the entire area, and to continue to allow wildlife to traffic through the area to the river.

I understand that being a town councilor is a challenging job in that it's impossible to make decisions where everyone is happy. I also understand and support the recent development in Riverview. Housing is sorely needed, and I think Riverview is so far doing a great job in balancing that need while maintaining the personality and atmosphere of the Riverview we all love. My concern at this point is that town councilors will feel a certain amount of pressure to approve this proposal to avoid being perceived as anti-development since it's the second attempt by the developers to change the zoning. I believe this would be a mistake this time, as it would have been last time. I am completely in favour of developing Riverview, but I strongly believe it needs to be done with great care and in the right places, as I outlined in my previous letter (see below).

Thank you for taking the time to consider my thoughts on this issue. I would appreciate an acknowledgement of receipt of this letter please.

Yours sincerely,

Lynn Hoyt

July 3, 2023

Lynn Hoyt
717 Hillsborough Road
Riverview, NB E1B 3W1

(506) [redacted]
[redacted]

Town Council of Riverview
c/o Town Clerk
30 Honour House Court
Riverview, NB E1B 3Y9

Subject**:** Opposition to proposed rezoning application from R1 to R3 for PID 05029319

Dear Town Council Members:

In preparation for consideration of the above rezoning application that will be decided in the town council meeting on July 10th, I would like to take the opportunity to voice my concerns.

As you no doubt know, many Riverview citizens have serious concerns about this development. Several issues make this development inappropriate for this location. We all agree that we need more housing, we are not anti-development, but the location in question is not the right place to build two large apartment buildings.

- Aesthetics: The apartment buildings would be completely out of character with the rest of the neighbourhood, which is an established neighbourhood of old and newer single-family houses. A large apartment complex in the middle of this would be completely out of place.
- Traffic: The road is only two lanes and is already too busy. I understand a 24-hour traffic study was completed which claims the road can handle the extra traffic, but having lived in this location for 17 years, I do not agree. Certainly, during some times of the day, and in some seasons, there might not be a problem. But at other times, between the logging trucks rolling by and the tourists in campers and RVs on their way to and from Fundy, traffic is very heavy. In the last five or so years, there have been two or three accidents, luckily not serious, in front of my next-door neighbour's house alone. Her property is directly across from this proposed development. Having a large apartment building full of tenants mostly trying to turn left onto a busy road with traffic coming in from Hillsborough at a high rate of speed is virtually guaranteed to cause at best significant traffic slowdowns and frustrations, and at worst, more serious accidents.
- Drainage: I believe you have been supplied with more detailed information about the drainage issues this property already has. I shudder to think how much worse it will become when almost the entire area is covered with paved parking and two large buildings. Is the Town prepared to compensate neighbours for the damage that they will likely suffer to their properties because of the drainage issues?
- Access to goods and services, educational and recreational activities: The property in question is towards the edge of the town limits. There are no amenities nearby, no playgrounds, no

stores, no employers; even the PetroCan is a 15-minute walk from this location. Public transit is spotty and infrequent at best. It is not an ideal place to add an extra 100 or so people.

- Being able to trust the zoning of a property before purchase: Does Riverview want to be the kind of town that allows developers to dictate how the town grows just because they see an opportunity to buy a piece of land and make a good profit? This area is zoned as R1 for good reason, and people bought properties here in good faith based on that. We should be able to depend on the town to honour that commitment.
- Various other very important issues have already been outlined in some of my neighbours' letters to you so I won't repeat them here, but suffice to say that I completely and wholeheartedly agree with their points, and they should be given no less weight because I chose not to repeat them here.

We all very much understand and appreciate that Riverview wants and needs to expand. The vacancy rate is very low, and we all recognize that more housing is desperately needed. I grew up in Riverview and then made the decision to move back in later years, so I know it's a great place to live, and the introduction of more housing in the town will attract more people and businesses. I've been very happy to see so many attractive new rental developments being built in the newer parts of Riverview, such as in the Pinewood/Gunningsville Boulevard area (The Kensington, The Trailways, The Quinn, etc.). I myself will likely be downsizing from my house at 717 Hillsborough Road in a few years and moving to one of these units since I very much want to stay in Riverview indefinitely. Unlike the location in question on Hillsborough Road, such areas are ideal places to develop since all the infrastructure is there, the roads are new and wide, the services and shops are there to support the community, there's room for expansion as the community grows, and the location is ideal for accessing either of the bridges to Moncton and Dieppe or the highways. This type of area is where development should continue, not in our sleepy older neighbourhoods of single-family homes.

In closing, I will leave you with this quote: "Our dilemma is that we hate change and love it at the same time; what we really want is for things to remain the same but get better." (Sydney J. Harris). On July 10th, you can make that happen in Riverview. You can listen to your constituents and neighbours and vote No on this proposal. The developer can then find another piece of land to build on in a more suitable location where their buildings will fit it with similar buildings, where the shops and services and transportation are there to support their tenants. Who knows? I might someday end up living there.

Thank you for taking the time to consider my thoughts on this issue. I would appreciate an acknowledgement of receipt of this letter please.

Yours sincerely,

Lynn Hoyt

Alaa Mohamed
161 goldleaf court, Riverview, E1B5V3

Dear Riverview Town Council,

I hope this letter finds you well. I am writing to express my deep concern regarding the proposed change in zoning that would allow developers to change our community.

I stood here before all of you last year, explaining how I moved from overseas to Toronto to finish my training in Critical Care (ICU) and then decided to move to New Brunswick. I eventually decided to settle in Riverview and chose this particular neighborhood after extensive research. Ever since I moved to Goldleaf Court, my neighbors have welcomed me and my family with open arms.

I recently became a proud mother of a baby girl. As a healthcare worker with a newborn, it is crucial for me to have a peaceful and restful environment to recuperate after long and demanding shifts. The current R1 zone provides the tranquility and serenity that is essential for my well-being and that of my family. Allowing the construction of multiple residential units would undoubtedly disrupt the peace and quiet that I desperately need.

Furthermore, I strongly believe that maintaining the unity of our community should be a top priority. The R1 zone has fostered a sense of togetherness among the residents, creating a close-knit neighborhood where everyone knows and supports one another. Introducing a residential mix could potentially lead to a loss of this community spirit, as it may attract transient residents who are less invested in the long-term welfare of the neighborhood.

The safety of my children is of utmost importance to me. The R1 zone has provided a safe environment for my eldest daughter to play and grow. Allowing the construction of RM may lead to increased traffic, congestion, and potential safety hazards that could jeopardize the well-being of our children. I strongly believe that preserving the R1 zone is crucial in ensuring their continued safety.

Privacy is another concern that arises with the proposed change in zoning. The current R1 zone provides a certain level of privacy that allows us to enjoy our homes without feeling constantly overlooked or intruded upon. It is important for me and my family to have the freedom to practice our culture and traditions without feeling exposed or uncomfortable. Allowing RM to be built would undoubtedly compromise our privacy and hinder our ability to fully engage in our cultural practices.

Finally, I hope the town's council will consider my concerns. Moreover, I wholeheartedly support my neighbors concerns as well. I hope you realize that we are not against developing our neighborhood, but please let's keep it R1.

Thank you for your time

Sincerely,

Alaa