

March 27, 2019

Kaitlyn Lacelle  
Urban Planner  
Urban Planning Service  
Moncton, NB

Dear Kaitlyn,

**RE: Supplemental Information, Buffer Strategy and Property Values, Riverview Rezoning**

Further to Council's direction to seek additional information regarding vegetation within the buffer zone and anticipated property values, we offer the following supplemental information.

**Buffer Zones:**

The proposed concept plan identifies two distinct areas where existing vegetation will be maintained in an effort to create a reasonable buffer and an identifiable neighbourhood. We recently visited the site to specifically investigate the quality of trees adjacent to McAllister Park and we are in agreement that a tree management plan would be prudent to ensure longevity of a treed buffer.

Buffer areas, identified in Figure 1, are comprised of a five meter buffer zone located on the western property boundary and a neighbourhood delineation buffer ranging from 20 – 45 metres located at the neighbourhood entrance on Whitehall Terrace. The concern from residents and Council is that areas within the buffer zones may not have extensive existing tree cover. For clarity, the intention is not to create a completely opaque screen, whereby neighbouring residents cannot see the proposed homes, but to have sufficient tree cover to obscure the view of neighbours and enhance aesthetics.

We propose a three phase approach to ensure the buffer areas remain healthy, focusing on pre-clearing activities, lot preparation, and post lot preparation.

**Pre-Clearing Phase:**

- Prior to any tree removal on the lot, a surveyor will be engaged to clearly delineate and mark the buffer zones in the field with flagging tape.
- The buffer zones will be clearly indicated on a registered survey plan as "buffer area to be retained".

**Lot Preparation Phase:**

- Once the trees for the homes on the lot are cut, an arborist will be engaged to review the existing tree stand within the buffer and determine, on a lot by lot basis, if the existing trees are of sufficient quality to achieve a reasonable buffer.

- A replanting plan will then be created by the arborist for each lot, if warranted.
- Prior to receiving home occupancy from the Town, supplemental trees that were identified through the planting plan will be installed accordingly.

#### Post Lot Preparation:

- Upon a one-year period of the trees being cut, a full review of the buffer area will take place. Trees that may have fallen will be removed and the assessment will determine if additional replacement planting is required. Should a sufficient number of fallen trees be removed, they will be reinstated accordingly by Clayton Developments Limited.
- A financial bond of \$500.00 per lot will be provided to the Town of Riverview for each lot abutting a buffer zone to ensure compliance with the above noted actions. In total, this would equate to 26 lots with a total bond of \$13,000.

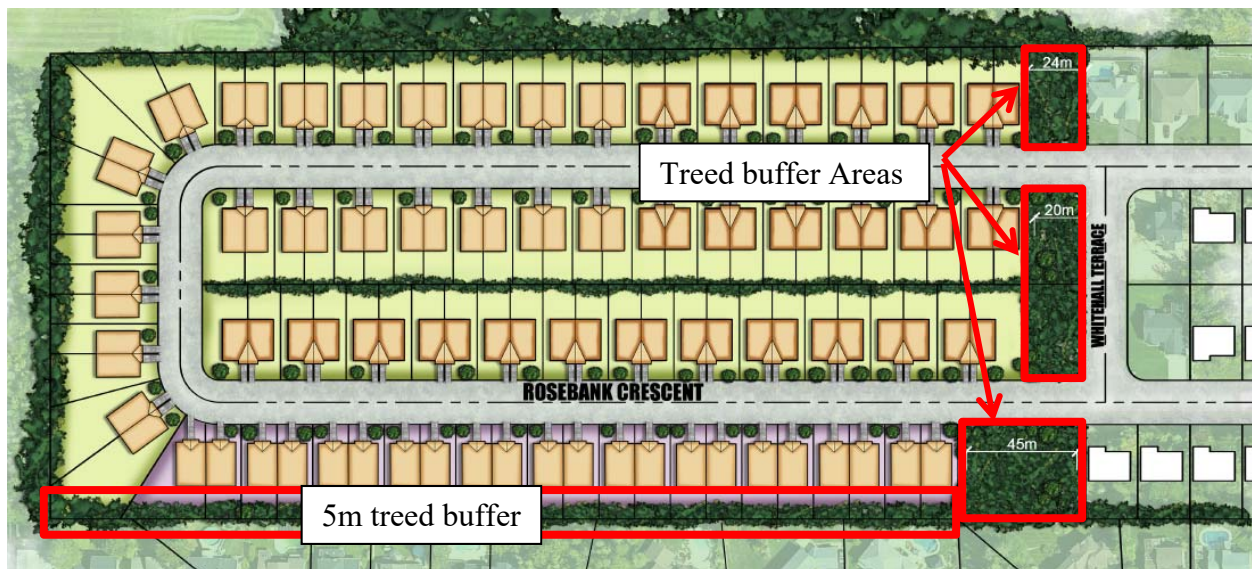


Figure 1 – Proposed Semi-detached concept design

#### Property Value Impact

Please see attached letter from Turner Drake and Partners regarding the anticipated impact on property values with respect to the introduction of semi-detached dwellings. Turner Drake & Partners Ltd. is the largest and oldest established real estate consulting firm in Atlantic Canada. They specialise in consulting services related to the economic facets of real estate, with practice areas in property valuation, market analysis, community planning, among others. Turner Drake undertakes work throughout the region, for a variety of private and public sector clients, and is the only real estate consulting firm registered to the ISO 9001:2015 quality standard.

We are confident the above material adequately addresses Council's supplemental information request. Should there be further questions, please feel free to contact us.

Yours Truly,  
Clayton Developments Limited



Kevin Neatt, BA, MA (GEOG)  
Director, Planning and Development  
Clayton Developments Limited