

From: Karen Rogers [REDACTED] >
Sent: Thursday, April 4, 2024 4:32 PM
To: Annette Crummey <ACrummey@townofriverview.ca>
Subject: Apartment development on corner of Whitepine and Pine Glen Rd

Dear Madam,

I am a resident on Harvard Court bordering on the proposed apartments on the corner of Pine Glen Rd. and Whitepine Rd. I am not against this development. I recognize the importance of having mixed residences in our community. Also, high density construction such as apartments and cooperatives are necessary to limit habitat destruction and reduce our carbon footprint.

I do however have some concerns that I hope the council will address as you debate this matter.

There are currently 9 apartments in this area on Whitepine Road and one under construction. This is an area noted in the Active Transportation Plan as the second densest area of the Town.

My first concern is about green space and parks for the residents in these apartments. The development of three more apartment complexes will create a greater need for access to green space. The current apartments on Whitepine St. and Cleveland Ave. have little to no green space for their residence. If this was a subdivision for single-family homes the developer or landowner would be required to contribute parkland (Lands for Public Purposes, LLP) or alternatively, pay cash-in-lieu. There are no such conditions for apartment developers. It therefore falls on the Town to ensure these residents have equitable access to green spaces. The current green spaces on Whitepine Ave. and Cleveland Ave. are not sufficient for the growth that these high density constructions will bring. We now know how important green spaces are to everyone's physical and emotional well-being. People in apartments do not have the option of opening their door to a backyard for recreation.

I would encourage the council to consider using the lands designated as "Lands for Future development" beside this property as park lands. This would be consistent with Riverview's Strategic Plan of building a sustainable community and will provide the residents in the apartments a recreational and outdoor space.

My second related concern is the green buffer zone proposed between the apartments and the single family homes on Cleveland and Harvard Crt. We had a similar issue some years ago with homes backing on Pine Glen Rd. on the Grenville Cul de sac and Harvard Crt Cul de sac. In that case each deed had a covenant giving the property owners a green buffer on

the back of their lot. The developer of an apartment on Pine Glen did not honour that covenant and reduced the width of the buffer. A Town by-law only required them to have a smaller buffer and the by-law was determined to supersede the covenant in the deeds.

How will the Town ensure the developer maintains this buffer with healthy trees to protect the privacy and the aesthetics of people's properties? How will it be enforced if they do not?

My third concern is traffic and what infrastructure requirements have been put in place for this development. As noted earlier, the Active Transportation Plan notes this is the second densest area of the Town. In the plan it is acknowledged that "the traffic from this area will likely use Pine Glen Road to access Coverdale Road, Gunningsville Boulevard and/or Findlay Boulevard." As already noted on the Transportation Plan Pine Glen street is heavily travelled and if additional AT connectivity can be provided to Pine Glen Road then it will become a key route in the overall network

How will these traffic issues be addressed? For example, will traffic lights be installed on the corner of Cleveland Ave and Whitepine Rd. to assist pedestrians (particularly students) to cross this busy road? Will a turning lane be installed on Pine Glen Rd. to assist people turning into the apartment. Is it anticipated that traffic patterns on Cleveland Ave., that has two schools, playground and a church will get heavier as a result of the new development. If so, what will be done to ensure the safety of people in this area?

Thank you so much for considering my concerns and for all your work.

Yours truly,

Karen Rogers

77 Harvard Crt

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