





To	clerk@townofriverview.ca  Person  Person
Cc	 Matthew Brideau
Bcc	 Person
Subject	Rezoning of PID:05005665 Pine Glen and Whitepine

To : Riverview Town Council 30 Honour House Ct Riverview, NB E1B 3Y9

My name is Matthew Brideau and I have been a resident of 924 Cleveland Ave since 2011. I am glad to see the vacant lot behind my house be used to better the community, but have concerns on this development. Since the Public Works operation was relocated in Riverview, this site has been used as a dropping ground for various construction companies during the summers since 2019. For the last 4 years looking from my backyard at piles of construction items like gravel, dirt and pipes and listening to trucks and machinery come and go daily. This may be a welcome change but the thought of having a possible 21 high meter building within 50 meters raises concerns as well.

Concern 1 :

Why the proposal of changing the by law of a maximum height of 15 meters/ 4 unit high apartment building is even being considered on this site. I feel personally that a 6 unit high complex will tower over the existing houses on Cleveland ave and affect our property privacy in our backyards. I would like to see a construction of some berm developed along the Cleveland ave properties within this 50 meters of unusable land. And the original bylaw to stay intact for the usage of the property

Concern 2:

For the proposal of the 4 unit high apartment complex at 1009 Whitepine Road, the original plans showed a frontage of the building which was very inviting and included a multi-use area. Upon completion, it has a concrete walkway from the sidewalk from the corner of Whitepine and Cleveland to the front door with 8 trees along the sidewalks. This was a disappointing change in design. I am worried that the landscaping and outside presentation of the property will be short changed again from original designs.

Concern 3:

Water drainage and water run off causing possible flooding concerns for residents on Cleveland ave. I would like to review the drainage plan for the buildings and how the water run off will be controlled on the property. The ground for this development is elevated much higher than the backyards of homes on Harvard and Cleveland. This year (2024) Harvard court experienced flooding on their property due to water run from this lot. As a result, drainages were made to divert the water to a covert on Whitepine Road. I have personal concerns for my property with regard to flooding.

In conclusion I feel that most of my neighbors in this surrounding area have the same concerns and are asking the same questions. Hoping to hear more information at the public hearing on April 9th and listening to other homeowners concerns on the proposal as well as council's resolutions.

