

JUN 23/03

HF - Development

# Riverview council to key on apartment construction

The proposed construction of a 71-unit apartment building at 230 Coverdale Rd. will be the major topic of discussion at tonight's meeting of Riverview Town Council.

The votes on third and final reading for a rezoning and amendment to Riverview's Municipal Development Plan — both of which are needed for the apartment complex to be constructed — were scheduled to take place at last Monday night's council session.

The land in question, sometimes referred to as the "gravel pit," is located on the corner of Coverdale Road and Golf Club Road.

The developer, Huntington Developments, proposes to have the property rezoned to R3 Residential from R2B Residential to permit construction of the apartment building.

The developer is also asking for an amendment to the town's Municipal Development Plan to allow the complex to have all its parking above ground. The development plan currently requires any apartment structure on that portion of Coverdale Road to have half its parking below ground.

With the two requests by the developer clearing a public hearing

and first and second readings with barely a ripple of objection, approval of the project at last Monday's council meeting seemed to be a slam dunk.

Instead, councillors voiced their concerns with various aspects of the development at the session. Included were the plans by Huntington to have wooden balconies, which some councillors, supported by Fire Chief Doug Hamer, felt could present a fire hazard.

The chief said they had two fires break out as the result of wooden balconies in the town in the past two years.

Council also questioned whether the developer was being too ambitious in the number of parking spots he was proposing for the amount of available space on the property. They also want an explanation of what the developer means by "stacked parking" for the apartment complex.

It was agreed that Brenda Orchard, economic development officer for the town, meet with Huntington Developments for answers to those and some of their other concerns, and report back to council tonight.

The session will begin at 7:30 p.m. in council chambers.