

# Riverview OKs housing project

## ■ New bridge played important role in Carriage Hill project

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Riverview town council gave approval this week for the tentative plans for the first phase of the Carriage Hill subdivision, a major housing development in the eastern part of the community by Romeo Goguen, owner of Moemar Homes.

The subdivision will be constructed on 200 acres (80 hectares) of land which Goguen owns east of the Covedale Recreation Centre.

Brenda Orchard, economic development director for the town, said the Carriage Hill development will cover the whole housing spectrum, including single dwellings, semi-detached homes and condominiums.

At the Moncton Home Show in March, she said so many visitors to the Town of Riverview booth were asking for his subdivision map "that we kept running out of copies."

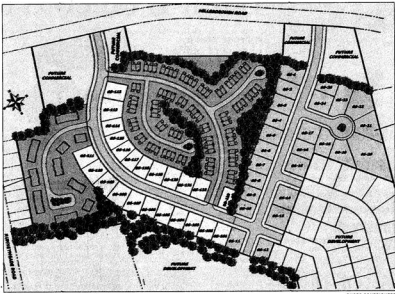
Goguen is a respected housing developer, she said, adding he was responsible for Moncton's Camelot and Rosemount subdivisions.

Orchard said Robert LeBlanc, the owner of CVR Homes, will be partnering with him in the Carriage Hill project, with LeBlanc looking after building the condominiums and semi-detached dwellings and Goguen, the single family dwellings.

She said LeBlanc also has excellent credentials in the housing field, noting that the condominiums he recently constructed on the Old Coach Road are sold out.

The plans for the Carriage Hill project, approved by town council, would permit the street, right-of-way width of Candlewick Court to be reduced to 18 metres (59 feet) from 20 metres (66 feet).

It also stipulated that the streets and services for the subdivision must be designed and constructed in accordance with the Town of Riverview's subdivision standards and municipal specifications, with all the costs to be borne by the de-



The Carriage Hill Subdivision will be built on 200 acres (80 hectares) of land east of the Covedale Recreation Centre. The dark area at centre left represents condominium clusters, the yellow at left semi-detached homes and the pale green at right, single-family homes.

veloper.

However, council agreed that only a small portion of the required "land for public purposes" would be included in the first phase of the development. The remaining requirement of land for "public purpose" would be deferred until the next phase of the subdivision.

Mayor Clarence Sweetland said the Carriage Hill subdivision is a "huge development" for the town.

"It is innovative and incorporates different types of housing. That type of project will stimulate growth," he said.

Orchard said the developers will be able to do a substantial amount in just the first year. She said the

new bridge over the Petitcodiac, which is scheduled to be completed in September, will play a major role in spurring developments like Carriage Hill.

"Knowing you will only be two minutes from downtown Moncton is a good selling point," she said.

Sweetland agreed, noting that Carriage Hill is just one example of what the new bridge will mean for the municipality.

"We are expecting some big developments in Riverview as a result of the new ... bridge," said the mayor.

With the plans approved, Orchard said the developer will start construction on the first phase of the project later this month.

This will entail a portion of the 200 acres (80 hectares) of land and will run between Runnymeade Road and the Harmony Estates subdivision. It will front on Hillsborough Road, she added.

This will include 27 single-unit lots, 22 lots earmarked for semi-detached homes and two big sections set aside for condominium development, said the economic development director.

The condominium portion has the capacity to accommodate approximately 170 condos, but the developers have not yet confirmed how many of them they will construct this year, said Orchard. All three housing types are on sale now, for the Carriage Hill subdivision, she said.

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