

March 5, 2019

Riverview Town Council
30 Honour House Court
Riverview, NB
E1B 3Y9

Dear Mayor and Riverview Town Council,

Re: Application to rezone property at PID 05103080, Rosebank Crescent from R1 (Single Unit Dwelling) to R2 (Two Unit Dwelling)

Clayton would like to begin by thanking you for your continued engagement in the ongoing planning application process regarding our request to rezone our property at PID 05103080, Rosebank Crescent from R1 (Single Unit Dwelling) to R2 (Two Unit Dwelling).

This request is in response to recent demand for alternative housing types in the Town of Riverview, which is particularly apparent within our Fairways Project. We are responding to this demand for by proposing to rezone the subject property and develop in a manner that compliments and enhances the existing surrounding neighbourhood. The proposed semi-detached dwelling units cater to the towns increasing population of older adults looking to 'downsize' and stay within Riverview. The proposed single-level living, bungalow units are designed to accommodate this demographic group. This type of product offering would enable more residents to stay in their community, close to their friends, family and existing social support systems. Furthermore, providing housing choice for this demographic who might otherwise leave the community is an important part of an overall economic prosperity for the town.

We recognize that there are several community members within the immediate and larger surrounding area who share concerns with this rezoning request. On Thursday February 28th, we hosted a Public Open House event from 6:00-8:00pm at the Riverview Fire & Rescue, 650 Pinewood Road. Approximately 75 community residents attended the event. The purpose of this event was to share information, discuss details of the application, collect comments and answer any questions members of the public may have. Through this event, in addition to letters and questions we received directly, we

have identified and provide response to the following issues and concerns from community residents:

1. Residents understood the area to be an R1 subdivision and that is now changing

Response – In 2011, we worked collaboratively with town staff and community members to create a secondary plan and concept for the overall Fairways Development. Although the secondary plan was not legislatively approved, it served as a guide at the time for the overall development of our land. The primary intent of the secondary plan was to demonstrate care was given to the overall design of the community and its relationship with surrounding neighbourhoods.

Since 2011, the demand for newly constructed single unit dwellings has significantly decreased, which for many years was the predominant housing demand within the Town. During the same period, demand for alternative housing types, such as the semi-detached, one-level units that are proposed through this rezoning request, has significantly increased.

We recognize that this requested change differs from what was discussed and shared with the community back in 2011. We also recognize that there is an apparent housing need within the Town that is currently not being met. We believe that this requested change in land use from R1 to R2 responds to this housing demand while still being consistent with the overall concept design from 2011 by maintaining a compatible relationship with surrounding neighbourhoods.

2. Loss of Property Value

Response – There is a pejorative notion by several residents that believe their property value would diminish as a result of including additional semi-detached units in the community. In our experience, this notion is false. Complete communities have a variety of housing choices that meet the needs of the Town. The key is in the attention to design detail to properly fashion in a mix of housing products.

3. Loss of Privacy

Response – Under the existing R1 zoning that is currently applied to the subject property, we can develop approximately 103 single unit dwellings that are three storeys (9m) in height with no buffering requirements to adjacent residential neighbourhoods. Our application for rezoning includes legislative conditions that require maximum 1-storey units and a 5-metre vegetative buffer along the western portion of Rosebank Crescent that abuts existing residential housing on McCallister Road. Our application includes a second condition that requires 20-40 metre wide vegetative buffers abutting single unit dwellings on Whitehall Terrace to create a distinct transition between the existing single unit dwellings on Rosebank and the proposed semi-detached dwelling neighbourhood.

We believe that the proposed rezoning request will increase the level of privacy for adjacent residential neighbourhoods compared to what current R-1 zoning allows.

4. Increased Traffic Volume and Speeds

Response – we had a WSP, Traffic Engineering Consultant prepare an estimated trip generation study comparing traffic generation volumes between the currently enabled R1 zone and the requested R2 zone. The study also includes recommendations for traffic calming measures that should the Town Engineering department deem beneficial, Clayton is committed to implementing. This study has been circulated to the clerk's office and will be included with the staff report package for the March 11th Public Hearing. The conclusion of the study determined that the additional vehicle trips are not expected to impact the area roads or intersections.

5. Lack of Community Benefit

Response – community members expressed concern and provided comment that our rezoning request does not provide any benefit to the community and that the request is solely for our own economic interest. We believe that this rezoning has a strong community benefit by introducing a housing product that is in high demand and is currently limited within the Town of Riverview. By introducing more of this product, we enable additional residents to stay in the community.

they are familiar with, instead of being forced to move outside the community and away from their friends, family and existing social support systems.

Clayton believes that the proposed rezoning will have a positive impact on the immediate and larger surrounding community by providing more housing choice and diversity that is complementary to existing surrounding uses. We also recognize that this change can be difficult for community members to accept and/or understand. As such, we have worked with Town Staff to develop what we feel are appropriate conditions (i.e. vegetative buffers, building design quality, quality streetscaping) that mitigate the impact of this change in land use.

We would like to thank you again for your continued engagement in this planning process. Should you have any questions or clarifications regarding this request, please do not hesitate to contact us. We value open dialogue with community members and members of Council. Thank you for your time and consideration.

Yours Truly,



Kevin Neatt
Director, Planning and Development
Clayton Developments Limited