

**From:** [REDACTED]  
**To:** [Annette Crumme](#)  
**Cc:** [REDACTED]  
**Subject:** Rosebank Cres. Rezoning Application  
**Date:** Monday, March 4, 2019 5:56:51 PM

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We purchased one of the initial lots that was available for single family homes on Rosebank Crescent and built a new home there. We do not want the remainder of Rosebank Crescent rezoned to R2 because we believe it will change the nature of the neighborhood, reduce the value of our home and increase the traffic on Rosebank which will increase the risk to our grandchildren who live next door.

As we understand it, the developer has sold its inventory of R2 lots and has significant demand for additional R2 lots. The developer wants to proceed in order to maximize its financial opportunity, not necessarily to leave Riverview with the best development.

However, this can't be about our interests or about the developer's interests. We believe that our councilors must make decisions that are based on the following priorities, in order:

- what is best for Riverview
- what is best for the current and future residents of the town
- what is best for the developer

Following are the points that we would ask you to consider in your determination of what is best for our town:

- The original development plan was designed by the developer and presented to town planning as the optimal balance between R1, R2 and multifamily housing. Now that the developer has a financial opportunity to sell additional R2 lots, Riverview is being presented with a revised plan.
  - Is the rezoning grounded in sound planning principles or have the planning principles been abandoned by the developer in order to meet their commercial interests?
  - How will the original balance of housing types be maintained if the R1 portion is reduced by 50% and the R2 portion is increased by over 100%?
- Initial purchasers in a subdivision must rely upon the stated intentions of the developer in order to make appropriate decisions about the size and type of home to build. A home is the largest financial asset that most people will ever have and preserving that financial value is dependent upon the developer completing the development as originally intended.
  - Will this change create any financial risk for existing residents? Although a reduction in the value of the current homes is not a certainty, it is a definite possibility.
  - Should the town help residents preserve their financial interest or help the developer take advantage of a financial opportunity?
  - Will future development efforts be impaired if Riverview does not protect residents from adverse changes by the developer?
- Rosebank Crescent is a prime location for executive single-family homes.
  - If the largest portion of the street (the section being considered for conversion from R1 to R2) is eliminated for single family homes, will Riverview's ability to attract families who want to build such homes be diminished?
- I have been a resident of Riverview for over 60 years. There have been times when the pace of residential development has been fast and times when the pace has been slow. What has not changed is that growth has been continuous. Unfortunately for the developer, the current pace of development in the R1 section is slower than they would like. This does not mean that there is no long-term interest in single-family homes in this area. It just means the pace is slower than they would like. Changing the zoning will have permanent long-term consequences for Riverview.
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Should this decision be based on long-term planning principles rather than the financial circumstances of the developer?

- It would seem that although the pace of sale of the R1 lots has been slow, the caliber of the homes is exactly what was envisioned in the original development plan.
  - Will the remaining R1 lots on Rosebank sandwiched between two large sections of R2 lots be more or less difficult to sell?
  - Will future homes be equivalent to the current homes or less expensive?
  - Will lower valued homes be better or worse for Riverview?
- The developer owns undeveloped land that is zoned for multifamily residential.
  - Although rezoning this land from multifamily to R2 will not provide the developer with as many lots, would it provide Riverview with a more balanced development?
- The developer owns undeveloped land on Flagstone Court which is also zoned R1 but is immediately adjacent to the current R2 homes. Rezoning this land R2 would result in increased traffic for the existing single family homes on Flagstone, but there are significantly fewer lots and the impact would be less than rezoning the R1 section on Rosebank.
  - Although rezoning this land from R1 to R2 will not provide the developer with as many lots, would it provide Riverview with a more balanced development?
- If the zoning is maintained as R1 rather than changed to R2, the developer will miss an opportunity to sell more lots. However, the developer is not building any homes. The contractor who is building the R2 homes still has a high quality product which appears to be in significant demand.
  - If the zoning is maintained as R1, does it really mean that the R2 homes will be lost to Riverview or just that they will be built somewhere else in Riverview?
- Which will be more difficult for future development within the town:
  - the reduction in R2 lots if the zoning is maintained as R1?
  - The loss of R1 lots if the zoning is changed to R2?

In the end, we believe that your decision must be made on sound long-term planning principles, not on short-term financial interests of the residents or of the developer. We appreciate that this is a difficult decision and will respect whatever you choose to do.

Sincerely

Dave & Cathy MacFadyen

[REDACTED]

Riverview New Brunswick

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