

From: [REDACTED]
To: [John Coughlan](#)
Cc: [Ann Seamans](#); [Annette Crummey](#); [REDACTED]
Subject: Proposed Rezoning - Fairways Development
Date: Thursday, February 14, 2019 5:53:26 PM
Attachments: [New Brunswick Property Comparisons.xlsx](#)

Hello Councilor Coughlan,

I am writing to you in regards to the proposed re-zoning mentioned in the Feb 13, 2019 Town Council Meeting Minutes:

"ZZAP Consulting Inc. on behalf of Clayton Developments LTD. Rosebank Crescent (PID 05103080) To rezone the property from R1 to R2 to accommodate a development with multiple semi-detached homes (File 18-42239)."

It is my understanding that Clayton Developments wishes to re-zone the area to duplex homes from single family dwellings. This is of concern to me, as my family and I made the decision to purchase our home on Rosebank Cres in September 2015 due to the single home zoning. We were looking for a quiet, dead end/crescent.

In re-zoning this to duplexes there will be twice as many people, and twice as many cars in the neighbourhood. This is not what we were looking for when making our purchase. I also fear that it will result in a devaluation of our home.

What concerns me most about the re-zoning is the why behind it ... their sales have been abysmal; not because the demand is low for single family dwellings, but because they have priced themselves out of the market. There is always more than one solution to a problem, and I believe that lowering their pricing to meet market norms would result in increased sales, and their ability to move to Phase 2. Rezoning is not necessary.

In 2015 I had lengthy discussions with Clayton Developments about the price they were asking for their land, as I felt it was way over-valued. The land I purchased was listed at \$49,000 above assessed value and at \$7.72/sqft. At the time of my purchase the next highest in Riverview was \$5.23/sqft. based on comparable size and parameters (green space behind, quiet street, 10-12,000 sqft.). I warned them that they would be years trying to sell the lots and not likely to get to Phase 2. Personally, I was OK with this as it meant more green space and a quieter neighbourhood for longer.

Ultimately I ended up buying my property as it was the one I wanted despite being over-priced.

Attached is the spreadsheet I sent them where you can see the comparables at the time, and the actual sales in the previous 365 days (note the first two were on Rosebank). Since 2015 they have raised the prices of their property instead of lowering it. It is very clear why their sales have been slow.

Please re-consider approving this application until Clayton Developments have lowered their prices

to meet market norms and exhausted the possibility of the sale of their R1 zoned properties.

Sincerely,

Sean Rollo

[REDACTED]
[REDACTED]

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