

4th March 2019

Town Clerk  
Town of Riverview  
30 Honour House Court  
Riverview, NB E1B 3Y9

To the Mayor and Councillors of Riverview Town Council:

Re: Clayton Developments' request to re-zone PID 05103080 (Rosebank Crescent) from R1 to R2

I am writing to ask that you deny the request to re-zone the north end of Rosebank Crescent, so that the entire street remains zoned R1.


In 2017, my husband and I made the decision to build a custom home, one that would be large enough to accommodate a growing family, and wheelchair accessible for relatives with impaired mobility. Having grown up in Moncton, I fully expected to build there. However, after seeing this subdivision and seeing the developer's plans, I realized that Riverview was an excellent place to build that home, start a family, and potentially start a business.

When we were deciding to buy our lot and build a home in The Fairways, one of the factors that played a large part in our decision was the existence of Protective Covenants on all of the lands on Rosebank and Flagstone. The very first covenant left no room for interpretation: "No building other than a single-family dwelling shall be constructed on the Lands." That Protective Covenant was one of the critical determinants for the decision to build in Riverview: we felt that we had a legal agreement that would ensure the character of the neighbourhood of single-family homes. It has been very disappointing to see Clayton Developments attempt to break this covenant.

I worry that filling our subdivision with lower value semi-detached units will devalue our home. Given our proximity to the area of proposed change, I fear that we will be most impacted.

Additionally, I am concerned about the impact on traffic. I am concerned not only that the number of vehicles travelling on Rosebank will increase, but also that the traffic turning from Pinewood onto Gunningsville Boulevard will increase. For the latter intersection, which is already challenging at times during peak traffic periods, I would encourage Town Council to consider a roundabout. This would help alleviate delays now, and even further when the causeway is closed and traffic becomes much heavier on Gunningsville.

With more homes and vehicles, I also fear that the noise in the subdivision will increase. We built here to enjoy relative peace and quiet. We can sit in our backyard and hear birds, and deer are frequently sighted. I worry that this change will disturb the tranquility of the area.



For the moment, Clayton has put its focus on rezoning the northern section of Rosebank for semi-detached homes. I can't help but worry about the remaining lots in our section. Will they next apply to rezone those lots, further increasing the noise and traffic on our streets? Will the value of our homes suffer even more?

I work as a family physician, sharing a large practice in Moncton. Since moving to Riverview, I have enjoyed the community, and hope to relocate my practice here. Several of my colleagues are considering the move as well. I was lured by the plan for a quiet, safe neighborhood full of high end single family homes. I believe my colleagues, and other young professionals looking to start businesses, will also be attracted to that vision. I believe that proceeding with this proposed rezoning would deter this influx of young, professional families that could stimulate Riverview's economy.

Along with many of the residents of Rosebank Crescent, I have signed an online petition against this proposal. I have written letters, and spoken out against this change. Please deny Clayton's request for rezoning, and keep all of Rosebank Crescent zoned as R1.

Sincerely,

Dr. Megan Richard  
Resident of Rosebank Crescent