

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: Re-zoning request from Clayton Developments under Zoning By-law 300-7-1 to amend PID 05103080 from R1 to R2

I am writing to appeal that the requested zoning amendment be **denied** and that all of Rosebank Crescent remain zoned as R1 (Single Unit Dwelling).

In 2016, my wife and I were living in Dieppe when we decided to construct a new home. When we decided to purchase a lot on Rosebank Crescent and construct a single-family home in 2017, we did so for a number of reasons:

- We wanted a quiet residential street on which to start a family;
- We wanted to live in an area with very light traffic, so that it was safer for children to play in the neighbourhood;
- We wanted to protect our property value, given that we were investing more than average for a new home in Greater Moncton;
- We wanted a neighbourhood with a clear and committed development plan, both to protect our investment and to ensure a quality of living; and
- We wanted to live in a community where we could work, and possibly start a business.

We found all of these features in Riverview in The Fairways subdivision, as marketed by Clayton Developments. Here was a subdivision with executive homes on a quiet, residential street. We felt that we could build an upscale home here and feel confident that our investment was secure. We had this confidence because:

- a) There were already several upscale executive homes built on the street with high property values;
- b) Clayton Development had developed Protective Covenants ensuring that the character of the neighbourhood would be protected, the first of which reads “No building other than a single-family dwelling shall be constructed on the lands;”¹ and
- c) The Town of Riverview was actively seeking to attract new residents to Riverview, particularly those who might work in the community and/or bring jobs to the town.

The re-zoning request before council negates many of the attractive features of the subdivision where we have built a home. If the subdivision is re-zoned to R2, traffic will likely increase. We would feel less secure having children play in the neighbourhood out of concern for traffic. We also feel that our property value would be negatively impacted, as our home is one of the closest ones to the land in question.

I think it is valuable to look at The Fairways in the larger context of the Town of Riverview and its growth strategies. According to the Town’s *Strategic Plan*, one of the goals of the Town is to “increase the number of employers and entrepreneurs in Riverview by targeting location neutral

¹ Clayton Developments, *Protective Covenants: The Fairways – Riverview, NB – Rosebank Crescent & Flagstone Court*, as provided to the author in April 2017.

companies.”² In other words, Riverview wants to entice existing residents to start businesses, and to attract residents to the Town who wish to do so. This is one of the great appeals of an executive home subdivision: it attracts individuals who have had previous career success and who can contribute to the local economy. On Rosebank Crescent, we currently have a few small business owners, we have investors, a pharmacist, a dentist, and in my own home, a family physician. My wife has a practice in Moncton, but is working with Medicare to relocate the practice to Riverview. She would not be considering such a move if we hadn’t moved here, and it was the character of The Fairways that brought us here. To summarize: not only does R1 zoning set the standard for homes in the neighbourhood, it helps to fulfil part of the Town’s strategic vision of bringing new business into Riverview. This is less likely to be the case if the rest of the street is zoned R2, particularly where the developer plans to target retirees who are likely to be less interested in starting a business.

When you look at the zoning map for the Town, you can see that The Fairways represents some of the only undeveloped R1 lots left within town limits.³ Along with a few available lots in East Riverview and Dobson Landing, The Fairways represents one of the few areas in Riverview where someone can currently build a single-family home.

Having R1 and R2 on this same street in this enclosed subdivision seems at odds with Riverview’s *Municipal Development Plan* which states that “...this Plan and this section on residential development are intended to protect the character of existing neighbourhoods.”⁴ In other words, when considering zoning and development, the proposed changes need to be in character with the existing neighbourhood. I would argue that the proposed changes are not in character with the rest of Rosebank.

In summation, this request should not be granted on a number of grounds:

1. The proposed changes violate the Protective Covenants that were put in place to protect the investments of the homeowners on Rosebank Crescent;
2. The Town’s Strategic Plan hopes to attract new businesses to Riverview, which is more likely with single executive homes than semi-detached homes;
3. The number of available R1 lots for construction in Riverview is already small, and granting this change would reduce that number even further; and
4. The proposed re-zoning is not in character with the rest of the subdivision, in contrast to the Town’s own Residential Development Policies.

I would strongly encourage Town Council to deny this request.

Sincerely,

Heath Johnson
Resident of Rosebank Crescent

² *Town of Riverview Strategic Plan 2016-2020*, p. 11, retrieved from https://www.townofriverview.ca/sites/default/files/documents/related/strategic-plan-2016_fnl.pdf.

³ *Town of Riverview Zoning Map*, retrieved from https://www.townofriverview.ca/sites/default/files/documents/related/r_zoning_june_2018.pdf.

⁴ “Residential Development Policies,” *Town of Riverview Municipal Development Plan 2013*, Chapter 5, p. 32, retrieved from <https://www.townofriverview.ca/sites/default/files/documents/related/municipalplan300-32consolidatedjanuary162015.pdf>.