To whom it may concern:

I am sending this email in response to to a Zoning By-Law Amendment (300-7-1) to rezone Rosebank Crescent (PID 05103080) from R1 to R2 to accommodate a development with multiple semi-attached homes.

In response to this, I would like to voice my concerns as I have had my name on a lot in Phase 2 on Rosebank for over a year now. I was contacted by the real-estate company to see if I would still be interested in purchasing the lot if they opened this section for sale in 2019. I informed them that I would be interested. At the time of putting my name on a lot, most of the lots on one side of Rosebank had names on them, indicating that people were interested in purchasing them. This development was initially approved on the basis of a many years ago proposal by the developer, Clayton Developments. As such, people have already invested many hundreds of thousands of dollars in real-estate on Rosebank under the assumption that the zoning going forward would remain unchanged from the initial zoning. By rezoning to R2, this would significantly devalue these properties.

If rezoned, it will force me and many other people who are interested in building a higher end home in Riverview to look elsewhere. Being a resident and business owner in Riverview for over 30 years, I do not believe this would be a good forward thinking decision for the town. If the lots have not been selling as Clayton had anticipated, it is likely due to the fact that they are overpriced for the area and adjustment to a reasonable amount would likely have the lots sell considerably quicker.

Regards,

Brad MacCallum