

OPPOSITION FOR THE PROPOSED REZONING OF FAIRWAYS

MON. MAR. 11TH, 2019
RIVERVIEW TOWN COUNCIL

AN EXAMINATION OF THE PROPOSED REZONING

Impact on current residents

- Many current residents feel misled – Covenants / Guidelines
- Reduced property values:
 - Traffic
 - Island of single family homes
- Misleading buffer zones

Impact on Riverview

- Town of Riverview Master Plan
- Loss of exclusive R1 zoning – loss of future residents to Moncton / Dieppe
- What message does this send to future residents?

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Toll Free 1-866-233-0808



Fairways. Carefully planned with protective covenants to maintain the beauty of the natural environment and the value of the properties within, The Fairways

Start living your life

The Fairways

If you are looking for the perfect quiet place to plant your roots, we hope you will choose to live in The Fairways. Carefully planned with protective covenants to maintain the beauty of the natural environment and the value of the properties within, The Fairways offers high quality construction by the local builder of your choice, distinctive home designs, and a location that is close to everything. The Fairways will be an enduring community and one where your investment will be secure.

The Fairways features:

An 82-acre residential development off Gunningsville Boulevard in Riverview, just south of the Moncton Golf & Country Club.

SCHEDULE "E"

PROTECTIVE COVENANTS The Fairways

The Transferee covenants and agrees with the Transferor to observe and comply with the following restrictions made in pursuance of a building scheme established by the Transferor. The burden of these restrictions shall run with the specified parcel (hereinafter referred to as the "Lands") forever and the benefit of these restrictions shall run with each of the residential lots shown on plans of subdivision for The Fairways Subdivision which are registered in The Land Titles Office of New Brunswick, including but not limited to plan number 33175945. These restrictions shall be binding upon and enure to the benefit of the respective heirs, executors, administrators, representatives, successors and assigns of the parties.

1. No building other than a single-family dwelling shall be constructed on the Lands.
2. Prior to any site works (excavation and filling) or the construction of any dwelling on the Lands, approval of the proposed building plans must be obtained in writing from the Transferor.

THE FAIRWAYS

A C L A Y T O N C O M M U N I T Y

Design Guidelines

February 11, 2013

House Façade & Colour Approval Criteria



Consistency of exterior building materials, colour palettes and design elements will bring a certain visual harmony to the streetscape of *The Fairways*.

To minimize repetition of home designs and colours on adjacent lots, the following criteria will govern the approval of homes in *The Fairways* - (please refer to Figure 1.):

- On the same side of the street, no façade or exterior colours can be repeated on adjacent lots.
- On the immediate lot directly across the street, no façade or exterior colours may be repeated.

Design approval will ensure sufficient variation in façades while maintaining compatible exterior materials and design elements.

Please feel free to contact our sales and support staff if there are any questions regarding these criteria or for copies of the approved façade and exterior colours of those homes adjacent your chosen lot. For contact information please refer to the last page.

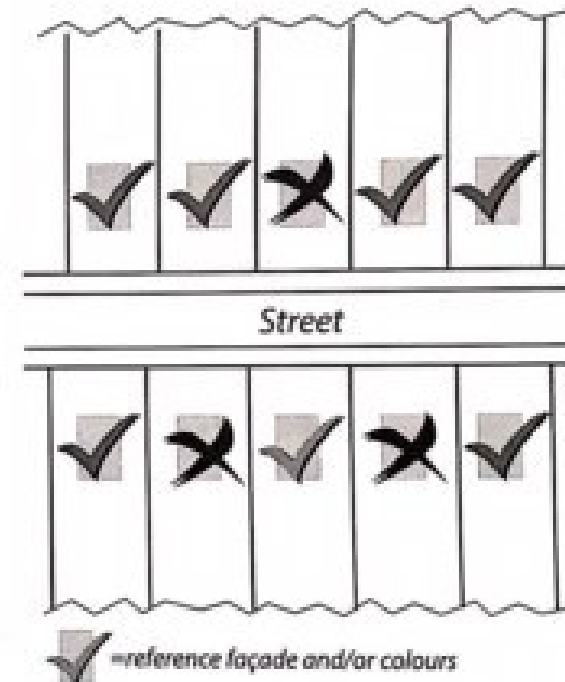


Figure 1.

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TRAFFIC STUDY

- Assesses peak traffic not general increase in traffic which is our concern
- Does not factor in the PAC committees recommendation

PAC COMMITTEE – SINGLE STORY



DESIGN PRESENTED TO EXISTING RESIDENTS



AS EXPLAINED TO CURRENT RESIDENTS

UNIT COUNT - 65



PROPOSED REZONING

REZONED – UNIT COUNT 110



CONCEPTUAL PLAN

ROSEBANK CRESCENT

FAIRVIEW, NEW BRUNSWICK

LEGEND

30' Semi-Detached 40

34' Semi-Detached 48

38' Semi-Detached 22

Existing/ Planted
Vegetation

DATE
November 2018

SCALE
NTS



ISLAND OF SINGLE FAMILY HOMES

- If the re-zoning is approved the current section of Rosebank Cres will become an island of single family homes surrounded by multi-unit housing
 - To the East; Flagstone Court
 - To the North; Summerdale Court
 - To the West; Rosebank Cres proposed re-zoned
- I feel very strongly that this will lower the value of the existing single family homes and give a disjointed feel to our section of Rosebank Crescent

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MISLEADING BUFFERS

Dense Buffer



ROSEBANK TO SUMMERDALE



ROSEBANK TO COUNTRY CLUB



ROSEBANK TO COUNTRY CLUB



OUR EXPERIENCE

- We feel misled. We were led to believe that we were buying in to an area of exclusively single family homes.
- We did our homework:
 - Checked the Town zoning plans
 - Spoke with the developer
 - Spoke with the builder
 - Spoke with the realtor. They all sang the same tune ...
- We were assured that there was significant power in the covenants
- With this in mind current residents made a significant investment

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Impact on Riverview

- **Market Conditions**
- Town of Riverview Master Plan
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2015 MARKET CONDITIONS - LISTINGS

AREA	Price	SQFT	Price / SQFT	New/Existing	Assessment	Assess/Price
*RIVERVIEW						
Lot 100 Rosebank Cres.	\$84,000.00	10882	\$ 7.72	New	\$42,200.00	2.0X
Cudmore Ct.	\$54,000.00	10333	\$ 5.23	New	\$49,000.00	1.1X
Carrington Dr.	\$54,000.00	10912	\$ 4.95	New	\$49,000.00	1.1X
Sanford St.	\$84,900.00	17502	\$ 4.85	Existing Lot	\$19,600.00	4.3X
Pine Glen Rd.	\$59,900.00	12400	\$ 4.83	Existing Lot	\$51,000.00	1.2X
			\$ 4.96	Average Price / SQFT. By City		

*All properties with green space behind them

Research by Sean Rollo when looking to purchase lot 100 of Rosebank Cres. in late 2015

2019 MARKET CONDITIONS - LISTINGS

AREA	Price	SQFT	Price / SQFT	New/Existing
FAIRWAYS				
84 Rosebank	\$66,500.00	8845	\$ 7.52	New - Inside Loop
85 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
86 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
87 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
89 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
90 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
91 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
92 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
44 Rosebank	\$63,000.00	10592	\$ 5.95	New - Pinewood Corner
46 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
47 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
48 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
49 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
53 Rosebank	\$66,500.00	8945	\$ 7.43	New - Inside Loop
140 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
141 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
142 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
143 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
144 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
145 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
146 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
147 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
148 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
149 Rosebank	\$64,500.00	8826	\$ 7.31	New - Backs On To McAllister
151 Rosebank	\$63,000.00	10463	\$ 6.02	New - Pinewood Corner
2 Flagstone	\$47,000.00	6221	\$ 7.56	New - Backs On To Country Club
3 Flagstone	\$47,000.00	6221	\$ 7.56	New - Backs On To Country Club
4 Flagstone	\$47,000.00	6211	\$ 7.57	New - Backs On To Country Club
6 Flagstone	\$47,000.00	6211	\$ 7.57	New - Backs On To Country Club
7 Flagstone	\$47,000.00	6211	\$ 7.57	New - Backs On To Country Club
8 Flagstone	\$47,000.00	6211	\$ 7.57	New - Backs On To Country Club
38 Flagstone	\$47,000.00	6211	\$ 7.57	New - Backs On To Duplexes
40 Flagstone	\$47,000.00	6211	\$ 7.57	New - Backs On To Duplexes
			\$ 7.28	Average Price / SQFT.

AREA	Price	SQFT	Price / SQFT	New/Existing
			\$ 7.28	Average Price / SQFT.
RIVERVIEW				
Oakfield Dr	\$55,900.00	6889	\$ 8.11	New
Red Leaf	\$29,900.00	9774	\$ 3.06	New
Hillsborough	\$64,900.00	87120	\$ 0.74	New - Riverfront
			\$ 3.97	Average Price / SQFT.
LOWER COVERDALE				
Niagara Rd	\$27,000.00	65340	\$ 0.41	New
Niagara Rd	\$27,000.00	60984	\$ 0.44	New
Niagara Rd	\$38,500.00	60984	\$ 0.63	New
Niagara Rd	\$79,900.00	178569	\$ 0.45	New
Keirstead	\$35,000.00	43560	\$ 0.80	New
			\$ 0.55	Average Price / SQFT.

Excel spreadsheet available

FAIRWAYS R1 LOTS

-Average \$7.28 / sqft.

RIVERVIEW R1 LOTS

- Average \$3.97 / sqft.

LOWER COVERDALE R1 LOTS

-Average \$0.55 / sqft.

MONCTON R1 LOTS

- Average \$5.95 / sqft.

PREMIUM LOTS

21 IN NEW DEVELOPMENT

5 IN EXISTING DEVELOPMENT

Existing Golf Course

4 Storey

Pinewood ext



PREMIUM LOTS

21 IN NEW DEVELOPMENT

5 IN EXISTING DEVELOPMENT

People have wanted to purchase these lots and been told no

Existing Golf Course

4 Storey

SOLD SOLD SOLD SOLD SOLD SOLD SOLD SOLD

Pinewood ext

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TOWN OF RIVERVIEW – MASTER PLAN

Chapter 5 – Residential development

- “Approximately 74% of the dwelling units within the town are single detached dwelling units, which is the highest proportion of single unit dwellings in the tri-community area. As such, this plan and this section on residential development are intended to protect the character of existing neighborhoods.”

TOWN OF RIVERVIEW – MASTER PLAN

Chapter 5 – Residential development

- Section 5.4 - R1 - Single unit dwelling zone:
 - The majority of the area in the residential designation have developed as low residential density under the traditional R1 single unit dwelling zone. Therefore, council intends to maintain and protect the future stability and physical character of these areas

CONCLUSION

- Allowing phase 2 of the Fairways to be rezoned would:
 - Penalize existing homeowners
 - Allow development that is inconsistent with Riverview's Master Plan
 - Send a bad message to future homeowners considering Riverview
 - Make Riverview uncompetitive for homeowners looking for executive style homes
 - Benefit Clayton Developments not Riverview or its residents
- There is a petition with over 110 signatures from those in the affected neighbourhood opposing the rezoning