

I am writing to oppose the proposed zoning change from R1 to R2 for the lands noted in your Recent public notice. I live at [REDACTED] McAllister Rd on three lots that border the land in question. I moved my young family to Riverview some 41 years ago as did many of the current residents of our street . Over that time I have paid close to \$200,000 in property taxes on the lots I own and collectively those further along McAllister must be close to \$1.5 million. The proposed change will diminish future tax revenues as market values shrink on existing properties.

Why did I buy here? I bought here for privacy ,long-term value and the best schools for my kids.When Clayton Park bought the golf club property I was very supportive as it fit with the long term plan the Town had.At the time they did their presentation to all of the residents that bordered on the development on the golf club land they undertook that the property closest to the golf course was to be developed in a low-density way with single-family homes. Higher densities would be towards the arterial road which made sense for traffic flows. The land in question was to have single family homes of high value in keeping with the location .

The change in designation from R1 to R2 will negatively change the privacy and value that my property had from the original one family per lot plan had. What has been proposed will increase the density behind my property from one family to five families. Needless to say my privacy has been impaired also the investment value is also now in question as a result of the proposed zoning change. So as to further depreciate the value of my property they had proposed high two story units that even further diminishes our privacy .

The current plan for Riverview we all agree is a good long-term vision and plan. The plan is not a function of any current market conditions but is a template for what our Town will become in the long term .With the new bridge construction completed,Riverview residents will be in a unique place in the Moncton area with very rapid access to downtown Moncton through two arterial highways as well as continued access to great schools and an integrated nature space.

North Moncton and Dieppe have seen the sale of high value single-family homes over the prior five years. The lots and land bordering the golf course are the prime jewels of the Riverview area. If you cannot extract fair value from these lots what can you expect from the balance of the development in Riverview.By bringing forth this change in zoning the developer is now suggesting that he cannot sell high-value single family homes in the best real estate in Riverview. It's not clear if this is a question of lot size, house size or price point. It appears his problem is how to better market this areas distinct advantages to potential customers as demand exists elsewhere and is being serviced.

As long term residents of Riverview we have intended to relocate to a smaller site in town in future but this decision to alter the zoning makes us reconsider where's the Town is going in a planning sense. As I learned in my businesses a long time ago ,If you cannot maintain existing customers how in the hell can you attract new ones when your best are leaving with a sour taste .

We all want Clayton Park to succeed in this venture. They are one of the premier development companies in Atlantic Canada. The last thing we would want is for them to fail and walk away for what that says to other developers about our Town.

Good companies are judged not only by their products or contracts & legal documents they enter but by their actions and undertakings to all customers overtime. Clayton Park undertook to us that they would develop these lands as R1. They sold the lots behind McAllister developed to date on that basis also and made undertakings to those who purchased those lots and built on those properties that the street North of them would be designated R1 and therefore I oppose the proposed zoning change from R1 to R2 .

Mark & Mary O'Sullivan

