

City Clerk

Town of Riverview
30 Honour House Drive
Riverview, NB
E1B 3Y9

Dear City Clerk,

Re: Concerns Regarding Proposed Zoning Amendment (Single Family to Multi-Residential)

I am writing to express my concerns regarding the proposed zoning amendment that would change the designation of the property located behind my home from Single Family Residential to Multi-Residential. As a resident of Oakfield Drive, I am deeply worried that such a zoning change could significantly impact the quality of life for my family and me, as well as the cohesion and character of our neighbourhood.

My primary concern is that this change could open the door for the development of a multi-story apartment building or stacked townhome behind my property. The potential for such a structure raises a number of serious issues, including:

- 1. Increased Noise Levels:** A multi-residential building would likely result in much higher traffic and foot traffic behind my home, contributing to noise that would negatively affect the peaceful enjoyment of my property. The prospect of additional construction, parking, and activity in such close proximity is a major concern.
- 2. Shadows and Loss of Privacy:** The height and density of a potential apartment building would likely cast significant shadows on my property, particularly in the late afternoon and evening hours. This would have a detrimental impact on my ability to enjoy outdoor spaces and could affect the livability of my home, especially during the warmer months.
- 3. Traffic Congestion:** Increased traffic resulting from multi-residential development in a primarily single-family area would lead to congestion on our already busy streets. This could also raise concerns about safety, particularly with more vehicles passing through what is currently a quiet and family-oriented neighbourhood.
- 4. Impact on Neighbourhood Cohesion:** Our neighbourhood is primarily composed of single-family homes, and the proposed zoning change threatens to disrupt the character and cohesiveness of the area. The introduction of a multi-residential development would create a stark contrast to the existing aesthetic, potentially leading to a decline in property values and a loss of the community spirit that has defined the neighbourhood.

Additionally, I would like to reference a statement made by the developer of my home to my real estate agent at the time of purchase, who indicated that they would be building a court of larger, single-family homes behind my property in 5+ years (2028 or later). While I understand that this verbal commitment is not legally binding, it is disheartening to see such a significant shift in plans. I would be remiss to not mention that this statement had a material effect on my decision to purchase in Riverview as opposed to Moncton or Dieppe, as it indicated to me that Riverview

prioritized space for families to live and grow. The developer's willingness to go back on their word—especially when it concerns something that will materially affect my family's enjoyment of our property—raises concerns about the developer's intentions and the level of consideration they give to the existing community's well-being.

I strongly urge the Town of Riverview to reconsider this zoning amendment and take into account the long-term impact such a development would have on the residents of the area. The concerns I have outlined above represent only a few of the potential issues that could arise from this change. I trust that the town will carefully consider these factors before making a decision that could irrevocably alter the fabric of our community.

I would also like to raise concerns with the fact that the hearing notice was issued on November 15th, the same day that Canada Post went on a national strike (which is ongoing to this day). As a result, few families living on Oakfield Drive will receive any timely notification **at all** of this hearing scheduled for December 9th. I fear that this meeting will not receive enough feedback from the residents who will be directly impacted by the re-zoning, as they are not yet aware of the issue. This notice should have been hand-delivered to the limited number of pertinent residents to promote a civil discussion in which all parties have a fair chance to have their voice heard. I am lucky enough to have been notified from a neighbour through word of mouth, as I am not frequently refreshing the Town of Riverview website for zoning updates.

Thank you for your time and attention to this matter. I respectfully request that you keep me informed of any updates regarding this zoning amendment and any forthcoming public consultations or meetings related to this issue.

Sincerely,
Peter Maltese & Marie-Eve Benoit