

September 22, 2016

As a follow up to our July letter, we wanted to reach out to the residents of Cranston's Riverstone to update you on the application for rezoning and let you know that representatives of Brookfield Residential will be available after the conclusion of the Cranston Residents Association's upcoming Annual General Meeting Tuesday September 27th. They will be there to answer questions regarding the rezoning of some of the future southeast residential phases of Cranston's Riverstone near Deerfoot Trail.

We want to provide residents with information that will demonstrate how this rezoning is designed to enhance the community, sustain and grow current investments in your homes, and add renewed vibrancy to the lifestyle we want to foster here in Riverstone. It would not be in either Brookfield's or your best interests for us to pursue initiatives that contradict the values we all embrace for Riverstone now, and want to enjoy long into the future.

We have no intention of ever lowering the value proposition in this community. Riverstone will be built on high quality and standards with the unique attributes and features that brought residents here in the first place. The most significant change of the rezoning is that smaller lots would be permitted. Under the new RG designation Brookfield would have some discretion and flexibility to build a wider range of low density housing types, including single family homes, semi-detached homes, and street townhomes.

Having that flexibility does not mean that we will ever use it, or even mean homes built in these future phases will vary from what has been built to date. We believe, however, it is an option that could benefit us all if this economic downturn continues on, and as the homes being built in Riverstone move closer towards Deerfoot trail.

It might offer opportunity to build homes that attract different segments of purchasers, such as mature couples seeking to downsize from much larger home or frequent travelers who just want to easily lock and leave on vacations with perhaps no condo fees to worry about. New and different home options are meant to provide different lifestyle opportunities for potential buyers.

Being able to be flexible with the market and bring sales more quickly will allow for more amenities, sooner, for residents, such as expanded pathways, new parks, new ponds, and the important second south access in and out of Riverstone.

We invite residents who may have further questions to contact me at 403-231-8900 or attend the AGM Sept. 27 where several Brookfield staff will be available to meet with you after the meeting has concluded.

Best Regards,

Geoff Bobiy
Sr. Development Manager
Brookfield Residential