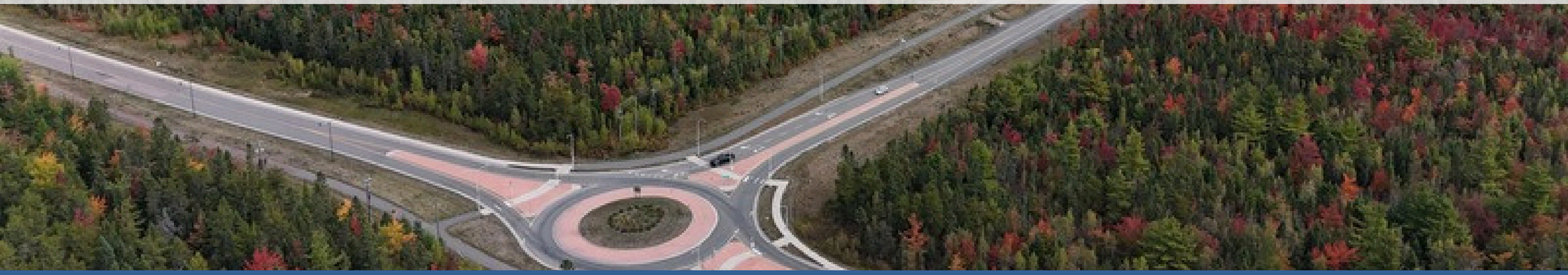


Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area



Riverview

ENGLOBE

UPLAND

Introductions

Riverview

UPLAND
PLANNING + DESIGN STUDIO

ENGLOBE

Introductions



Steffen Käubler
Project Manager, Planner + Urban Designer, Partner



Ian Watson
Senior Planner, Partner



Paul Dec
Senior Planner, Associate



Ryan MacLean
Engagement Manager, Associate



Arnav Garg
Planner + Engagement Support

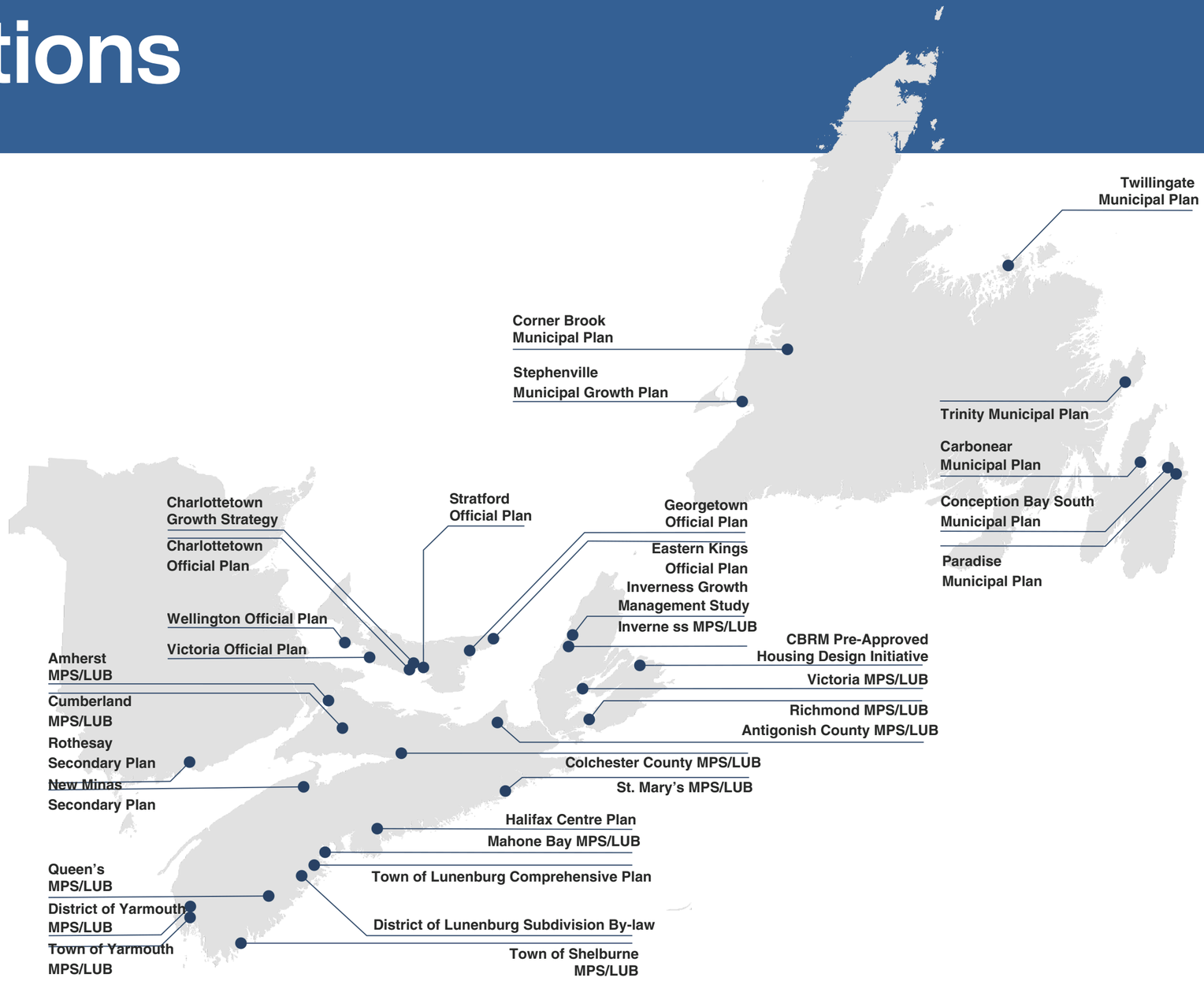


Devon Jennings-Lander
Engagement Coordinator



Carmen Rojas
GIS Analyst

Introductions



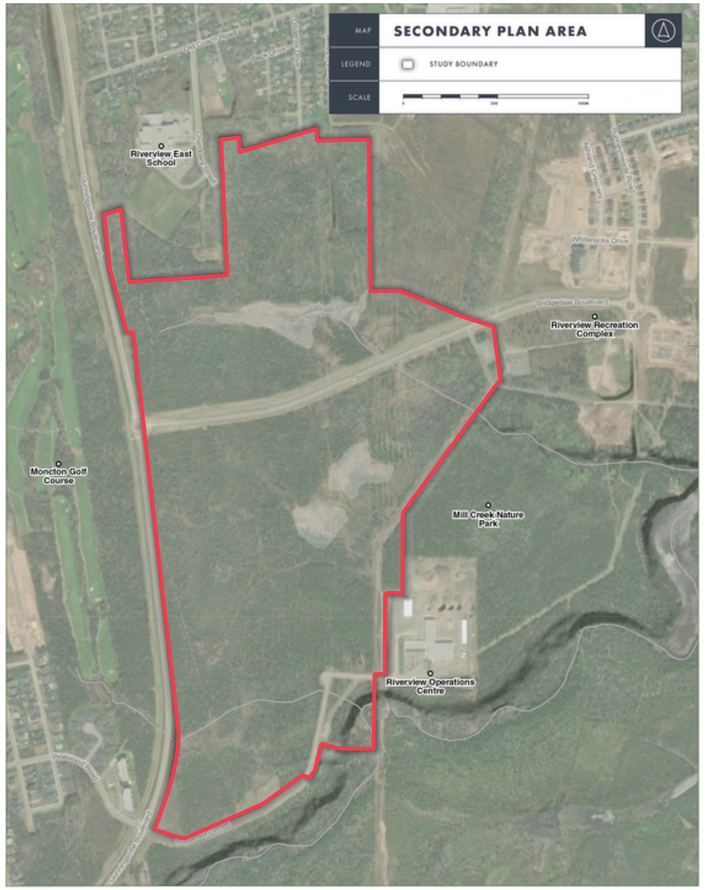
What is a Secondary Plan?

+ A detailed, area-specific policy framework to guide development within a particular neighbourhood or area.

+ The Municipal Plan sets the town-wide vision; the Secondary Plan translates that vision into site-specific rules, design directions, and land use guidelines.

+ This project involves the development of a Secondary Plan for the Bridgedale-Gunningsville-Robertson area. This area has been identified as a key area for future development.

+ This Secondary Plan will ensure a holistic and well-connected approach to future development in the area.



Why is this project happening?

+ The Town is well positioned for future growth and is an attractive destination for newcomers and young families given that housing prices are slightly lower than its neighbours, but also given the variety of open space and recreational opportunities that the municipality offers. (Riverview Housing Needs Assessment, 2024)

+ Riverview's population has been steadily growing , with a growth rate of 4.7% between 2016 and 2021.

+ Although the Greater Moncton Area is one of the fastest growing metropolitan areas in the country, growth in Riverview has been significantly lagging behind Moncton and Dieppe.

52% of survey respondents consider the need for affordable housing "critical"

Riverview Housing Needs Assessment (2024)

62% of survey respondents believe the need for rental housing is "critical" or "high"

Riverview Housing Needs Assessment (2024)

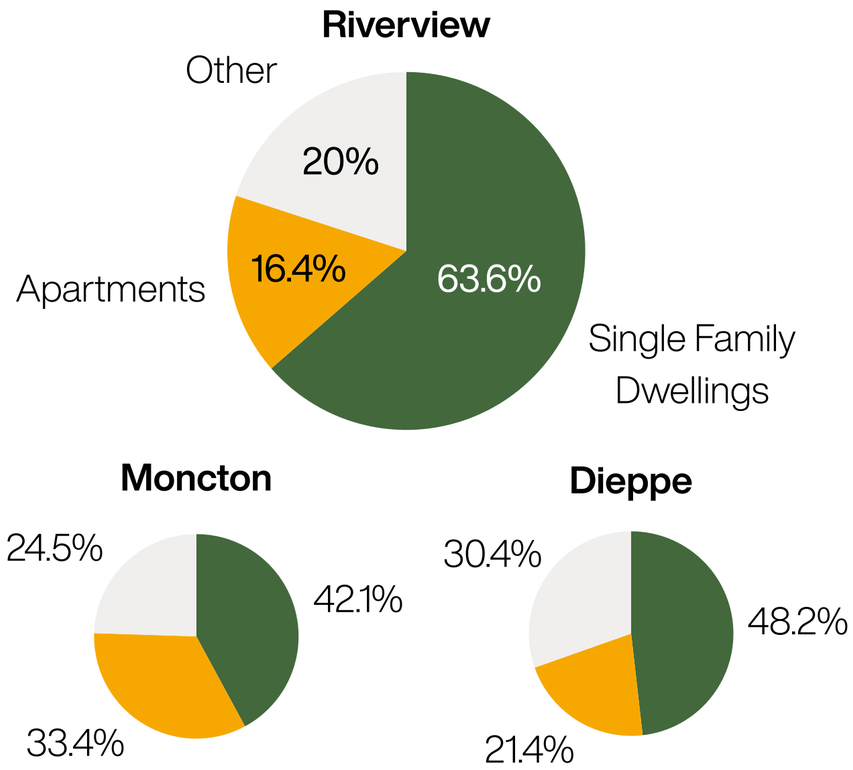
Why is this project happening?

+ The population of seniors in Riverview is higher than that of Moncton and Dieppe, and many seniors may soon be looking to age in place.

+ While the Greater Moncton Area has seen a larger number of younger people settling in the area, this trend is also true for Riverview however at lower rates.

+ Major factors influencing Moncton and Dieppe's growth is the prominence of their commercial and industrial parks, ability to attract anglophone and francophone newcomers, proximity to key transportation networks, and openness to development.

Housing Mix



Source: Riverview Housing Needs Assessment (2024)

Project Timeline

Discovery and Background Report
Sep - Nov 2025

Community Visioning
Nov 2025 - Jan 2026

Design and Secondary Plan Drafting
Feb - Mar 2026

Community Engagement on Draft Plan
Apr 2026

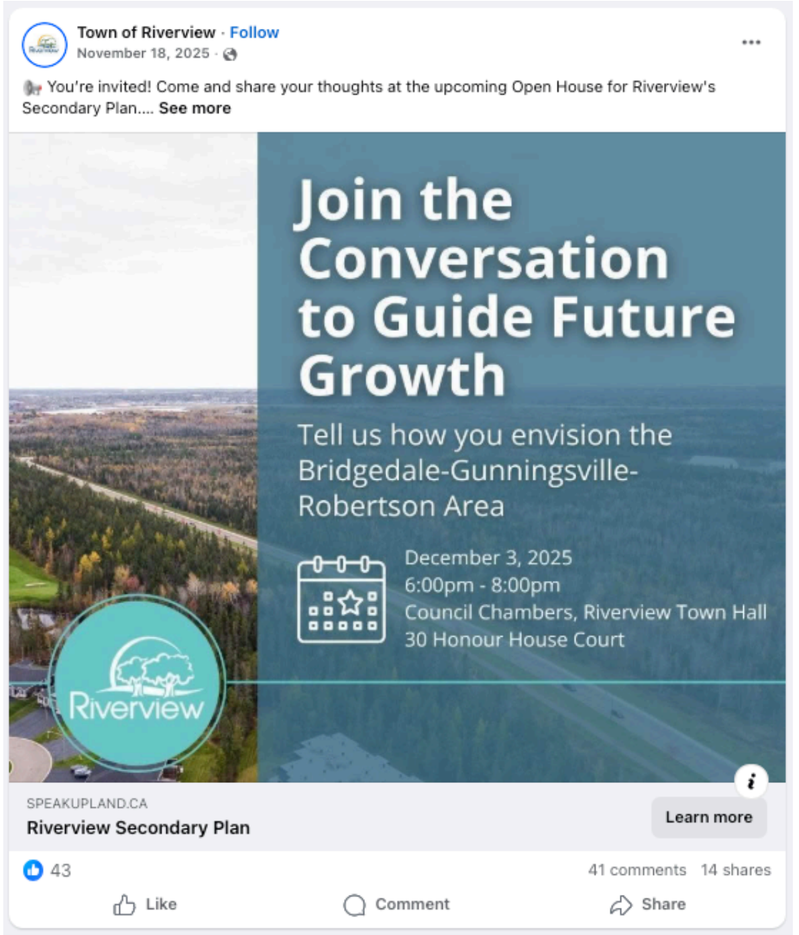
Finalization and Adoption
May - Jul 2026

What We Did

- Multiple methods of engagement were conducted to ensure we heard from a wide range of perspectives.

- In-person Activities
  - Community Open House
  - Town Staff Review on Draft Scenarios

- Online Activities
  - Online Public Meeting
  - Landowner Interviews
  - Shareholder Interviews
  - Online Interactive Map
  - Council Workshop on Draft Scenarios

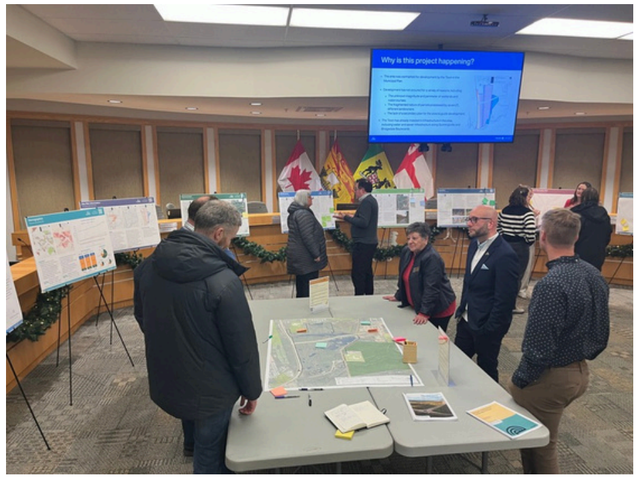


Open House - December 2025





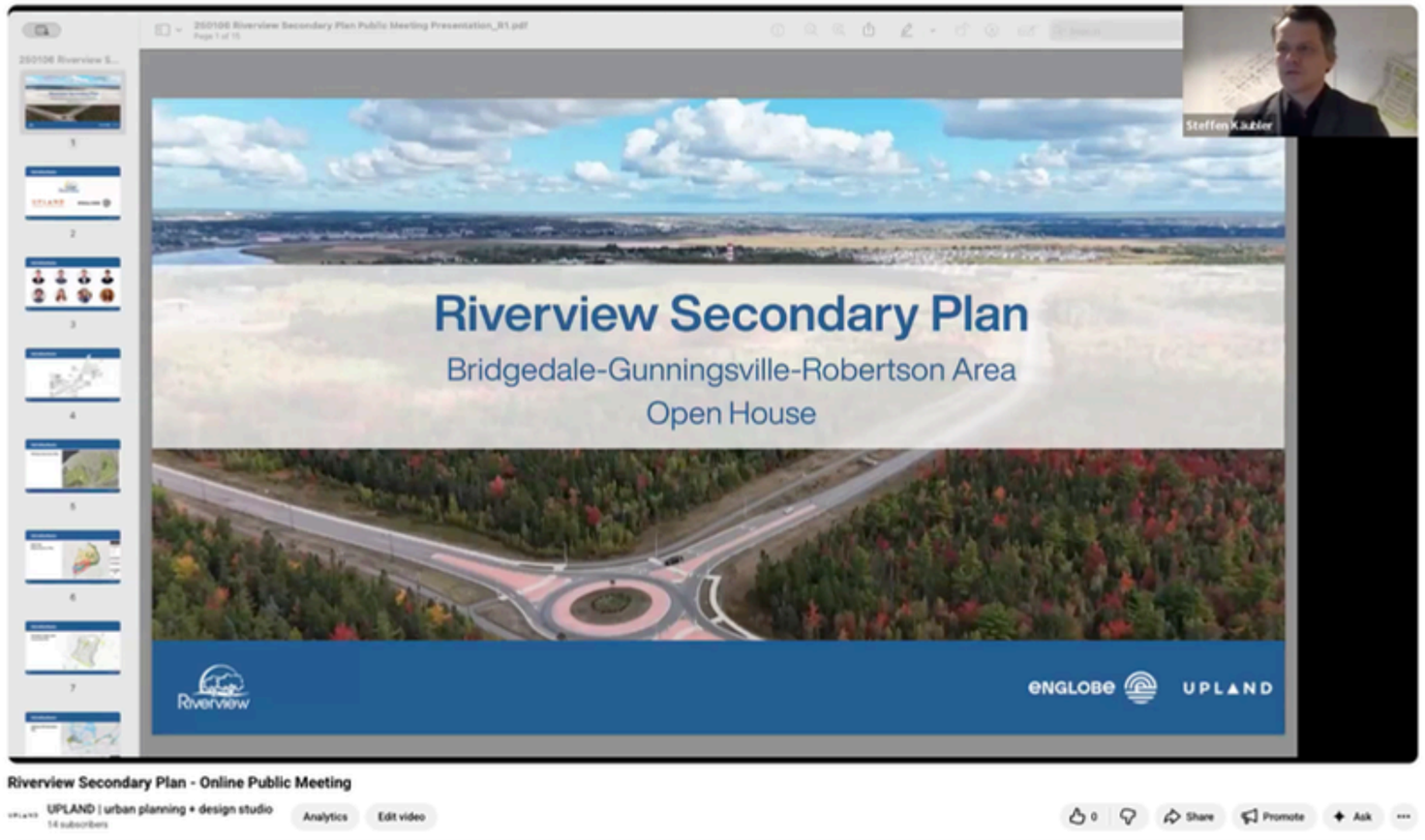




28

participants in-person in Council Chambers at Riverview Town Hall.

Online Meeting - December 2025



21

participants online over Zoom. Recording available on project website.

Interviews

- Landowners and Shareholders interviewed:
  - Clayton Developments
  - MoeMar Homes
  - Four individual landowners
  - Ability New Brunswick
  - District scolaire francophone Sud
  - Fundy Biosphere
  - Friends of Mill Creek Nature Park
  - Multicultural Agency of the Greater Moncton Area
  - NAV Canada
  - New Brunswick Department of Environment and Local Government
  - Town of Riverview

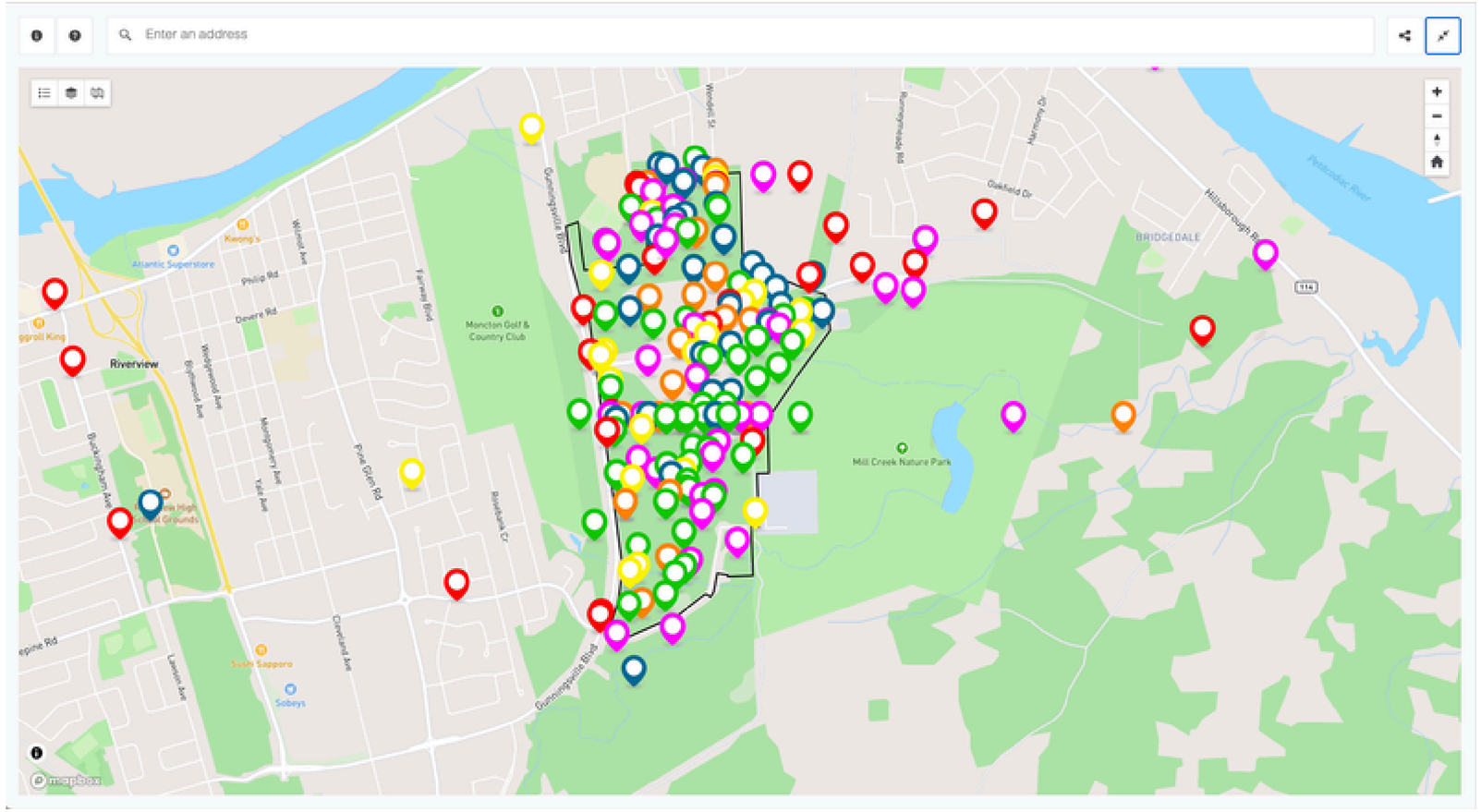
6

landowners interviewed.

9

shareholders interviewed.

Online Interactive Map



214

comments from

123

individual contributors.

Key Themes

Highlight the Area's Natural Assets

Create a Complete Community

Provide More Housing Options

Provide Safe and Convenient Connections



Participants want to see a Secondary Plan that will support a **multigenerational, diverse Riverview** and provide **access to nature and everyday services**.

Scenario Development Process



Background Information + Public and Shareholder Feedback



Preliminary Scenarios



Feedback from Town staff + Workshop with Council + Landowner Engagement



Preferred Draft Scenario

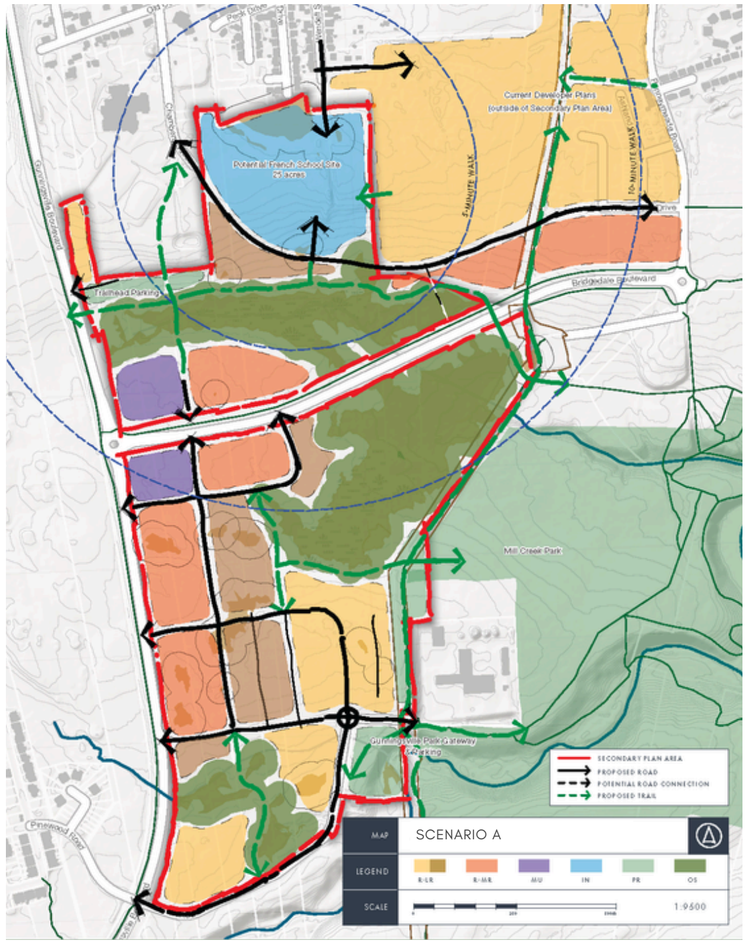


Public and Shareholder Engagement (We are here!)



Final Scenario + Secondary Plan Adoption

Preliminary Scenario A



+ Wetlands larger than 1 acre or part of a watercourse are preserved as Open Space, with active transportation trails to promote recreation and connectivity.

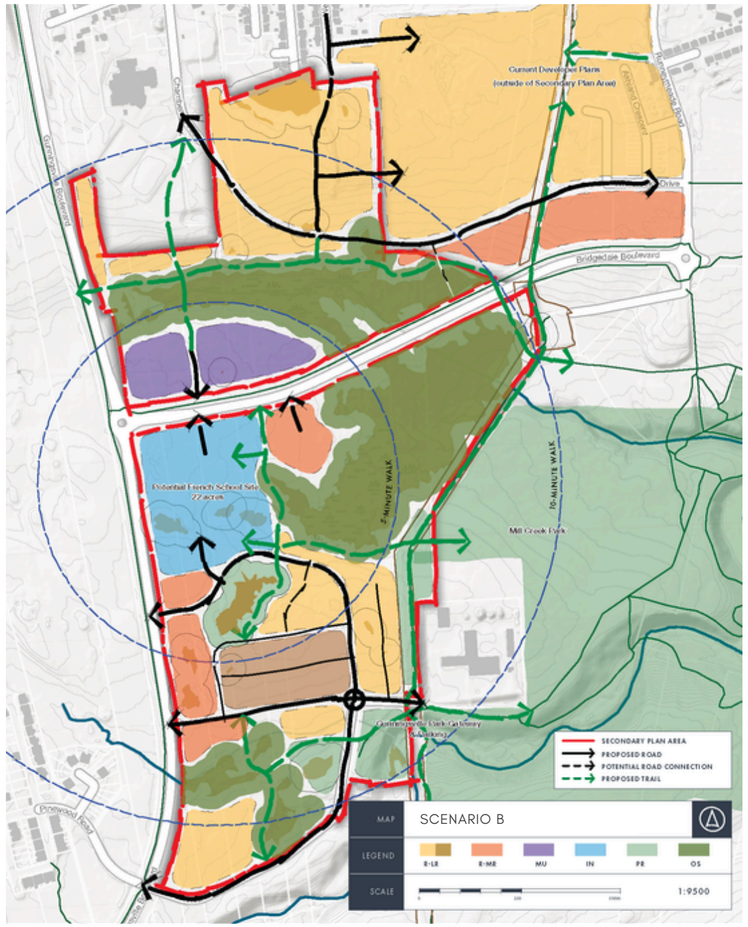
+ Francophone school to potentially be located adjacent to the existing school.

+ Chambers St is extended to Whiterocks Dr to improve connectivity to the school.

+ Intersection of Gunningsville and Bridgedale Blvds. is envisioned as a commercial and mixed-use anchor.

+ Density steps down towards Mill Creek Park.

Preliminary Scenario B



+ Wetlands larger than 1 acre or part of a watercourse are preserved as Open Space, with active transportation trails to promote recreation and connectivity.

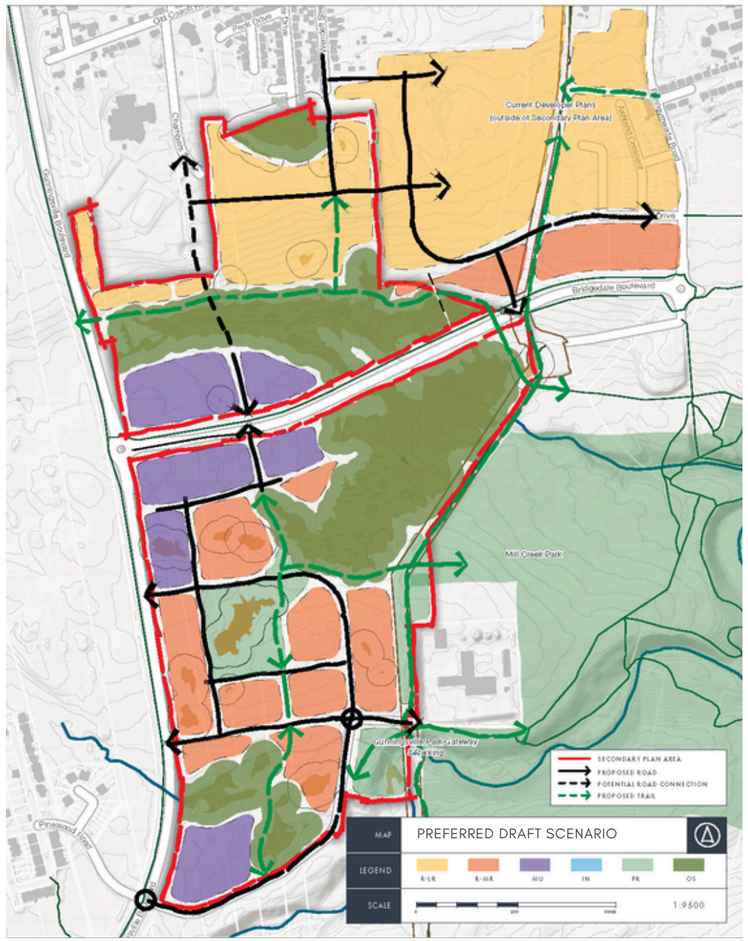
+ A new “central park” is featured for the southern portion of the plan area.

+ Francophone school to potentially be located at the intersection of Gunningsville and Bridgedale Blvds.

+ Chambers St is extended to Whiterocks Dr to improve connectivity to the school.

+ Density steps down towards existing neighbourhoods.

Preferred Draft Scenario

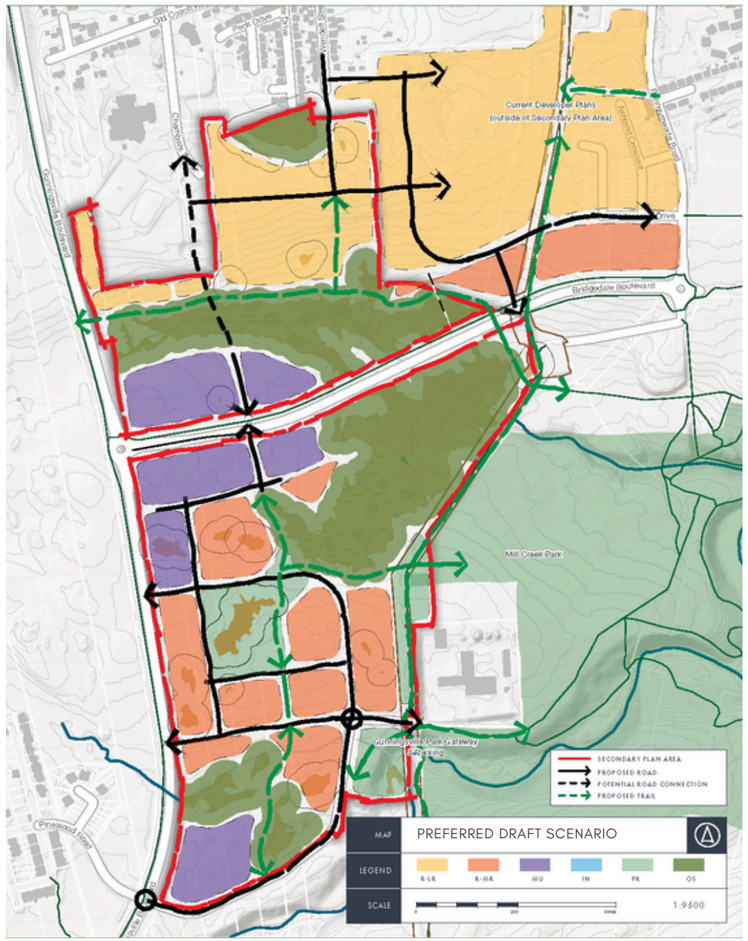


+ Chambers St is no longer proposed to extend to Whiterocks Dr, due to concerns that this connection would increase through traffic within the neighbourhood on roads built to local road standards, rather than along Bridgedale Blvd, which is designed as a collector road.

+ The potential for connecting Chambers St directly into Bridgedale Blvd or Gunningsville Blvd can be explored to improve traffic flow and fire response times.

+ However, these connections have potential implications around impacts to wetlands, and investment costs for the Town as they would largely not support development.

Preferred Draft Scenario

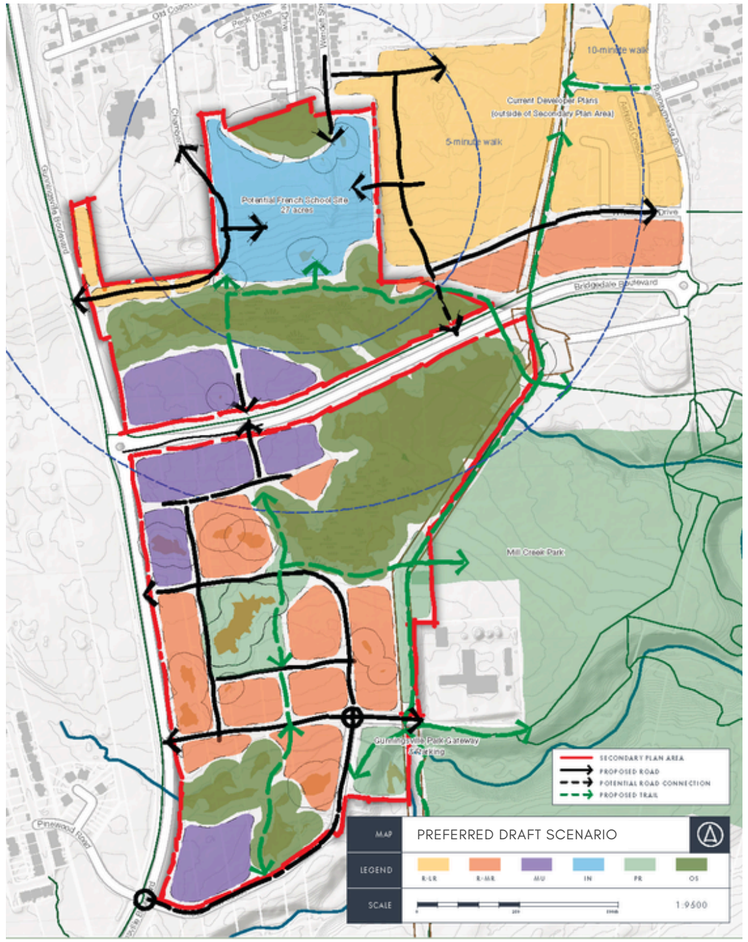


+ The intersection of Gunningsville and Bridgedale Blvds is envisioned as a commercial and mixed-use anchor.

+ Zoning that allows higher density is proposed (except adjacent to existing neighbourhoods), recognizing that large amounts of land are proposed to be conserved as Open Space and are not developable.

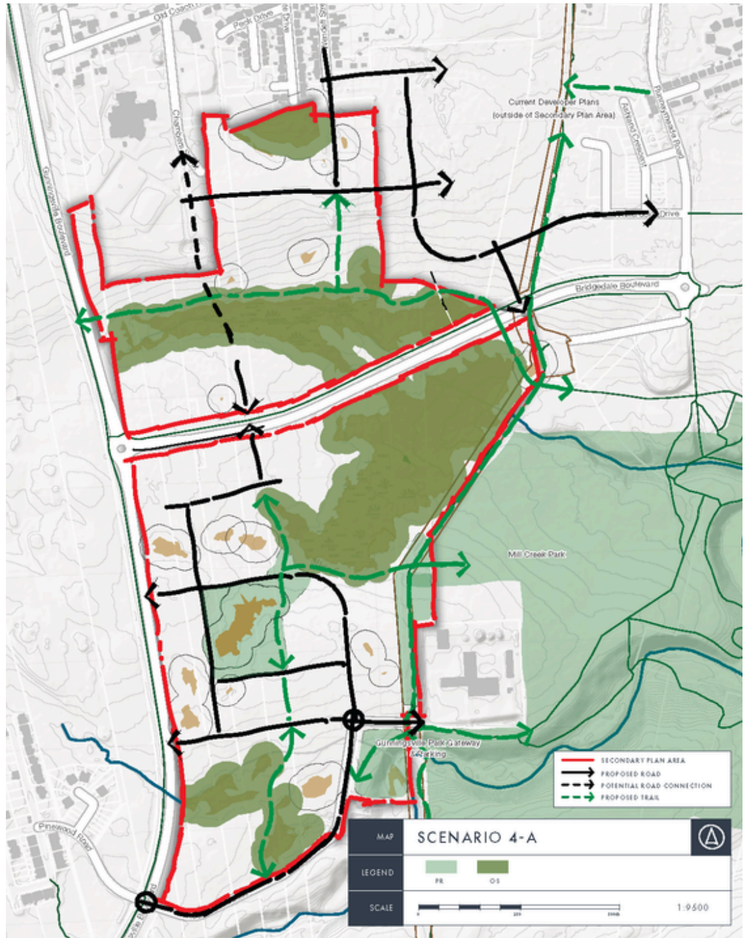
+ Higher density will also lead to a larger tax base for the Town, creating a better return on investment in infrastructure and services in the area such as the new Riverview Recreation Centre.

School Alternative



+ The Francophone school will potentially be located adjacent to the existing school, and can be developed into a low-rise neighbourhood if the school is not developed.

Open Space Plan



+ Trails will mostly run within the buffer zone around wetlands, and connect into existing trails in Mill Creek Nature Park.

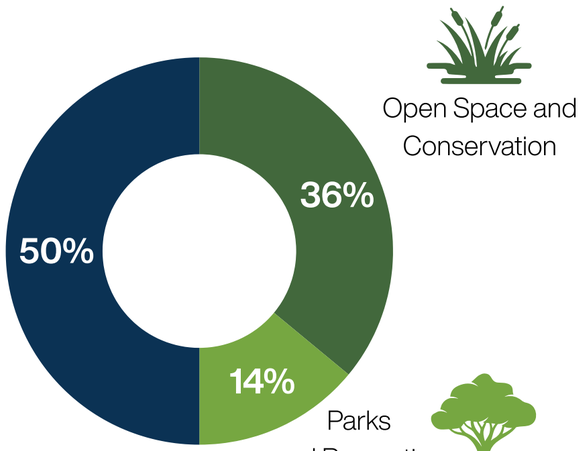
+ Trails have been proposed in keeping with the Mill Creek Nature Park Master Plan.

+ Trails will have a low-impact design such as elevated boardwalks or permeable surfacing to permit water drainage and movement and protect vegetation.

+ The “central park” feature for the southern portion of the plan area from Preliminary Scenario B is further refined, and connects into the conserved Open Space.

Open Space Plan

Land Use Distribution



Open Space and Conservation

Lands Proposed for Development

Parks and Recreation (on municipal and private land)









Ways to Participate

+ Share your feedback today by asking questions and discussing the project with a team member. We would like to know:

+ **What do you feel we got right?**
+ **Which features do you like in the draft scenario?**
+ **Does the scenario support your vision for the plan area and for Riverview?**
+ **Does anything in the draft scenario need more work?**
+ **Do you see any potential issues in the draft scenario?**

+ Visit our website **speakupland.ca/riverview-secondary-plan** to leave comments on our interactive map.

Questions?