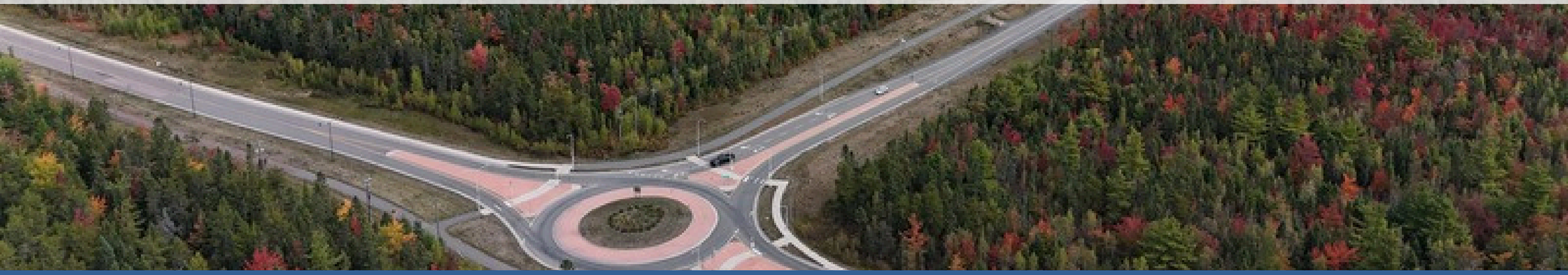


Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area

Open House



Riverview

eNGLOBE

UPLAND

Introductions

Riverview

UPLAND
PLANNING + DESIGN STUDIO

eNGLOBe

Introductions



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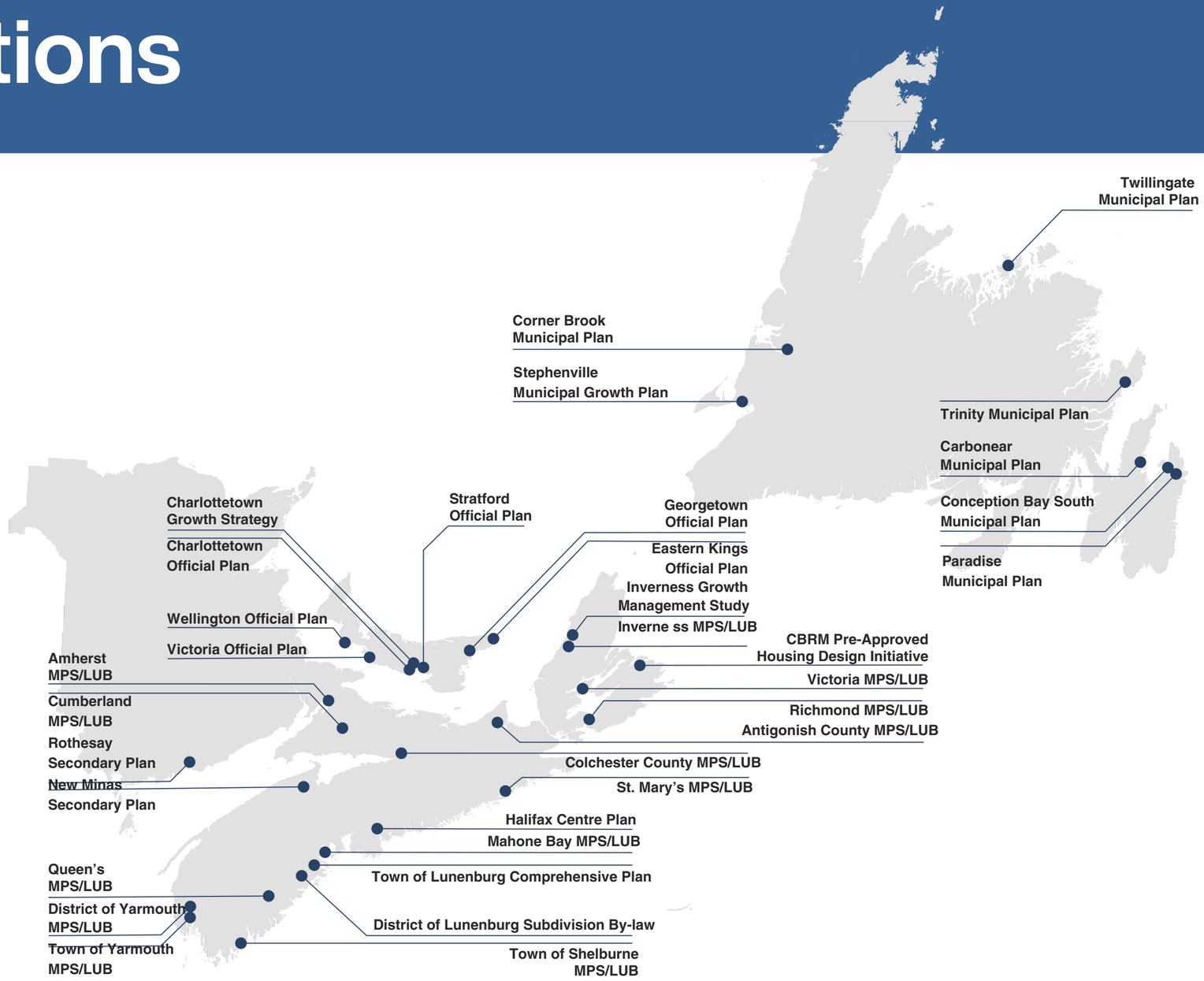


Devon Jennings-Lander
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Introductions



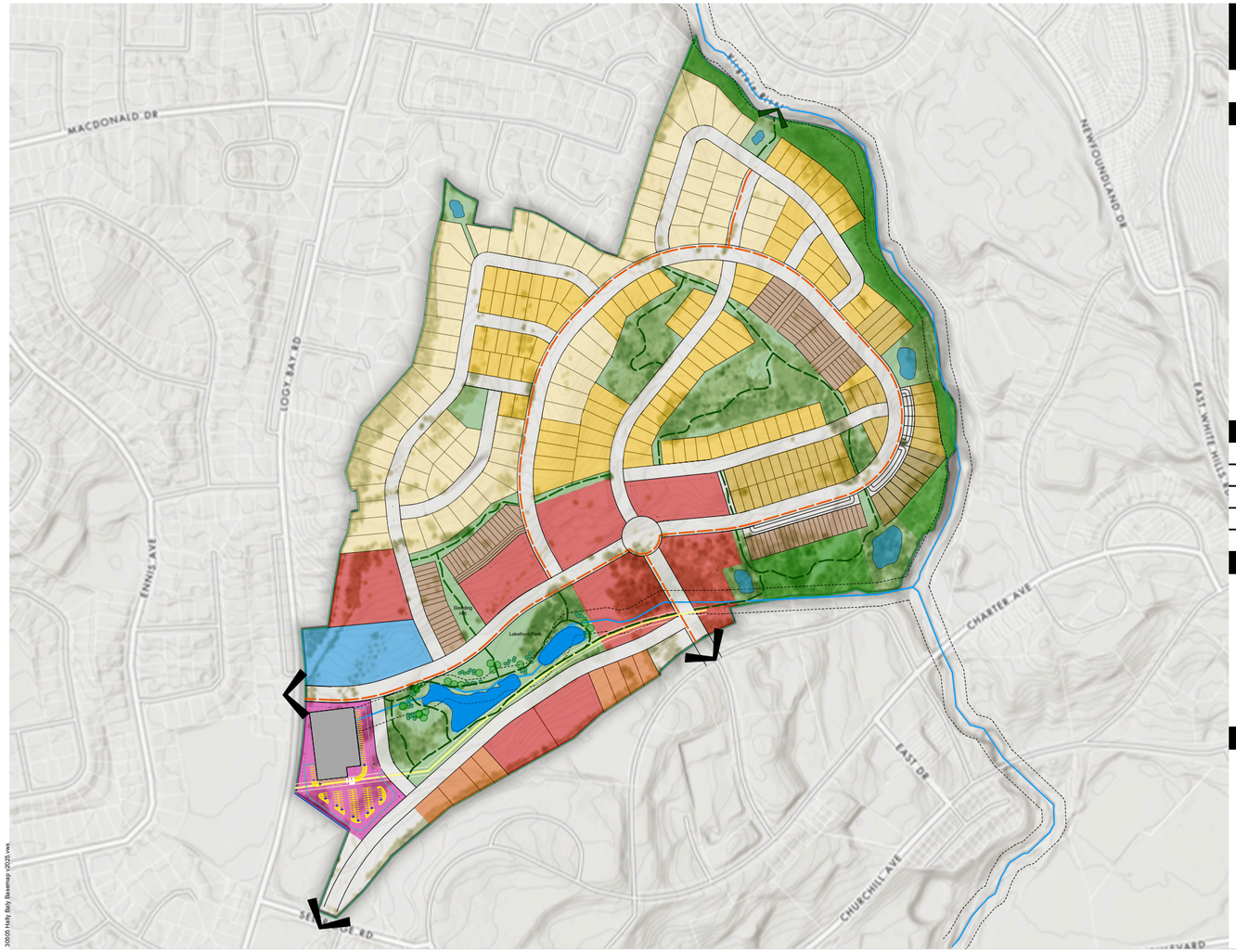
Introductions

Rothesay Secondary Plan



Introductions

Bally Haly Redevelopment Plan



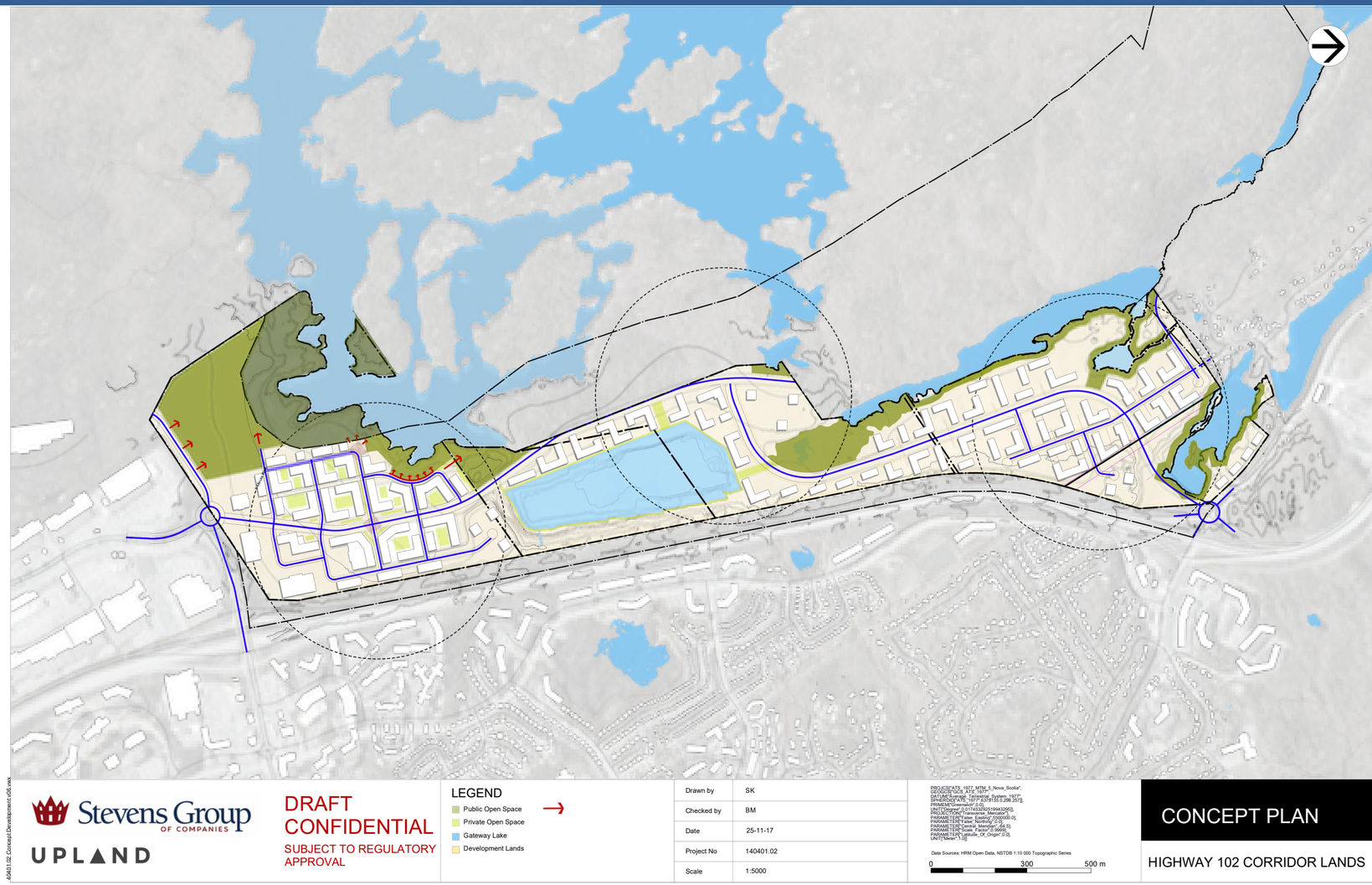
Introductions

Hantsport Valley Vista Community Plan



Introductions

Highway 102 Secondary Plan



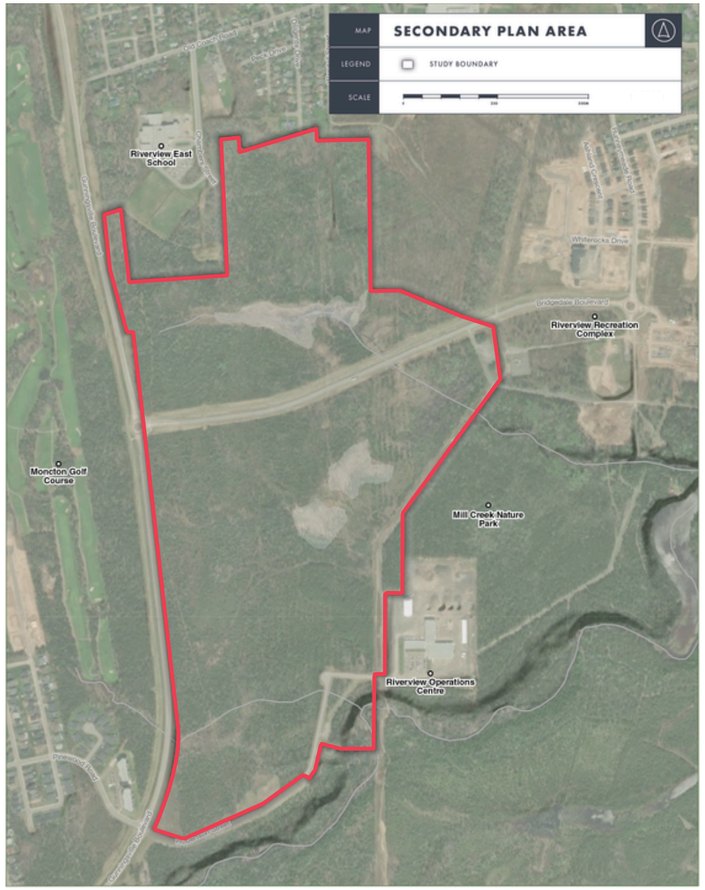
What is a Secondary Plan?

+ 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.

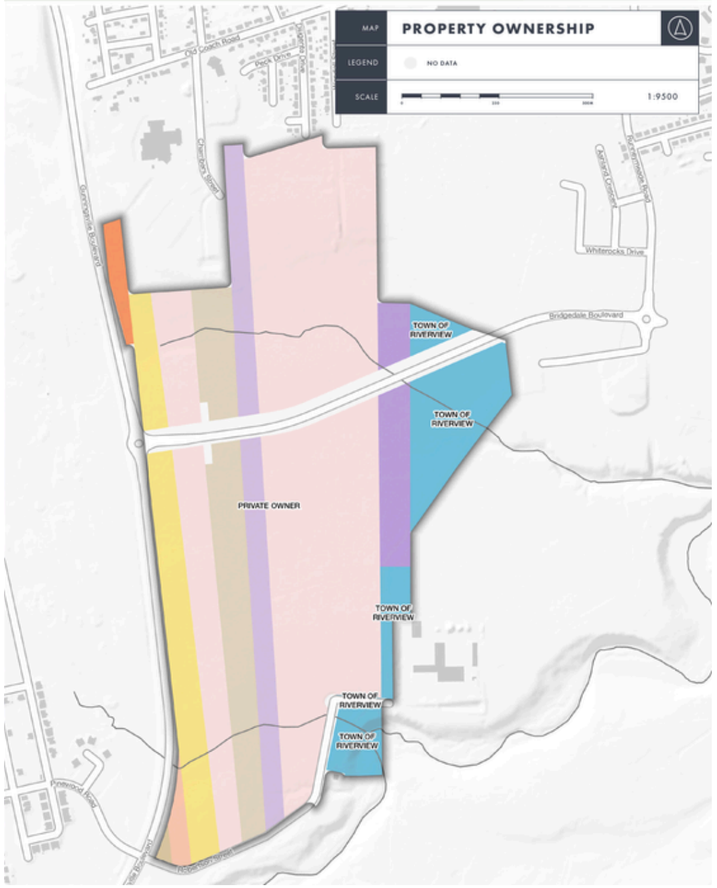
+ This project involves the development of a Secondary Plan for the Bridgedale-Gunningsville-Robertson area. This area has been identified as a key area for future development.

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



Why is this project happening?

- The area was earmarked for development by the Town in the Municipal Plan.
- Development has not occured for a variety of reasons, including:
  - The unknown magnitude and perimeter of wetlands and watercourses;
  - The fragmented nature of parcels possessed by seven (7) different landowners;
  - The lack of a secondary plan for the area to guide development.
- The Town has already invested in infrastructure in the area, including water and sewer infrastructure along Gunningsville and Bridgedale Boulevards.



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)

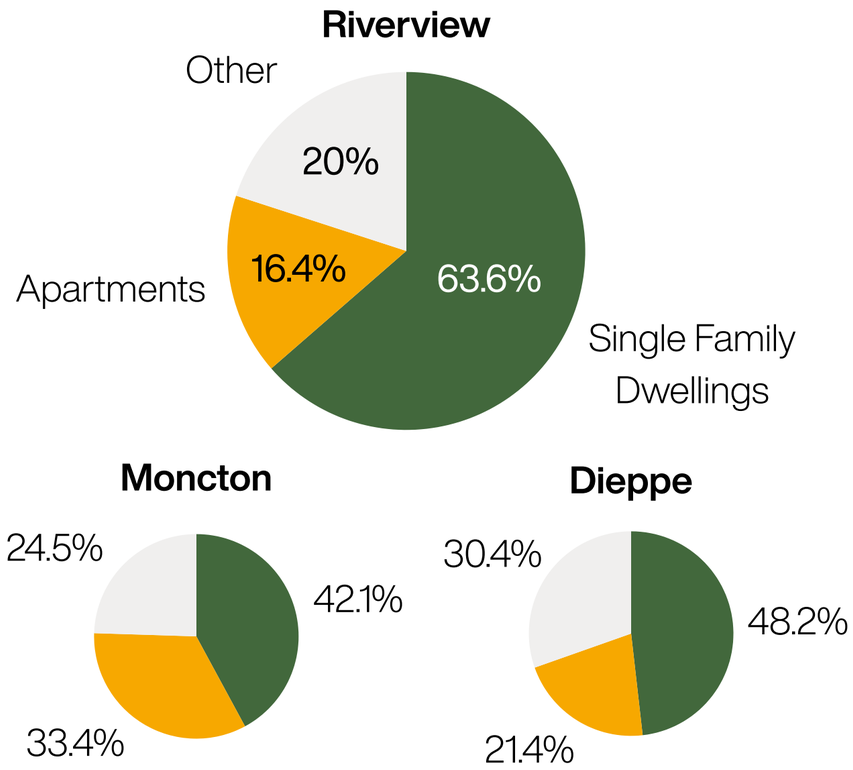
Why is this project happening?

+ 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 - Dec 2025

Design and Secondary Plan Drafting
Dec 2025 - Feb 2026

Community Engagement on Draft Plan
Mar 2026

Finalization and Adoption
Apr - May 2026

+ Work completed so far includes a Wetland and Watercourse Delineation Study, infrastructure studies, and the preparation of a Background Report

Ways to Participate

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

+ **What type of development or housing would you like to see on these lands?**
+ **Are there specific features you would like to see considered?**
+ **What amenities should be considered for the area?**
+ **What connections are important to create?**
+ **What opportunities or challenges do you see in the area?**

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

+ Participate in our second phase of engagement next year, following a draft concept and plan.

Thank you!