Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area

Riverview

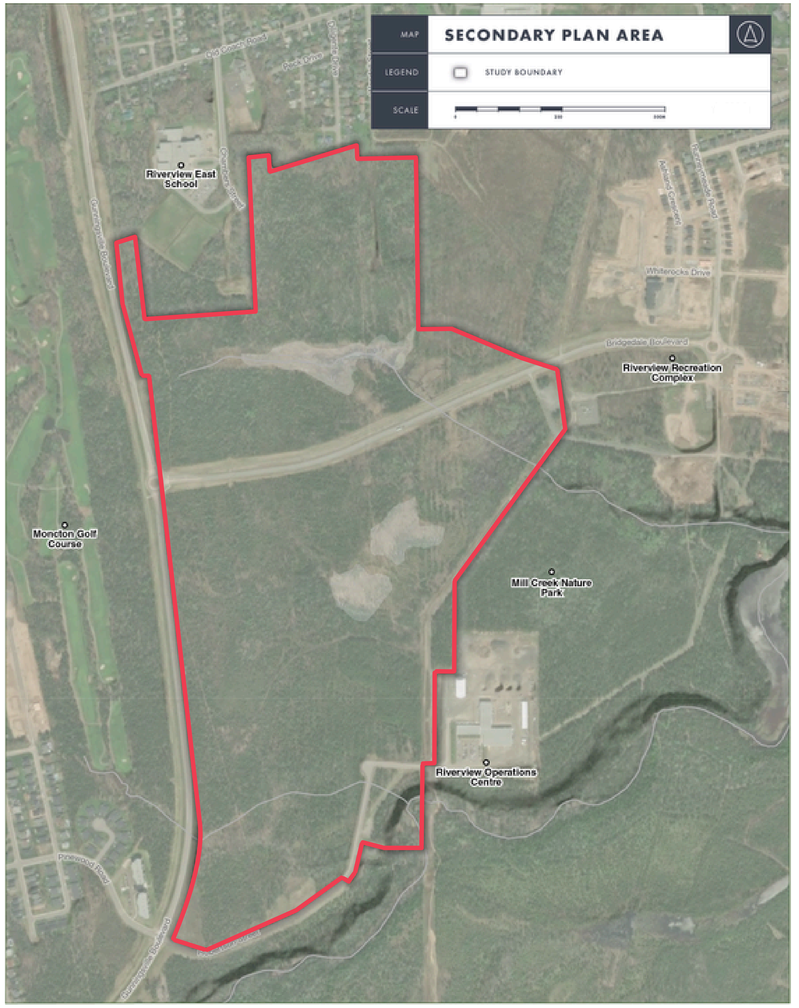
Scan for project website and online engagement!

Background

Like many communities in the Maritimes, Riverview has been experiencing steady growth in recent years, with the town's population growing by nearly 5% between the last two census periods. The Town's Municipal Plan, adopted by Council on November 10, 2025, outlines where Riverview is today and where it wants to go. Its vision is:

> *Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all.*

Overall, 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.



About the Project

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

The Town has already invested in infrastructure in the area, including water and sewer infrastructure along Gunningsville and Bridgedale Boulevards.

What is a Secondary Plan?

A Secondary Plan focuses on a smaller area of the community. It gives more detail about all aspects of community building, including land use, design, infrastructure, transportation, recreation, and consideration for environmental features, ensuring growth remains in line with the Town's overall vision. This Secondary Plan will ensure a holistic and well-connected approach to future development in the area.

Project Timeline

- Discovery and Background Report — Sep - Nov 2025
- Community Visioning — Nov 2025 - Jan 2026
- Preliminary Concept Design — Feb - Mar 2026
- Community Engagement on Preliminary Concepts — Apr 2026
- Finalization and Adoption — May - Jul 2026

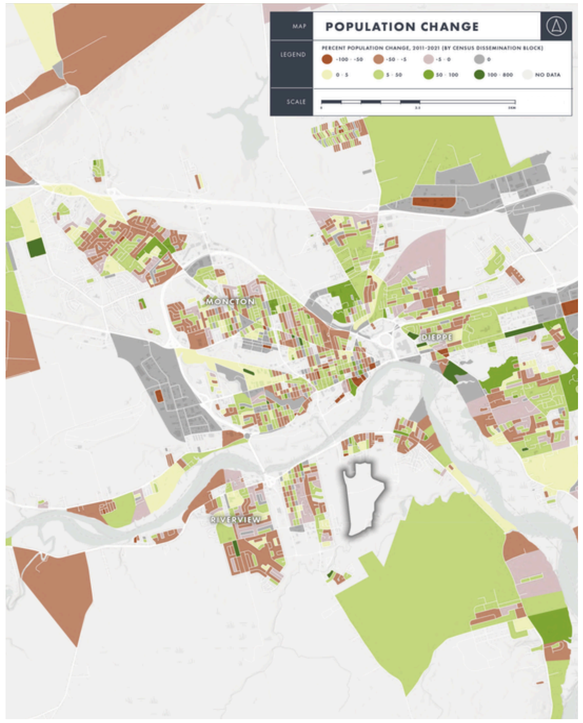
For more information and to submit online feedback, visit speakupland.ca/riverview-secondary-plan

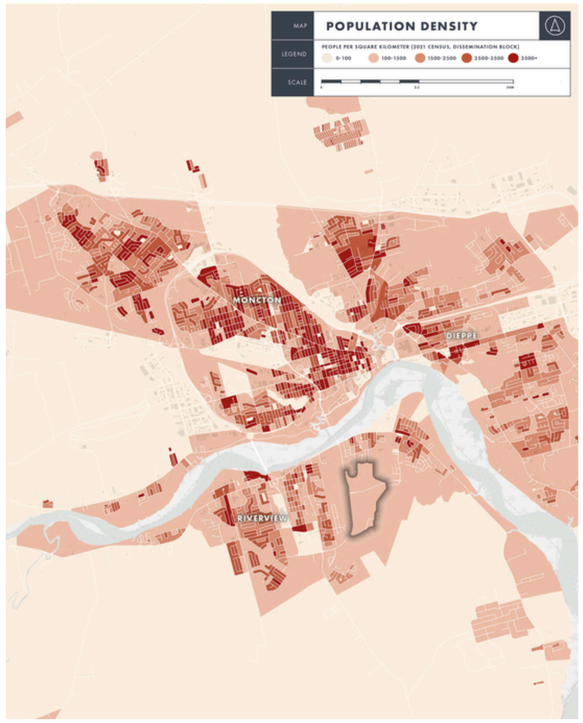
ENGLOBE UPLAND

Demographics

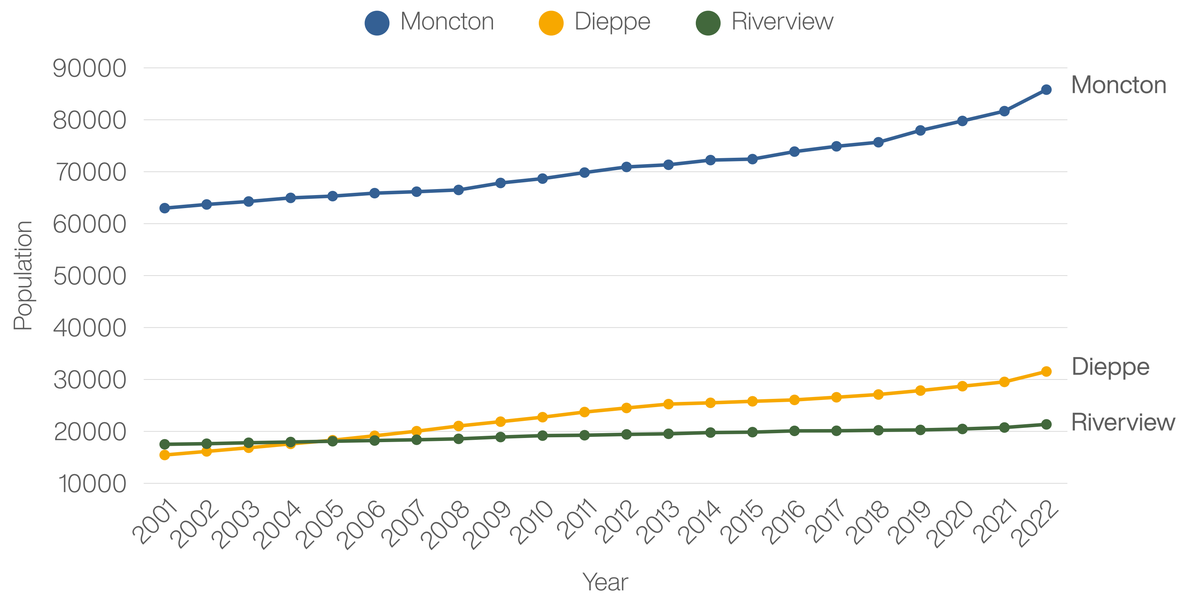
Riverview Secondary Plan

Scan for project website and online engagement!





Population Growth Estimates



Source: Riverview Housing Needs Assessment (2024)

Population

+ Riverview's population has been steadily growing , with a growth rate of 4.7% between 2016 and 2021.
+ While the Greater Moncton Area has seen a larger number of younger people settling in the area, this trend has not held true for Riverview.
+ Population density in Riverview is mostly low, with some pockets of higher density. This corresponds to the housing stock, which is primarily single-detached homes.
+ A major factor why Moncton and Dieppe have grown more is because they have been more receptive to apartment construction. They also see higher Francophone immigration into their communities.

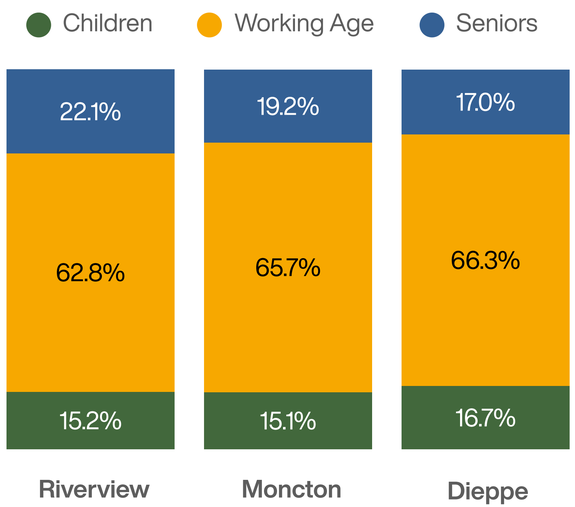
52% of survey respondents consider the need for affordable housing "critical"

Riverview Housing Needs Assessment (2024)

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

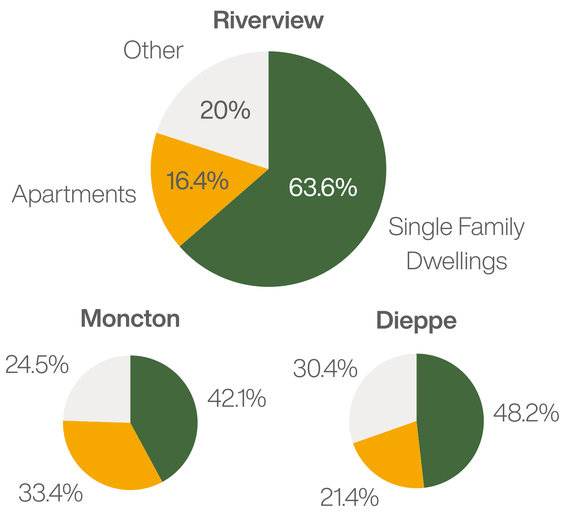
Riverview Housing Needs Assessment (2024)

Age Demographics



Source: Statistics Canada (2021)

Housing Mix



Source: Riverview Housing Needs Assessment (2024)

What We Heard

Riverview Secondary Plan

Riverview

Scan for project website and online engagement!

What We Did

Open House at Riverview Town Hall with
28 participants

Online Public Meeting over Zoom with
21 participants

Interviews with
6 landowners and
9 shareholders

Online interactive map with
214 comments from
123 individual contributors

Multiple rounds of review with Town staff and a workshop with Council

Highlight the Area's Natural Assets

Strong support for protecting wetlands and integrating nature as a defining feature of future development.

Provide More Housing Options

Strong desire for a wider range of housing types and affordable options, with support for a mix of densities and downsizing options for seniors.

Create a Complete Community

Clear desire for a walkable, mixed-use community with local businesses and services such as a school, parks, and gathering spaces.

Provide Safe, Convenient Connections

Safe walking and cycling connections were consistently prioritized, along with suggestions to improve transit frequency and create a well-connected street network.







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

Preliminary Scenarios

Riverview Secondary Plan

Riverview

Scan for project website and online engagement!

Scenario Development Process

Background Information
+
Public and Shareholder Engagement

↓

Preliminary Scenarios

Feedback from Town staff | Workshop with Council

↓

Preferred Draft Scenario

↓

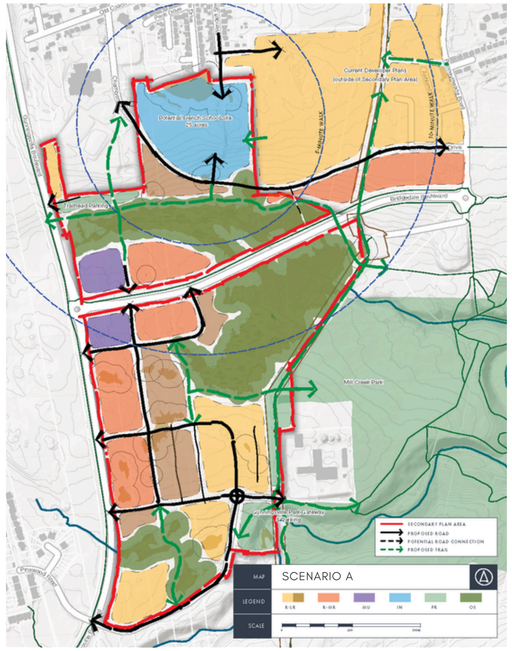
Public Engagement (we are here)

↓

Final Development Scenario and Secondary Plan

↓

Final Adoption Process



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.

RESIDENTIAL UNITS
1950

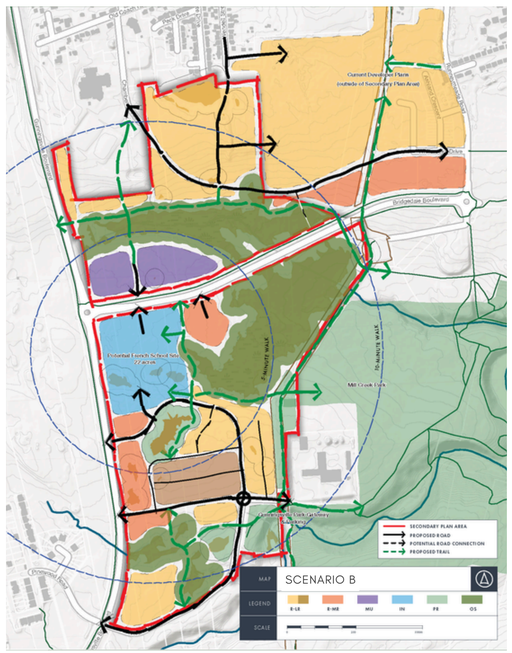
SINGLE	DUPLEX	SEMI
4%	4%	4%

TOWNHOUSE	MULTI
15%	72%

COMMERCIAL SPACE *	INSTITUTIONAL
5,300 sqm	26 ac

PEOPLE PER RESIDENTIAL ACRE
55

* ASSUMING 1/3 OF COMMERCIAL DEVELOPMENT IS STANDALONE COMMERCIAL AND 2/3 IS GROUND FLOOR COMMERCIAL IN A MIXED USE BUILDING



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 and Mill Creek Park.

RESIDENTIAL UNITS
1500

SINGLE	DUPLEX	SEMI
10%	11%	11%

TOWNHOUSE	MULTI
8%	60%

COMMERCIAL SPACE *	INSTITUTIONAL
7,800 sqm	22 ac

PEOPLE PER RESIDENTIAL ACRE
45

* ASSUMING 1/3 OF COMMERCIAL DEVELOPMENT IS STANDALONE COMMERCIAL AND 2/3 IS GROUND FLOOR COMMERCIAL IN A MIXED USE BUILDING

Preferred Draft Scenario

Riverview Secondary Plan

Riverview

Scan for project website and online engagement!

Scenario Development Process

Background Information
+
Public and Shareholder Engagement

↓

Preliminary Scenarios

Feedback from Town staff | Workshop with Council

↓

Preferred Draft Scenario

↓

Public Engagement
(we are here)

↓

Final Development Scenario
and
Secondary Plan

↓

Formal Adoption Process

Scenario 4

+ 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.

+ 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.

+ 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.

Residential and Commercial Zones and Building Forms

Low-Rise Residential (R-LR)







Mid-Rise Residential (R-MR)

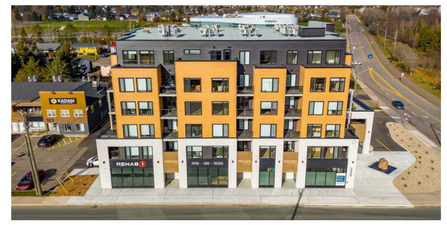


Mixed Use (MU)









For more information and to submit online feedback, visit speakupland.ca/riverview-secondary-plan

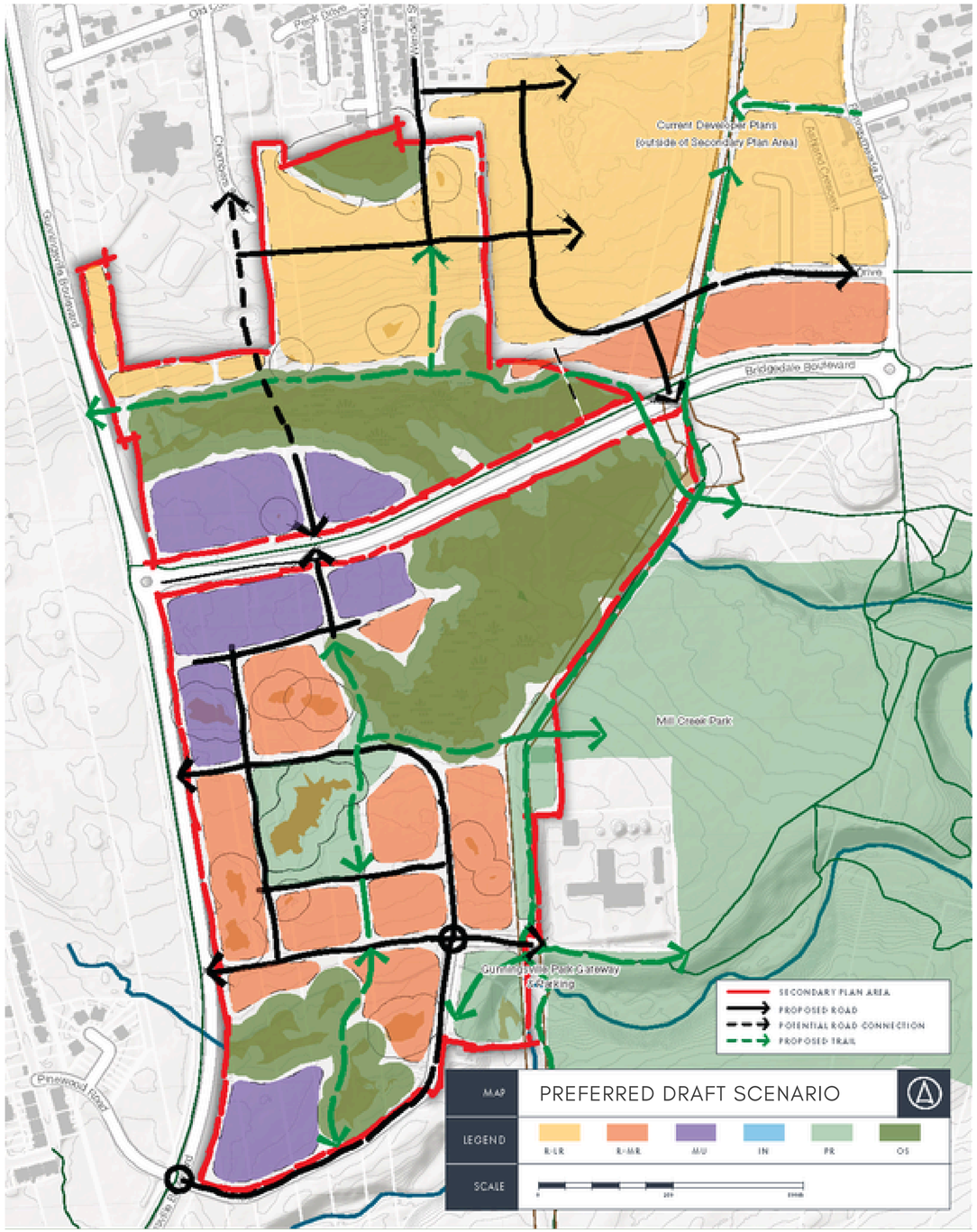
ENGLOBE UPLAND

Preferred Draft Scenario

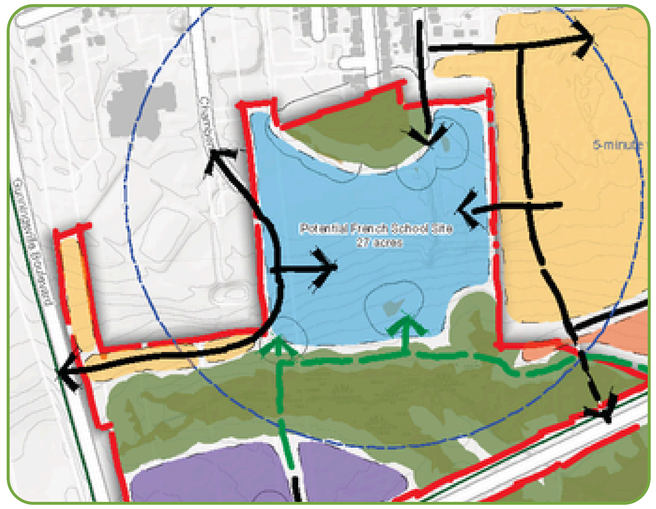
Riverview Secondary Plan

Riverview

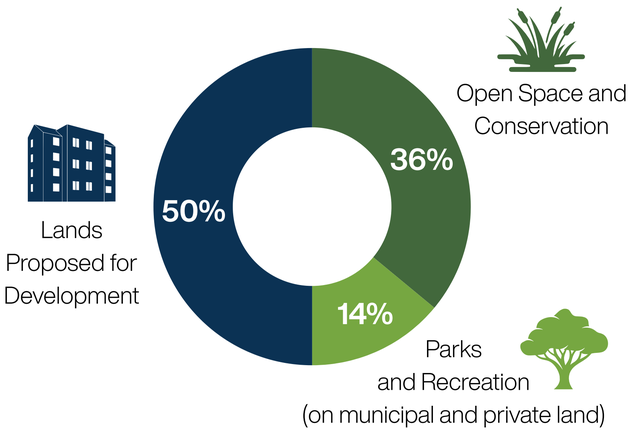
Scan for project website and online engagement!



School Alternative



Land Use Distribution



Development Statistics

RESIDENTIAL UNITS
2,500

SINGLE	DUPLEX	SEMI
3%	4%	4%

TOWNHOUSE *	MULTI
7%	82%

COMMERCIAL SPACE **	INSTITUTIONAL
22,200 sqm	0 ac

PEOPLE PER RESIDENTIAL ACRE
65

* ASSUMING 1/3 OF LAND IN THE R-MR ZONE IS DEVELOPED AS TOWNHOUSES.
** ASSUMING 1/3 OF COMMERCIAL DEVELOPMENT IS STANDALONE COMMERCIAL AND 2/3 IS GROUND FLOOR COMMERCIAL IN A MIXED USE BUILDING.

School Alternative

RESIDENTIAL UNITS
2,300

SINGLE	DUPLEX	SEMI
0%	0%	0%

TOWNHOUSE	MULTI
8%	91%

COMMERCIAL	INSTITUTIONAL
22,200 sqm	27 ac

PEOPLE PER RESIDENTIAL ACRE
80

* ASSUMING 1/3 OF LAND IN THE R-MR ZONE IS DEVELOPED AS TOWNHOUSES.
** ASSUMING 1/3 OF COMMERCIAL DEVELOPMENT IS STANDALONE COMMERCIAL AND 2/3 IS GROUND FLOOR COMMERCIAL IN A MIXED USE BUILDING.

Open Space Plan

Riverview Secondary Plan

Riverview

Scan for project website and online engagement!

Features

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

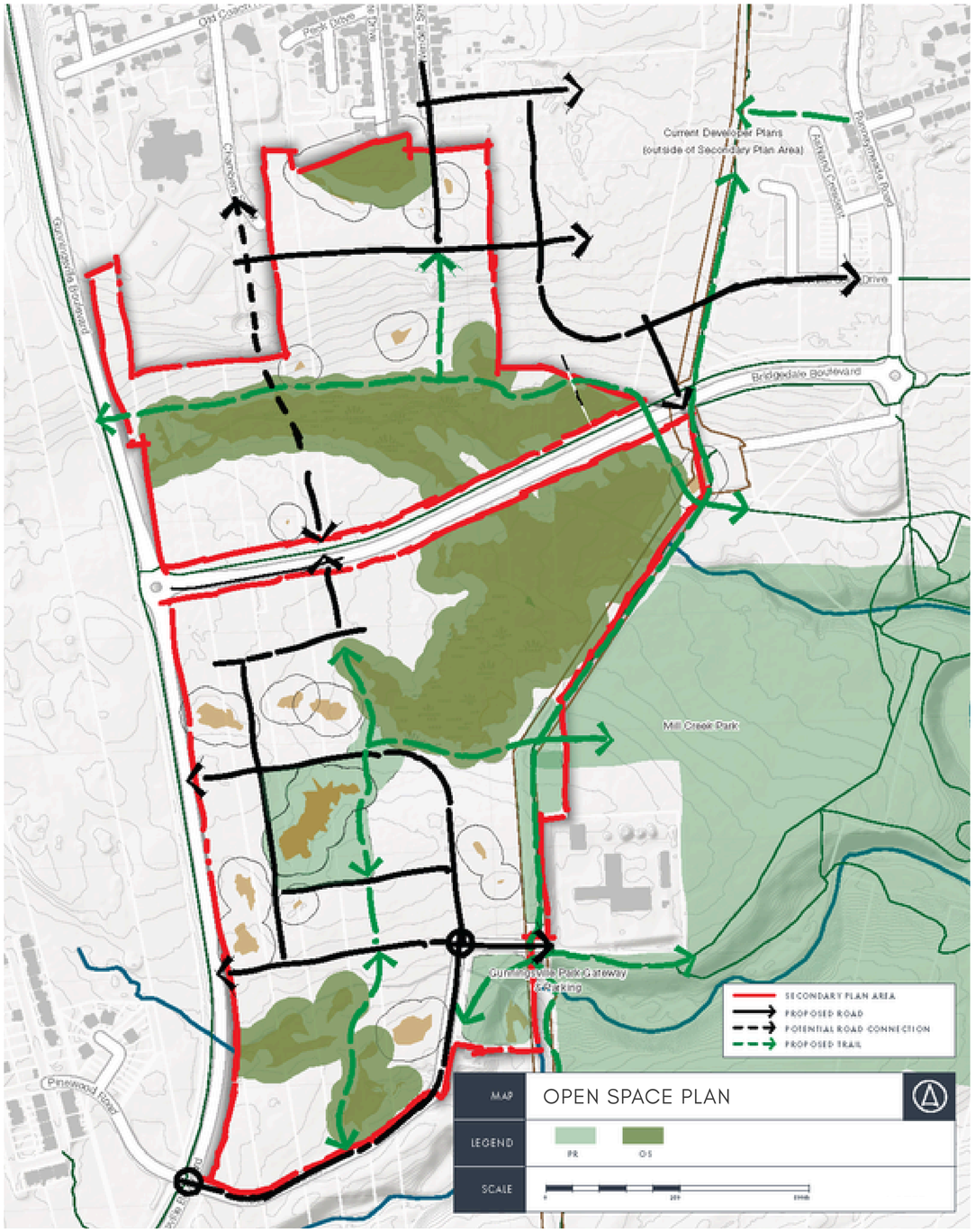
+ Trails will mostly run within the buffer zone around wetlands, and connect into existing trails in Mill Creek Park.

+ 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 is further refined, and connects into the conserved Open Space.











Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area

Riverview

Scan for project website and online engagement!

We want to hear from you!

What do you think we **got right**?

What do you **like** about the draft scenario?



Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area

Riverview

Scan for project website and online engagement!

We want to hear from you!

Is there anything you feel could use **more work**?
Do you have any **concerns**?

