

Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area

Project Update and What We Heard



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

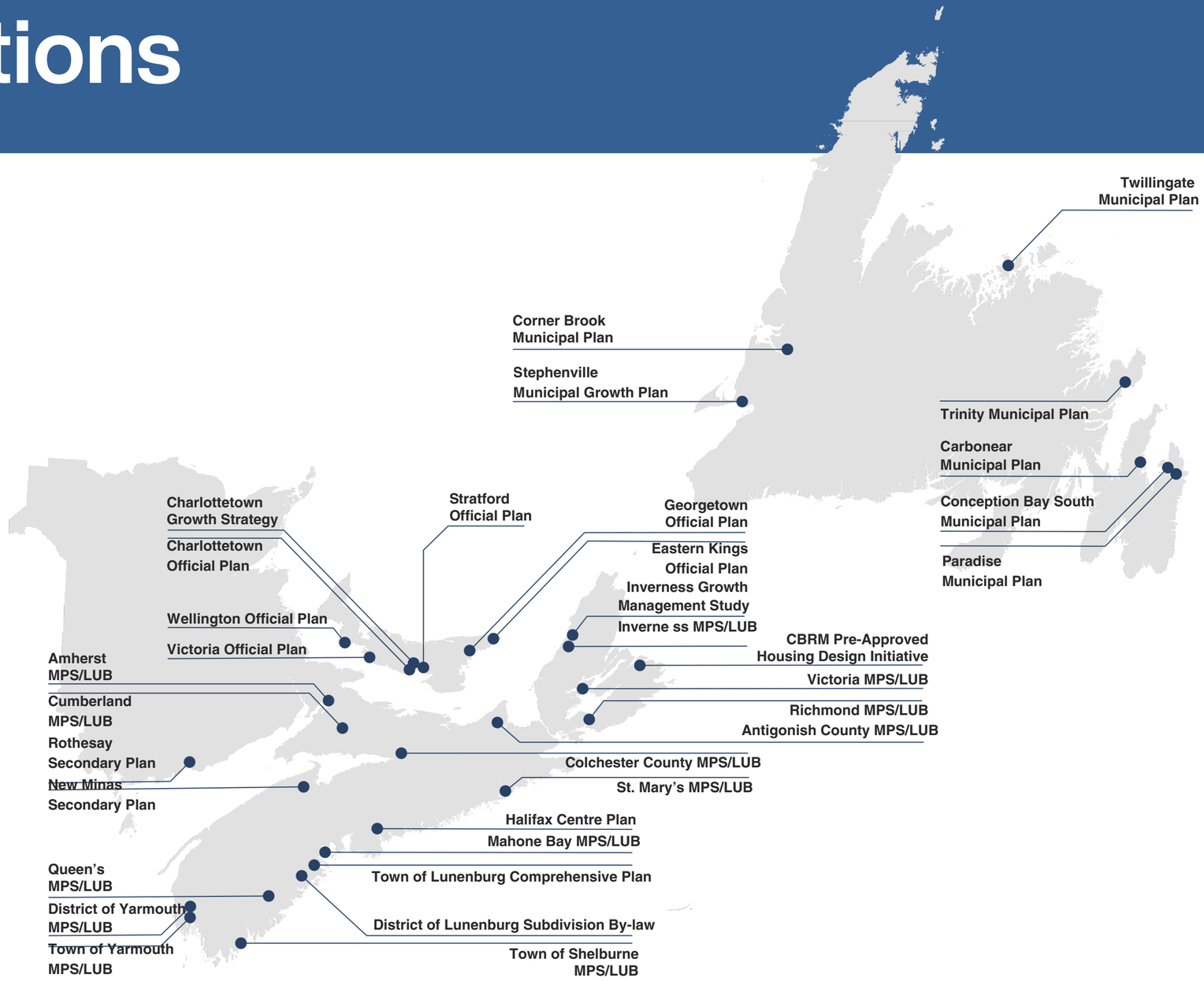


Devon Jennings-Lander
Engagement Coordinator



Carmen Rojas
GIS Analyst

Introductions



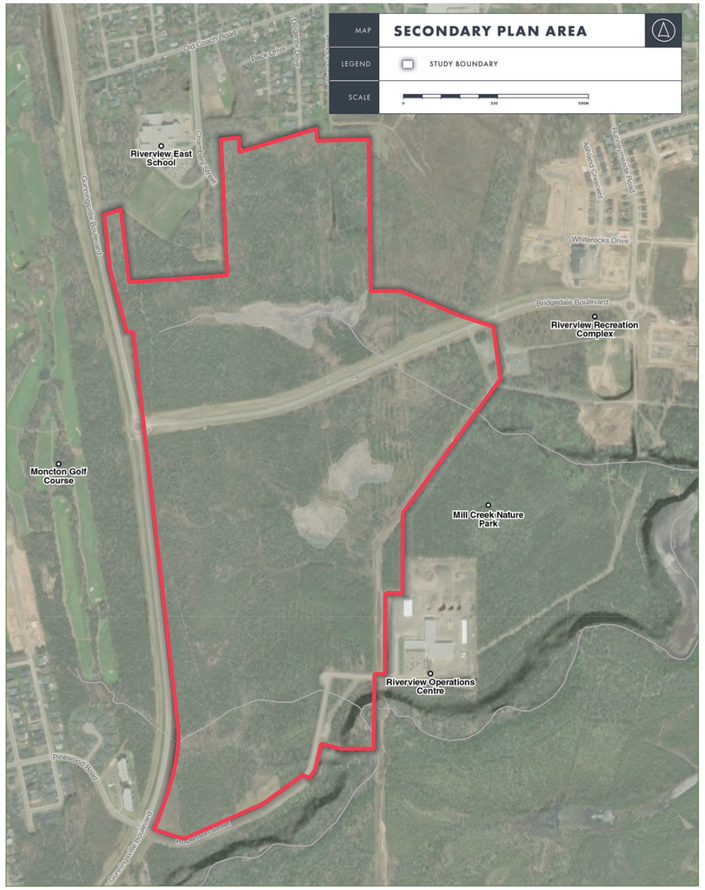
What is a Secondary Plan?

+ 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.



Project Timeline

Discovery and Background Report
Sep - Nov 2025

Community Visioning
Nov 2025 - Jan 2026

Design and Secondary Plan Drafting
Jan - Feb 2026

Community Engagement on Draft Plan
Mar 2026

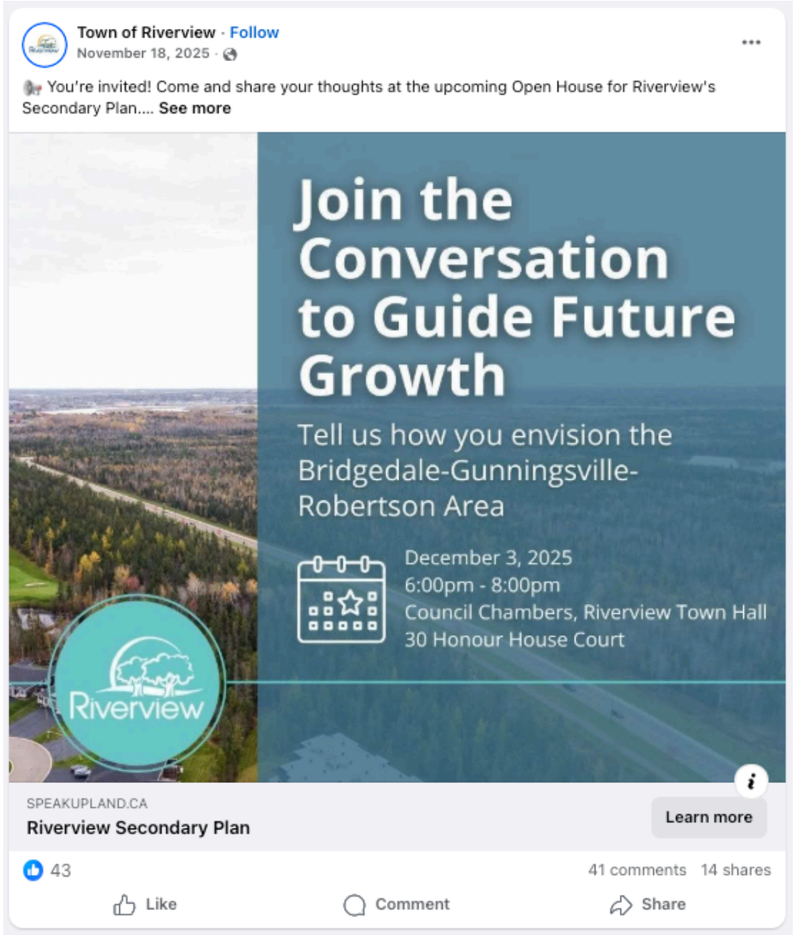
Finalization and Adoption
Apr - May 2026

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

- Online Activities
  - Online Public Meeting
  - Landowner Interviews
  - Stakeholder Interviews
  - Online Interactive Map

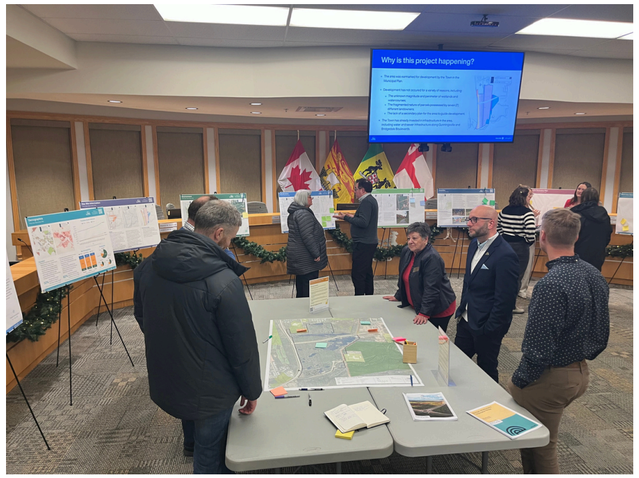


Open House





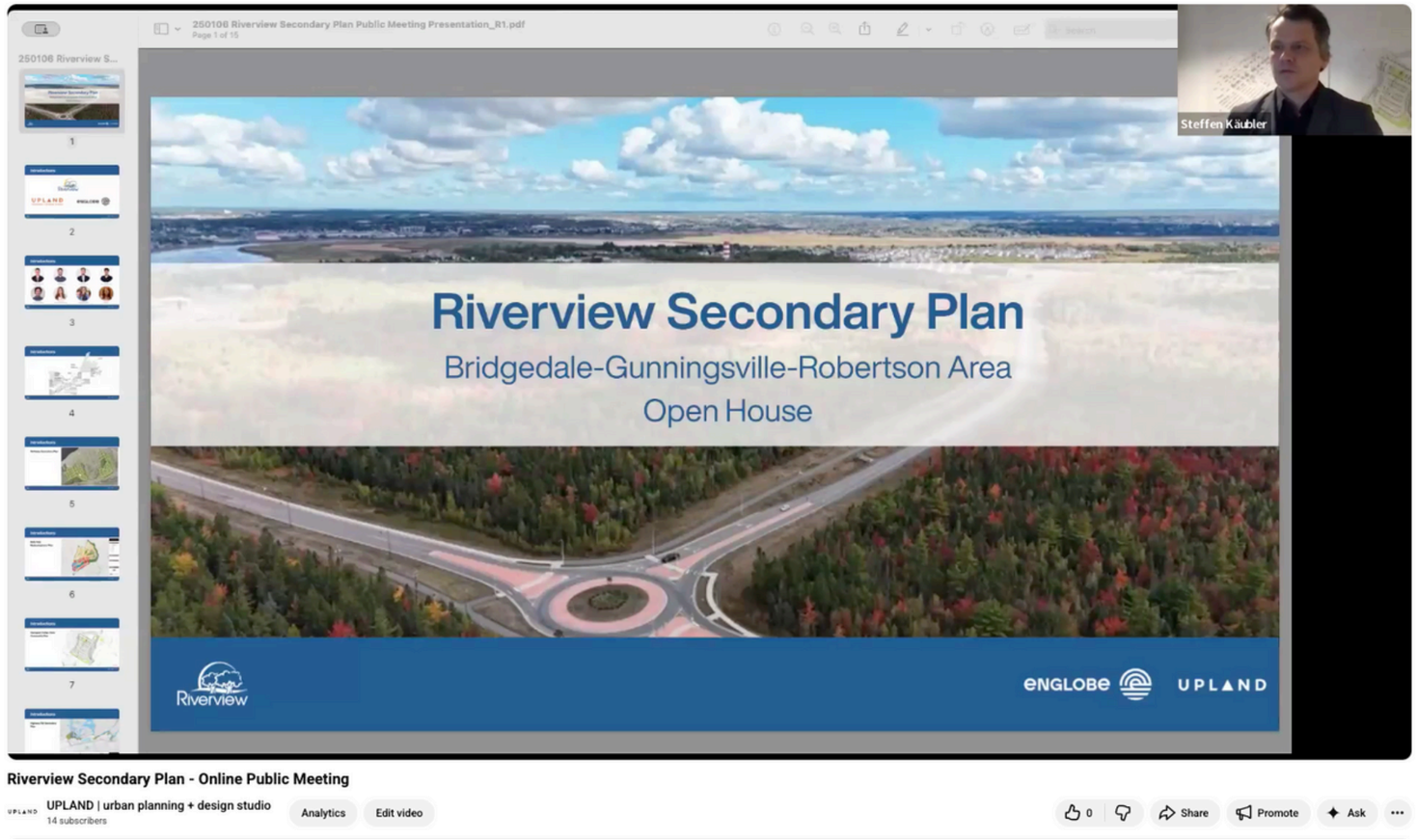




28

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

Online Meeting



21

participants online over Zoom. Recording available on project website.

Interviews

- Landowners and Stakeholders interviewed:
  - Clayton Developments
  - Moemar Homes
  - Four indiviudal landowners
  - Ability New Brunswick
  - District scolaire francophone Sud
  - Fundy Biosphere
  - Friends of Mill Creek Park
  - Multicultural Agency of the Greater Moncton Area
  - NAV Canada
  - New Brunswick Department of Environment and Local Government
  - Town of Riverview Community Engagement Worker for Business
  - Town of Riverview Community Recreation Coordinator

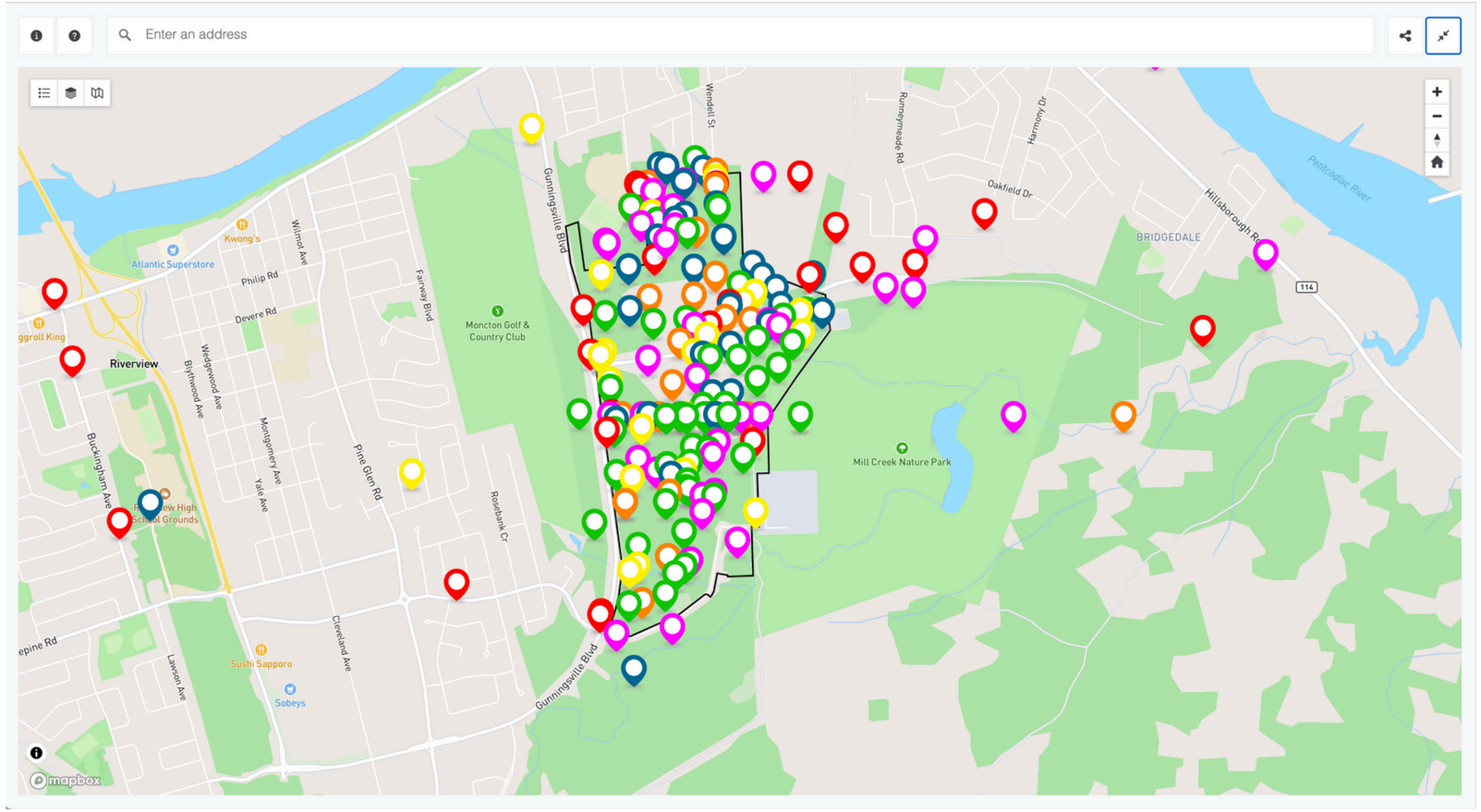
6

landowners interviewed.

9

stakeholders 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

What We Heard

Environment



+ Desire to protect wetlands and forest.
+ Support for expanding Mill Creek Park.
+ Support for maintaining buffers around sensitive areas.
+ Trade-off on high density supported if nature is well-integrated.

Parks and Recreation



+ Demand for new parks and playgrounds.
+ Green buffers or central park spaces suggested within future development.
+ Interest in recreation facilities such as disc golf and skating rinks.
+ Parks and recreation facilities viewed as community hubs and potential tourism draws.

What We Heard

Active Transportation and Trails



+ Strong support for expanded walking, cycling and multi-use trail networks.
+ Priority on safe routes for children to schools.
+ Desire to improve connectivity between neighbourhoods.
+ Desire for cycling infrastructure that supports daily transportation, not just recreational use.

Housing and Density



+ Interest in a mix of housing types, including apartments and seniors housing.
+ Mixed views on density, generally favouring compact development to limit sprawl but some others preferring low-density character.
+ Affordability and rental housing options for newcomers and students.

What We Heard

Traffic and Vehicular Movement



+ Support for improved street connectivity to reduce reliance on Hillsborough Road.
+ Concerns about increased through-traffic.
+ Suggestion to extend Bridgedale Blvd. east to Hillsborough Road
+ Requests for traffic calming, safer intersections, and improved lighting.

Urban Design and Parking



+ Preference for walkable, human-scaled development and mixed-use forms.
+ General opposition to big-box retail and large surface parking lots.
+ Mixed views on parking requirements, balancing availability with community character.

What We Heard

Businesses



+ Strong interest in small, local businesses such as cafés, restaurants and retail.
+ Demand for affordable commercial lease space and flexible formats like farmers' markets or kiosks.
+ Some interest in tourism-related uses to parks, trails and recreation facilities.

Community Services and Schools



+ Requests for schools, daycare, and medical services to support growth.
+ Strong stakeholder emphasis on the need for a Francophone school.
+ Interest in co-locating community services to maximize shared use.

What We Heard

Transit



+ Desire for more frequent and reliable transit service to support new development.
+ Requests for amenities such as covered bus shelters and seating, especially for seniors.

Final Thoughts



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

Thank you to the community for participating and sharing your thoughts!

Questions?