

growing TOGETHER!

Urban Growth Strategy

Dieppe



UPLAND

STRATEGIES

ENGLOBE

TURNER DRAKE
& PARTNERS LTD.

WHAT IS A GROWTH STRATEGY?



PLANNING FRAMEWORK IN NEW BRUNSWICK



Community Planning Act

Types of Planning Documents
Content of Planning Documents
Procedure



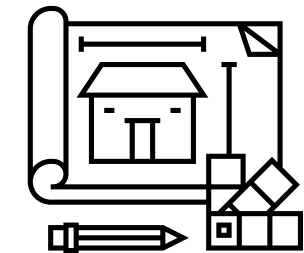
Municipal Plans

Principles
Goals
Policies



Zoning By-law

Detailed Specifications for Development



Growth Strategy

New, non-legislative type of document

GOALS OF A GROWTH STRATEGY

Reflect on Today's Situation



- + Geography
- + Population Profile
- + Real Estate Profile
- + Infrastructure

Analyze Expected Development



- + Population Projections
- + Household Characteristics
- + Growth Prospects

Create Vision for Growth



- + Where to grow?
- + How to grow?
- + What to accomplish?

PROCESS

Summer 2024
Project Launch
+ Background Analysis

Early winter 2025
Workshop with
Council

March/April 2025
Engagement on
Draft Document

Nov/Dec 2024
Public Engagement
+ 2 Open Houses on Dec 4th/5th
+ Online open House on Dec 12th
+ Pop-up Booths
+ Online Survey and Interactive Map
+ Stakeholder Interviews

Late winter 2025
Document Drafting

DIEPPE FACTS AND FIGURES



BACKGROUND REPORT

Report Contents

- + Geograhpy
- + Infrastructure
- + Real Estate Profile
- + Demographic Profile
- + Growth Projections



City of Dieppe
Urban Growth Strategy



Background Report
November 2024

Prepared by

UPLAND

ENGLOBE

TURNER DRAKE
& PARTNERS LTD.

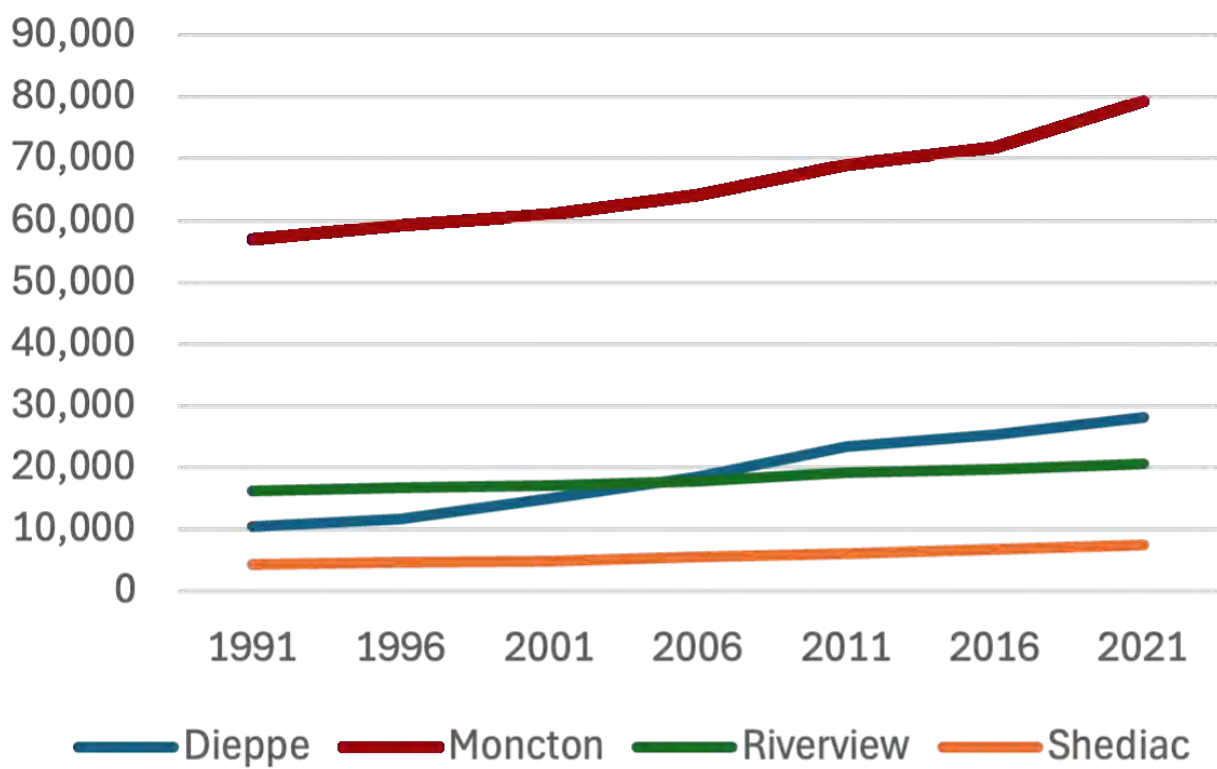
STRATEGIES

RESIDENTS AND HOUSING



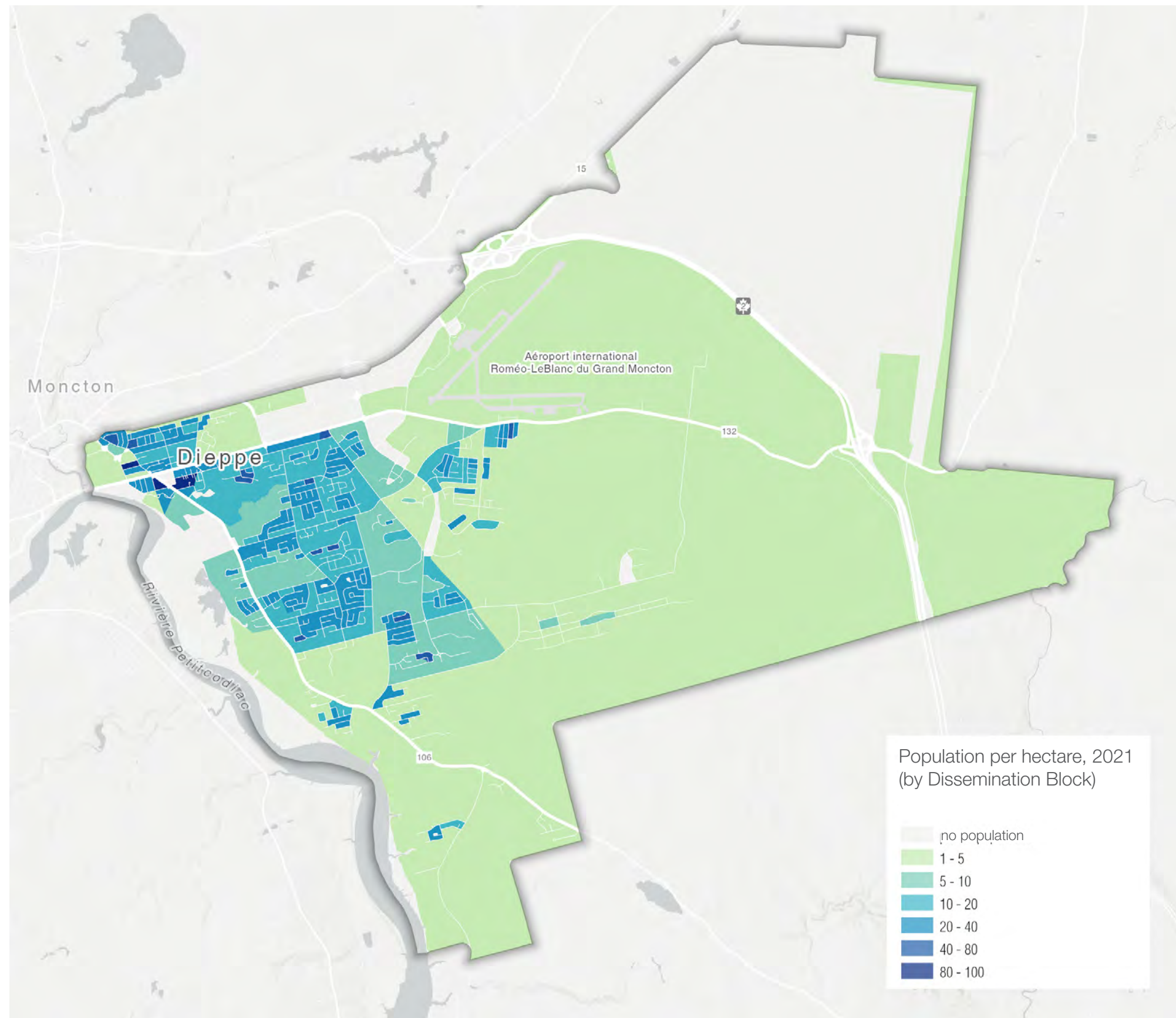
CURRENT POPULATION

- + 2021 Census population of 28,114, more recent estimates for 2024 suggest over 34,500.
- + Growth in Dieppe is not new: every 5 years the City has gained more than 10% of population since 1991.
- + Population growth accelerated from 2001-2011, and Dieppe outgrew Riverview during that time. Now it is the 4th largest city in NB.



	Population	% change (from previous Census)
1991	10,463	+16.0 %
1996	11,659	+11.4 %
2001	14,951	+25.1 %
2006	18,565	+27.2 %
2011	23,310	+25.6 %
2016	25,384	+8.9 %
2021	28,114	+10.8 %
2023	32,177	+14.5 %

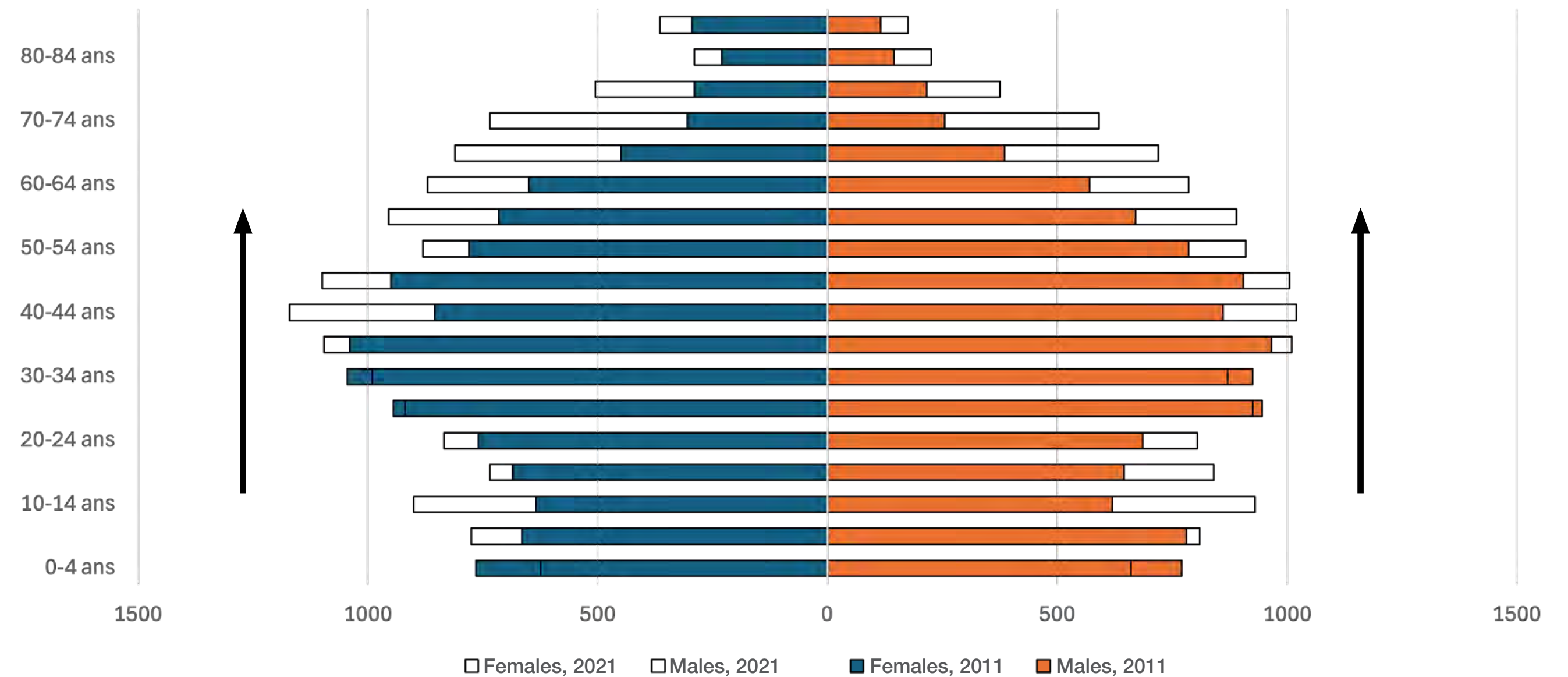
POPULATION DENSITIES



- + Most residents live between Petitcodiac River and Dieppe Boulevard
- + Densities are relatively uniform and typically between 10-40 residents per hectare, with only a few areas in Downtown being more dense
- + City gained lot of additional area through recent municipal restructuring process in New Brunswick

POPULATION PROFILE

- + Overall very young population profile compared with averages in NB and Atlantic Canada.
- + Strong population growth in the teenage age segment, but also among residents aged about 40 and 55+.
- + Decrease in population aged 25-34: some natural aging can be observed in the community.



HOUSEHOLDS

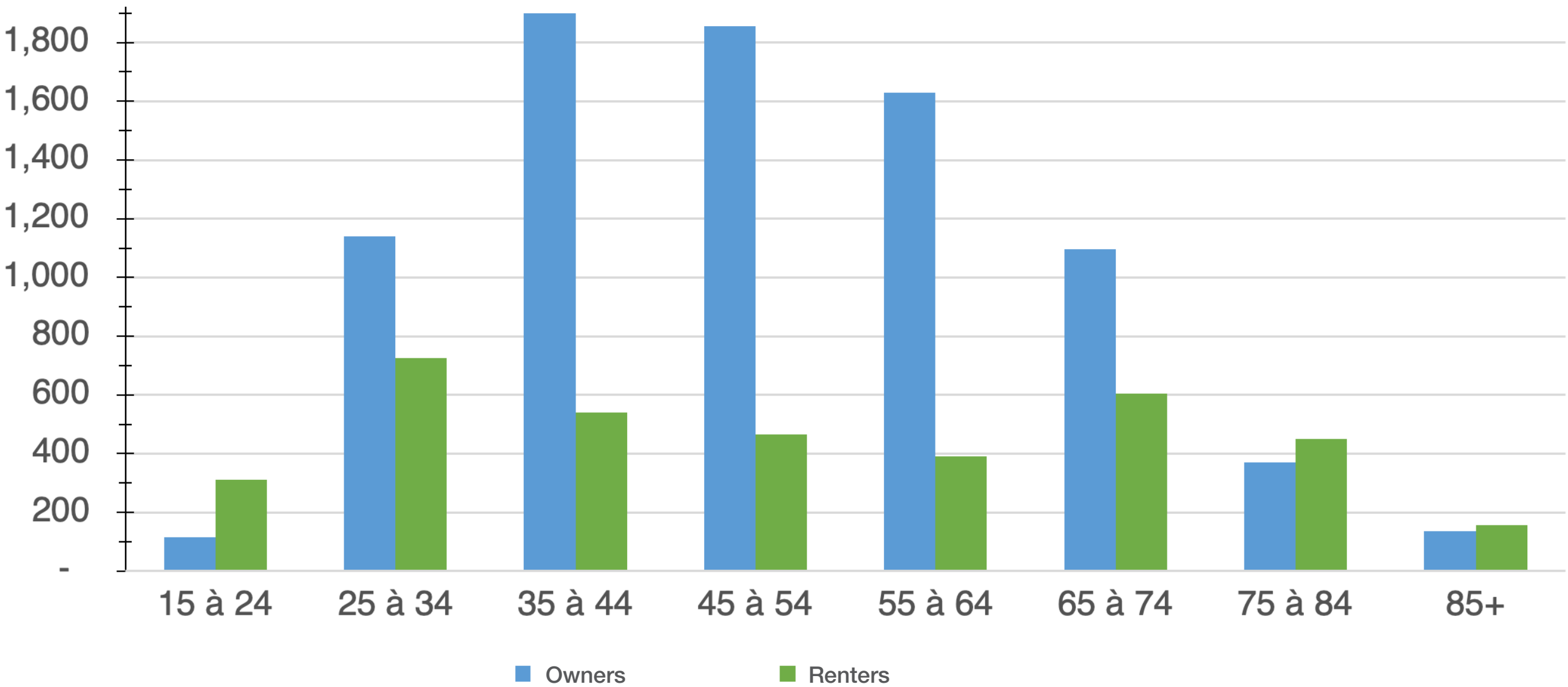
- + Due to demographic trends, household sizes are shrinking.
- + Largest growth can be observed among households of couples without children and non-Census families.
- + 1-person and 2-person households form over half of all households in Dieppe.

Dieppe	Total	Couples without children	Couples with children	Single-parent households	Other census-family households	Non census-family households
2016	10,540	3,140	3,115	840	500	2,940
Owners	7,700	2,430	2,785	540	400	1,535
Renters	2,840	710	330	300	100	1,405
2021	11,875	3,530	3,360	880	550	3,555
Owners	8,245	2,595	2,935	565	460	1,690
Renters	3,630	930	425	315	95	1,865
	13 %	12 %	8 %	5 %	10 %	21 %

Household Size	Number of households	% of total households
1 person	2,930	25.3 %
2 persons	4,425	38.2 %
3 persons	1,855	16.0 %
4 persons	1,720	14.9 %
5 or more persons	640	5.5 %
Total Households in 2021	11,570	100 %

HOUSING TYPES

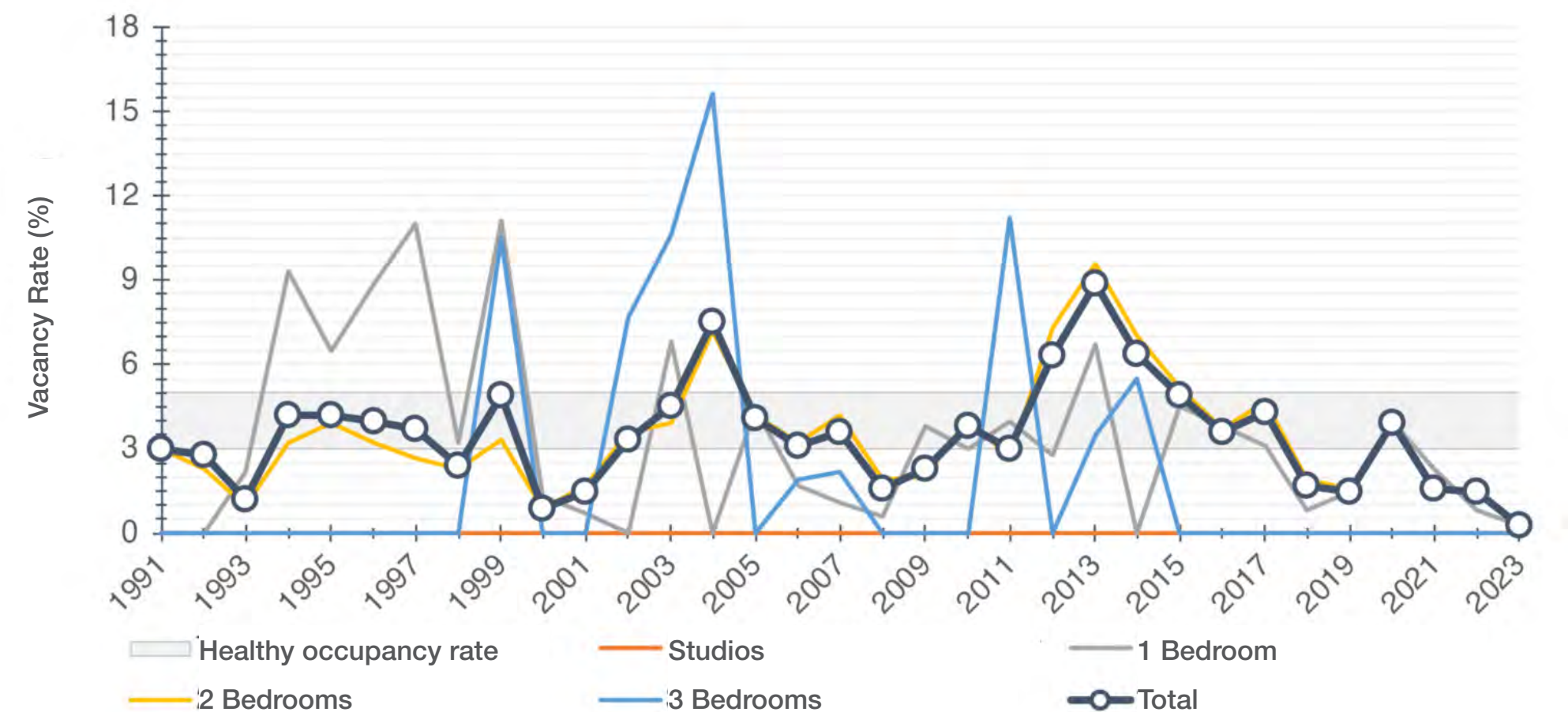
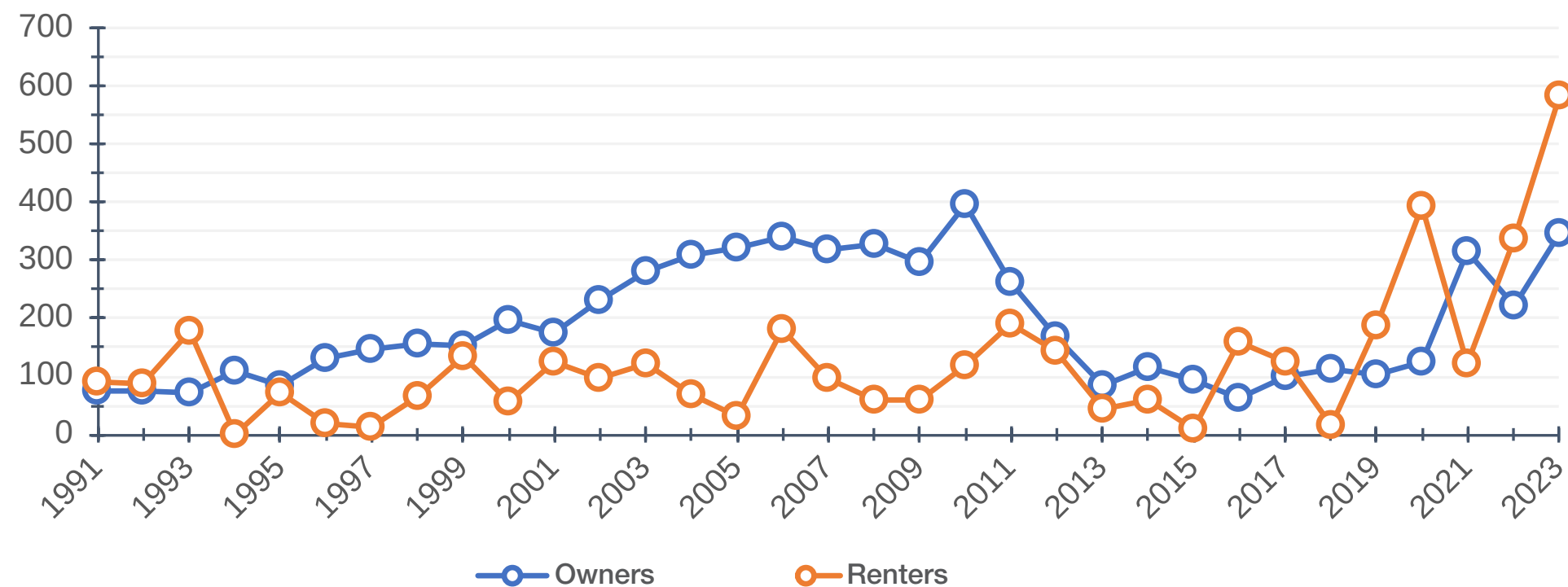
- + Adults in the youngest and oldest demographics are already more likely to rent housing.
- + With decreasing household sizes, smaller housing units will be in more demand.
- + However, the housing stock is still mostly defined by single-detached dwellings.



Type of Dwelling	Housholds in Dwelling Type	% of total households
Single-detached house	5580	48.2 %
Semi-detached house	1690	14.6 %
Row house	855	7.4 %
Apartment or flat in a duplex	590	5.1 %
Apartment in a building that has fewer than five storeys	2375	20.5 %
Apartment in a building that has five or more storeys	100	0.9 %
Other single-attached house	30	0.3 %
Movable dwelling	350	3.0 %
Total Households in 2021	11,570	100%

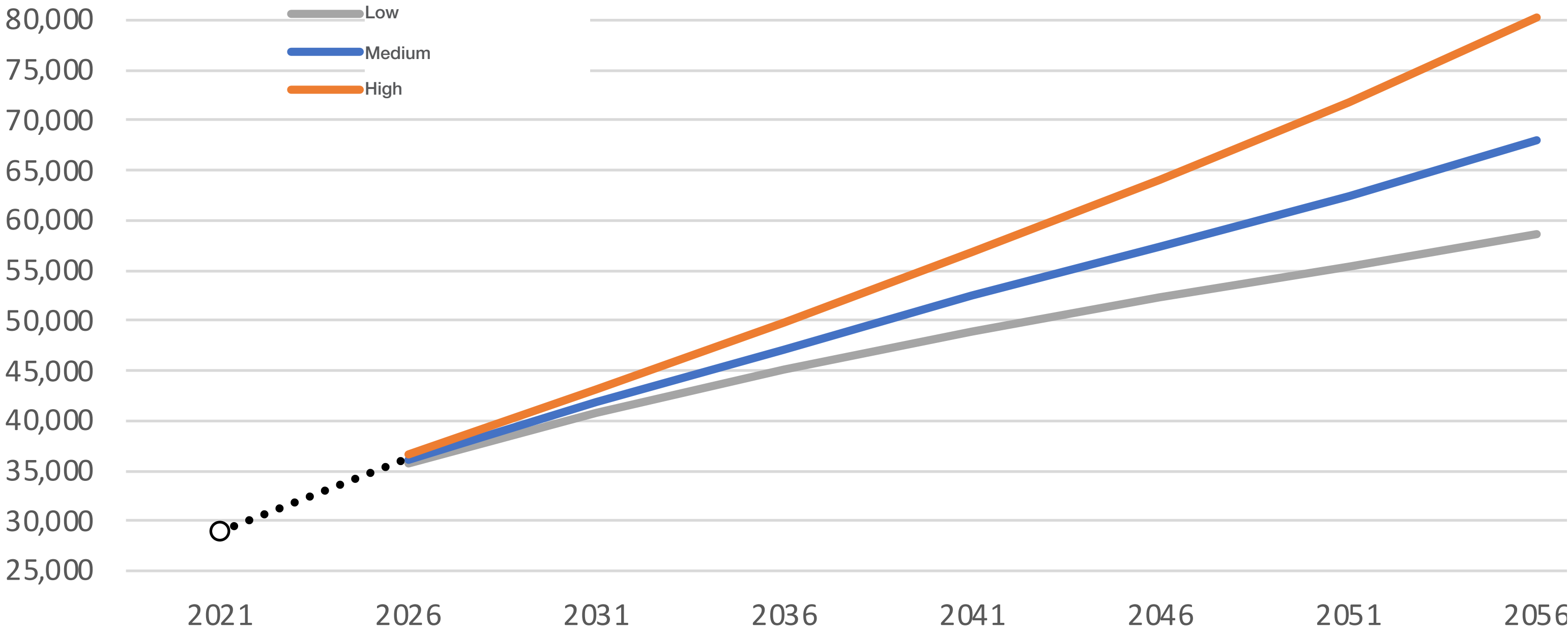
HOUSING DEVELOPMENT AND RENTAL VACANCIES

- + Since 2016, rental housing construction has regularly outpaced housing construction for sale.
- + Nevertheless, rental housing vacancies are the lowest they have ever been.
- + In 2023, most rental housing types recorded a vacancy of close to 0%



POPULATION PROJECTIONS

- + City population expected to double by 2056.
- + Required household units growing faster than population.





PHYSICAL LAND CHARACTERISTICS

DEVELOPMENT OF CITY FOOTPRINT

1940-1960



DEVELOPMENT OF CITY FOOTPRINT

1975



DEVELOPMENT OF CITY FOOTPRINT

1990



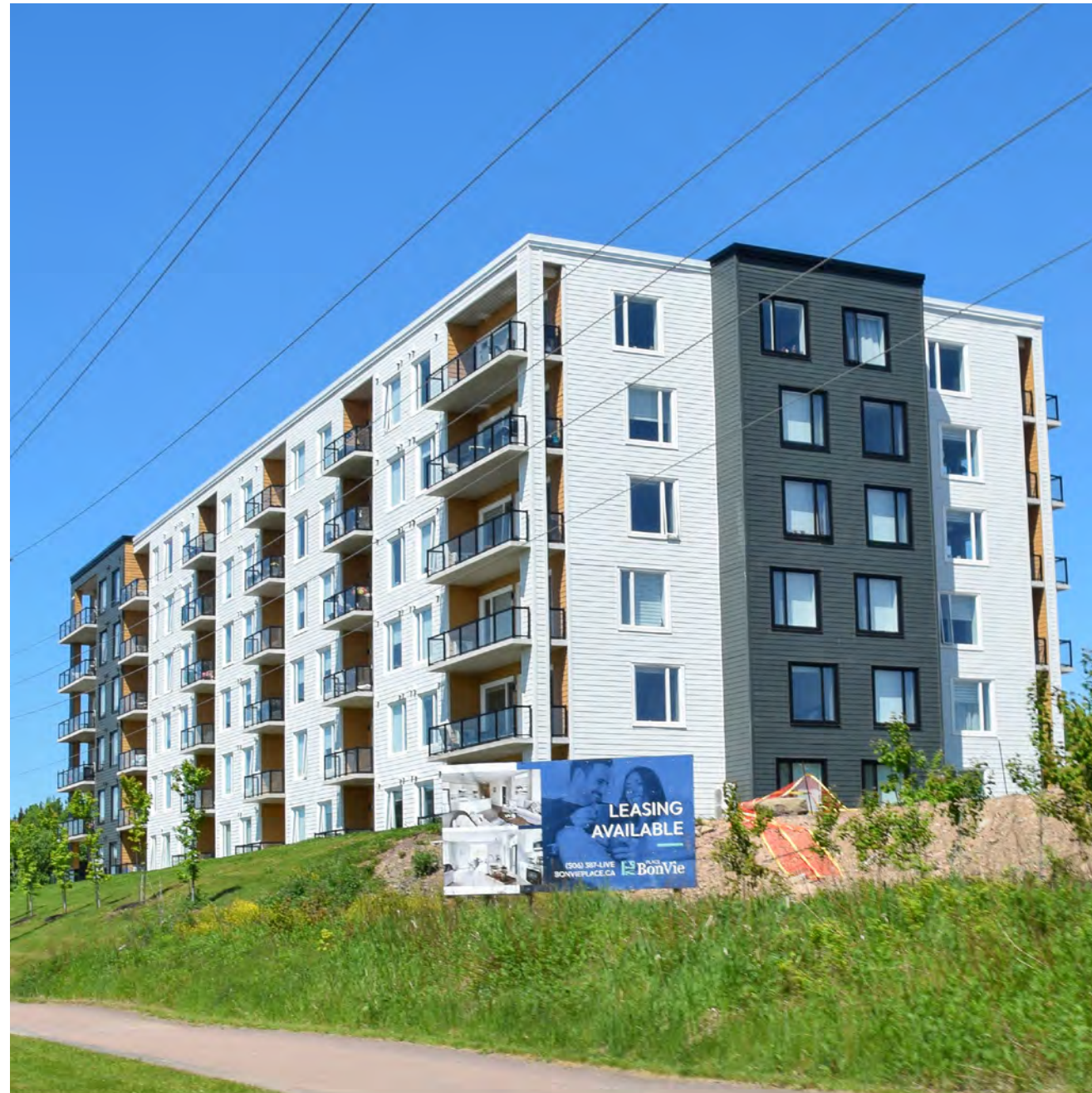
DEVELOPMENT OF CITY FOOTPRINT

2005

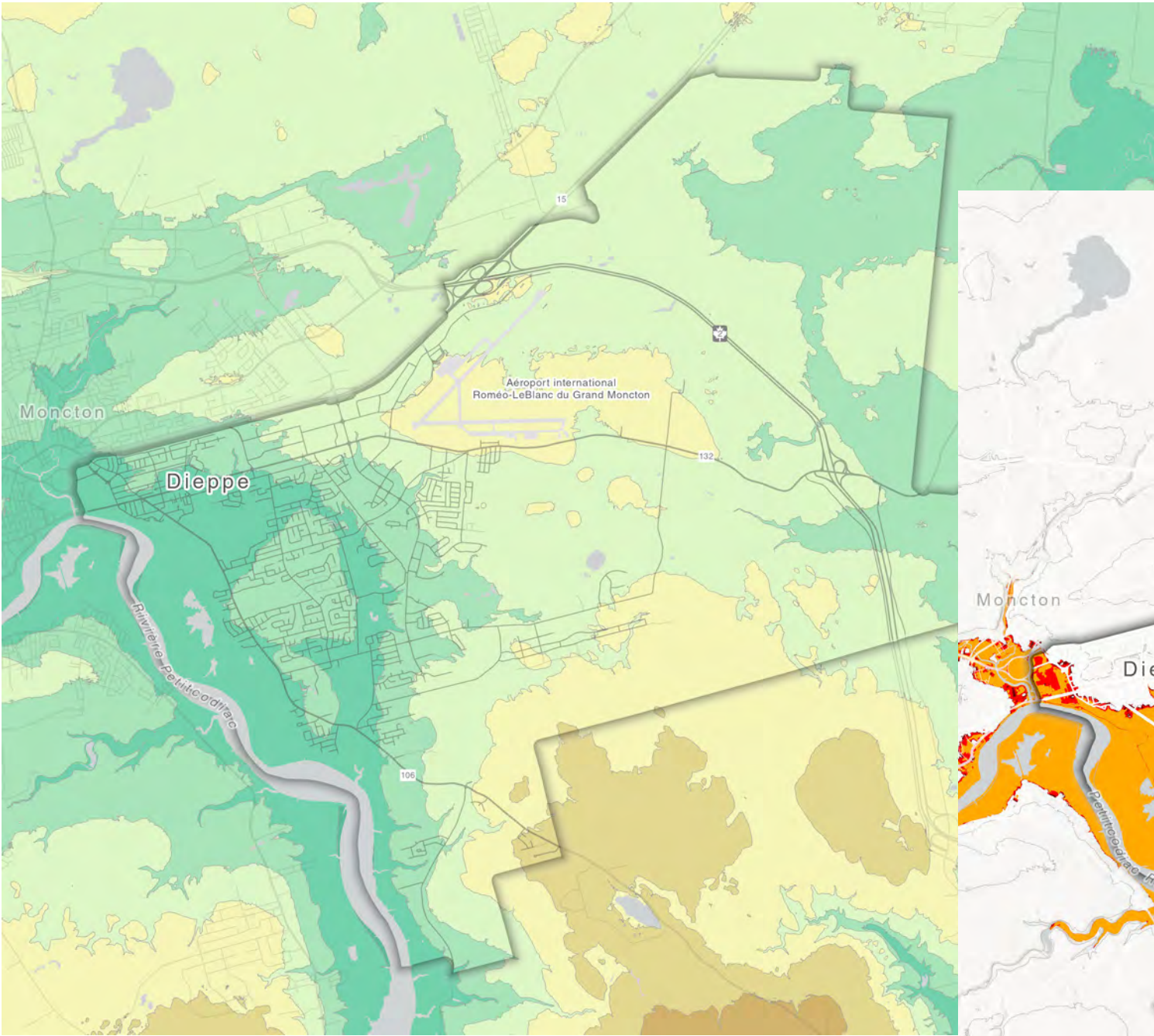


DEVELOPMENT OF CITY FOOTPRINT

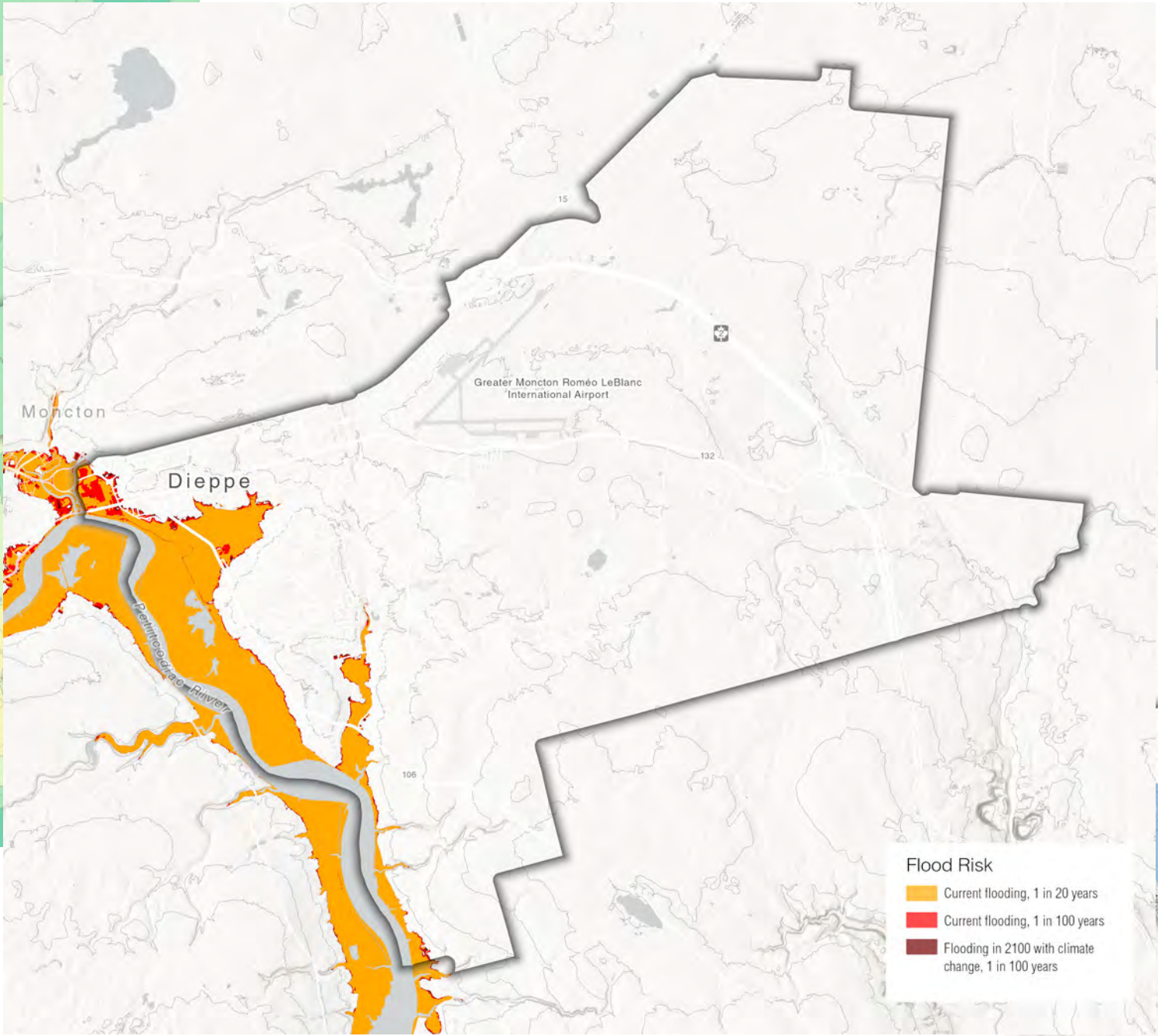
Today



TERRAIN

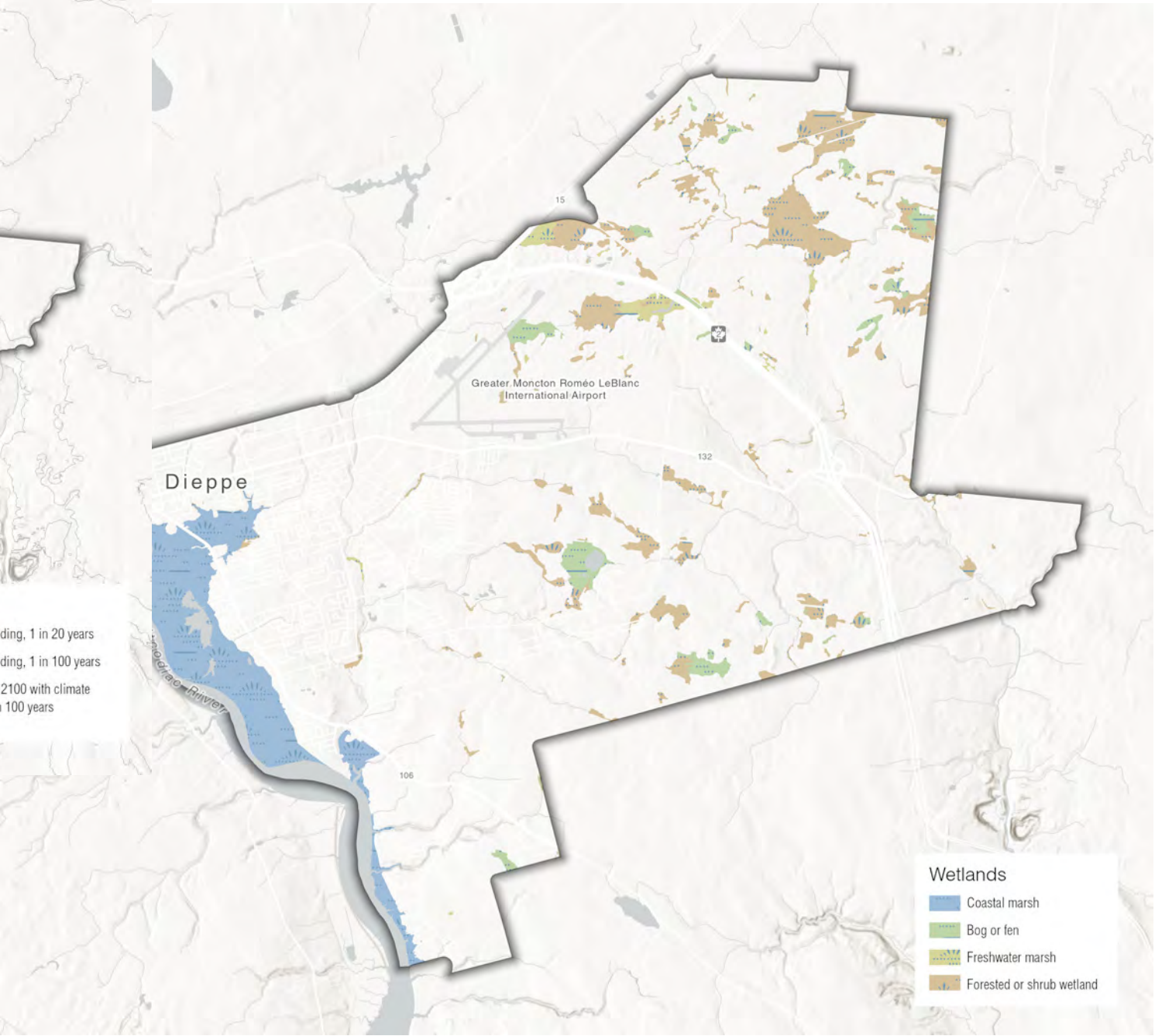


Elevation

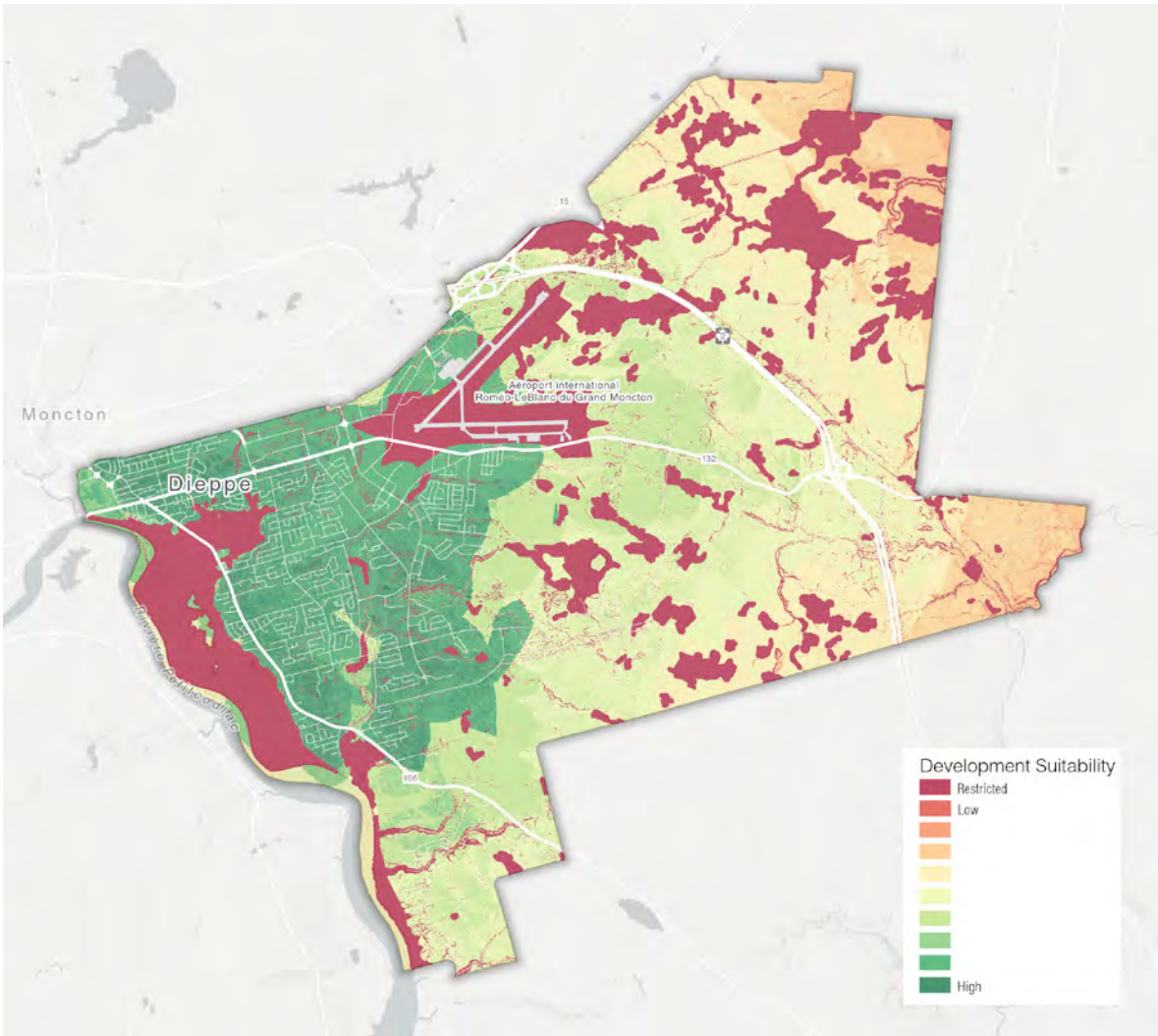
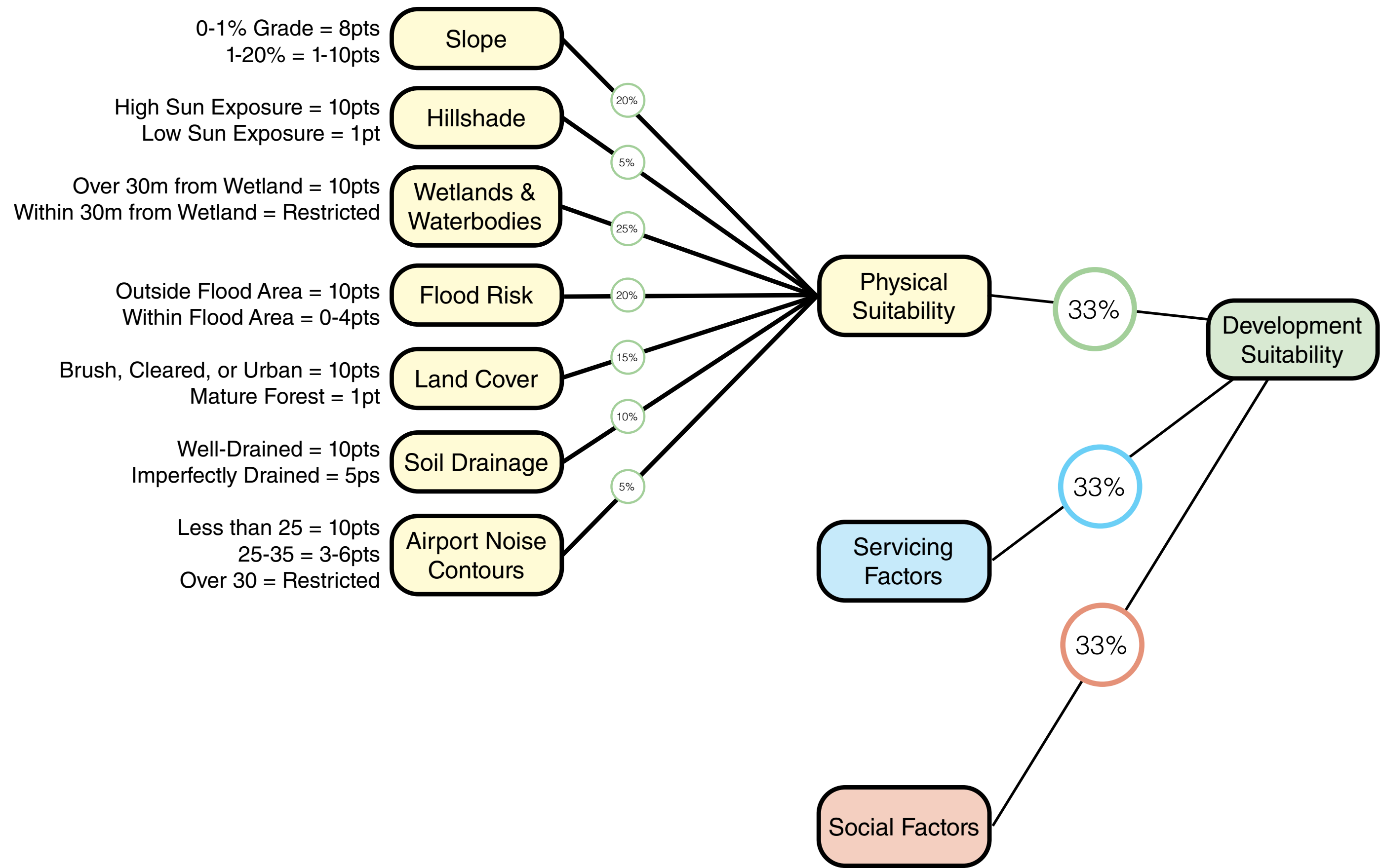


Flood Plains

Wetlands



LAND SUITABILITY ANALYSIS

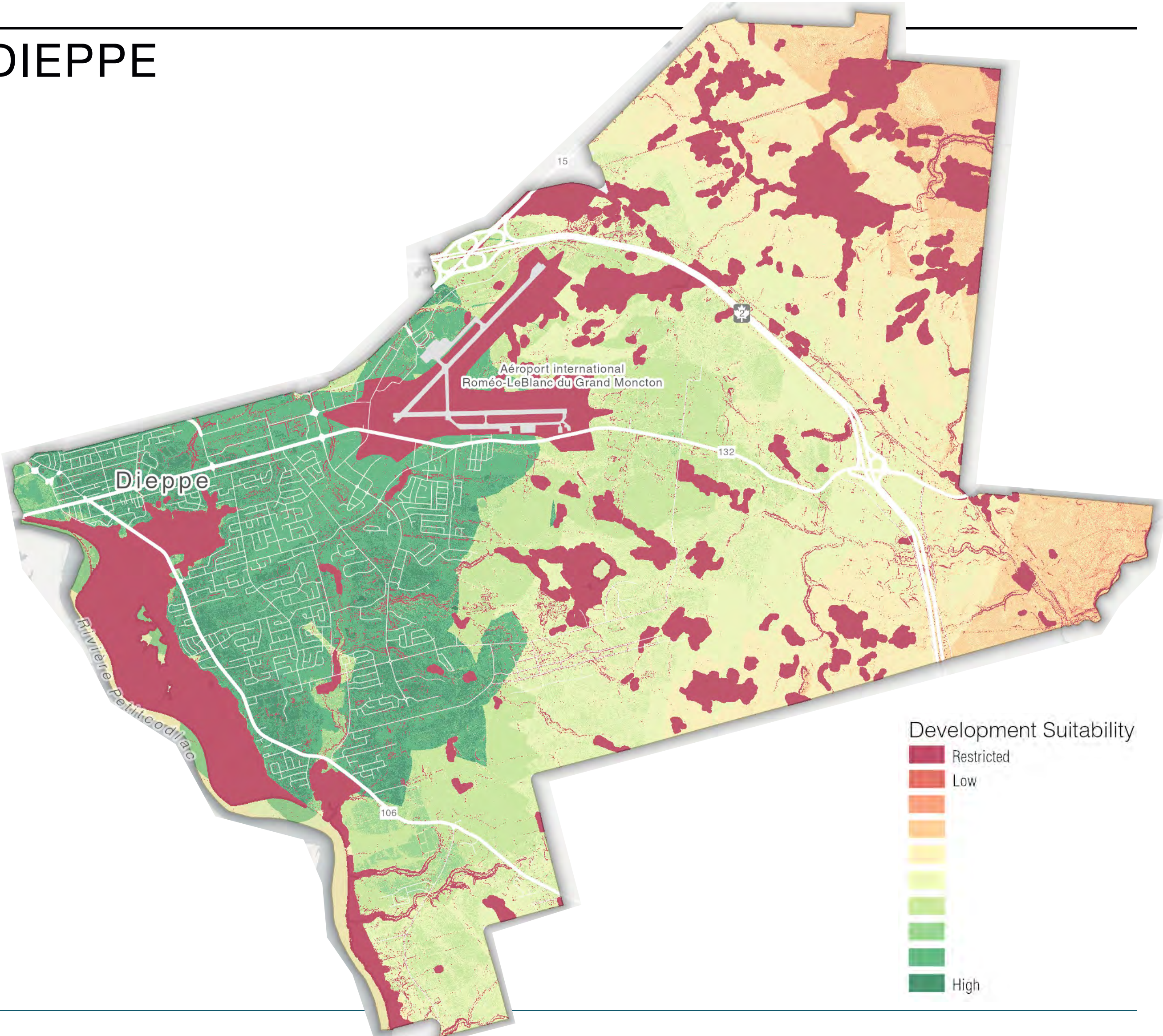


LAND SUITABILITY MAP OF DIEPPE

Physical and Environmental
33%

Servicing
33%

Amenities
33%

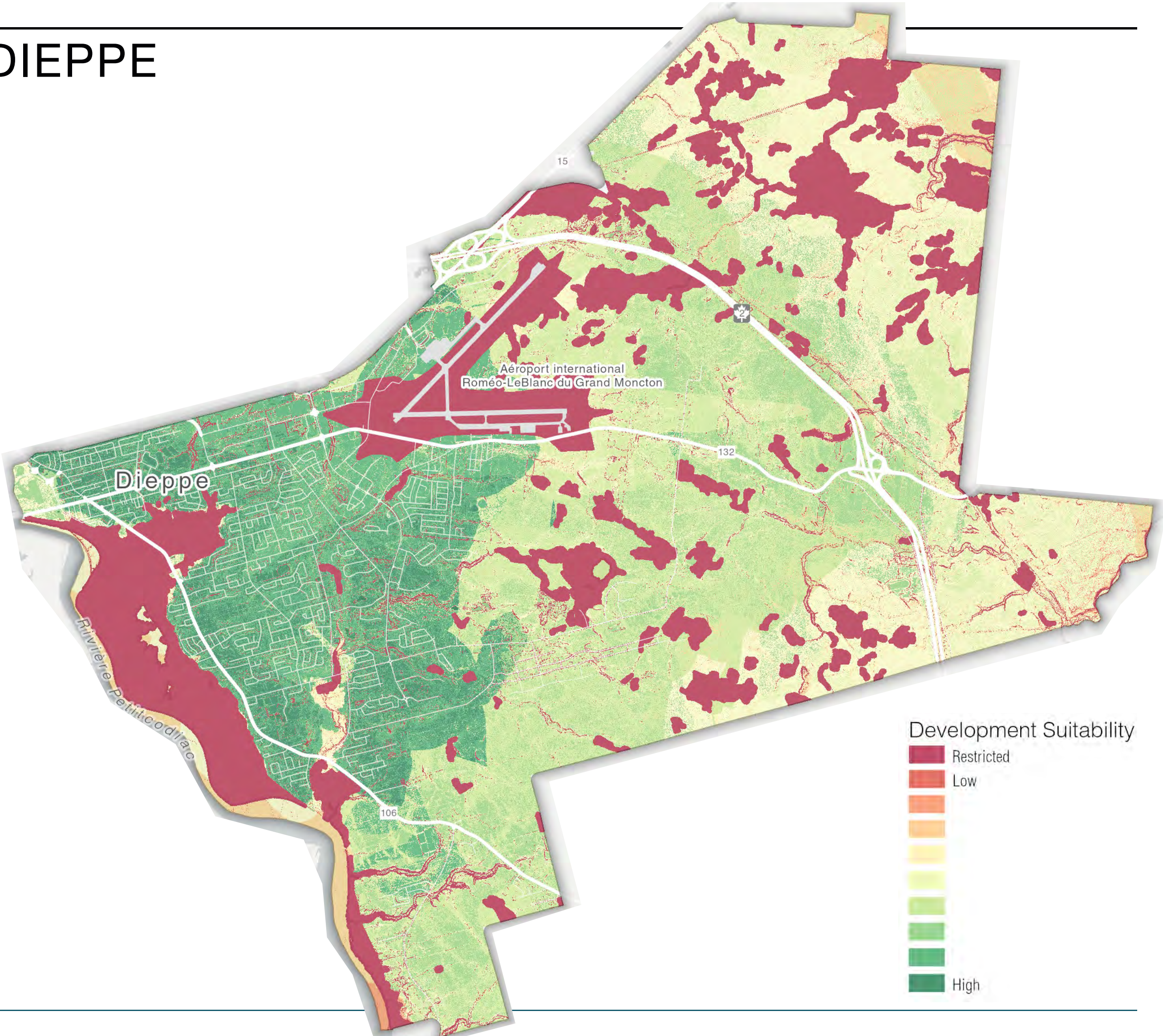


LAND SUITABILITY MAP OF DIEPPE

Physical and Environmental
60%

Servicing
20%

Amenities
20%



LAND SUITABILITY MAP OF DIEPPE

Physical and Environmental

20%

Servicing

60%

Amenities

20%

The map displays the land suitability for development in Dieppe, New Brunswick. The suitability is categorized into three main levels: Restricted (dark red), Low (red), and High (green). The map shows the city of Dieppe, the Aéroport international Roméo-LeBlanc du Grand Moncton, and the Rivière Petitcodiac. The legend on the right indicates the color scale for Development Suitability, ranging from Restricted (dark red) to High (green).

Development Suitability

- Restricted
- Low
- High

Physical and Environmental

20%

Physical and Environmental

20%

Servicing

60%

Servicing

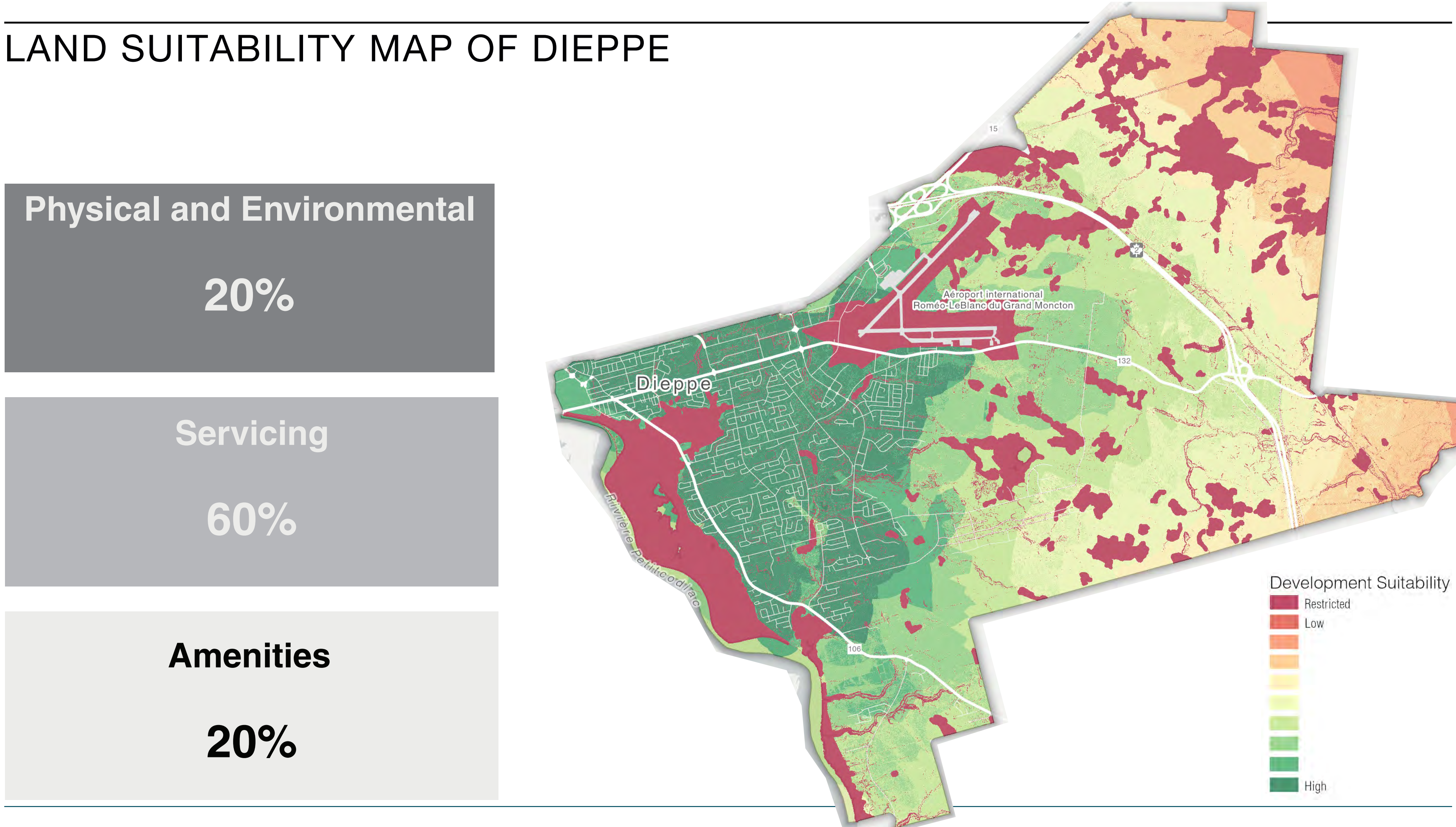
60%

Amenities

20%

Amenities

20%

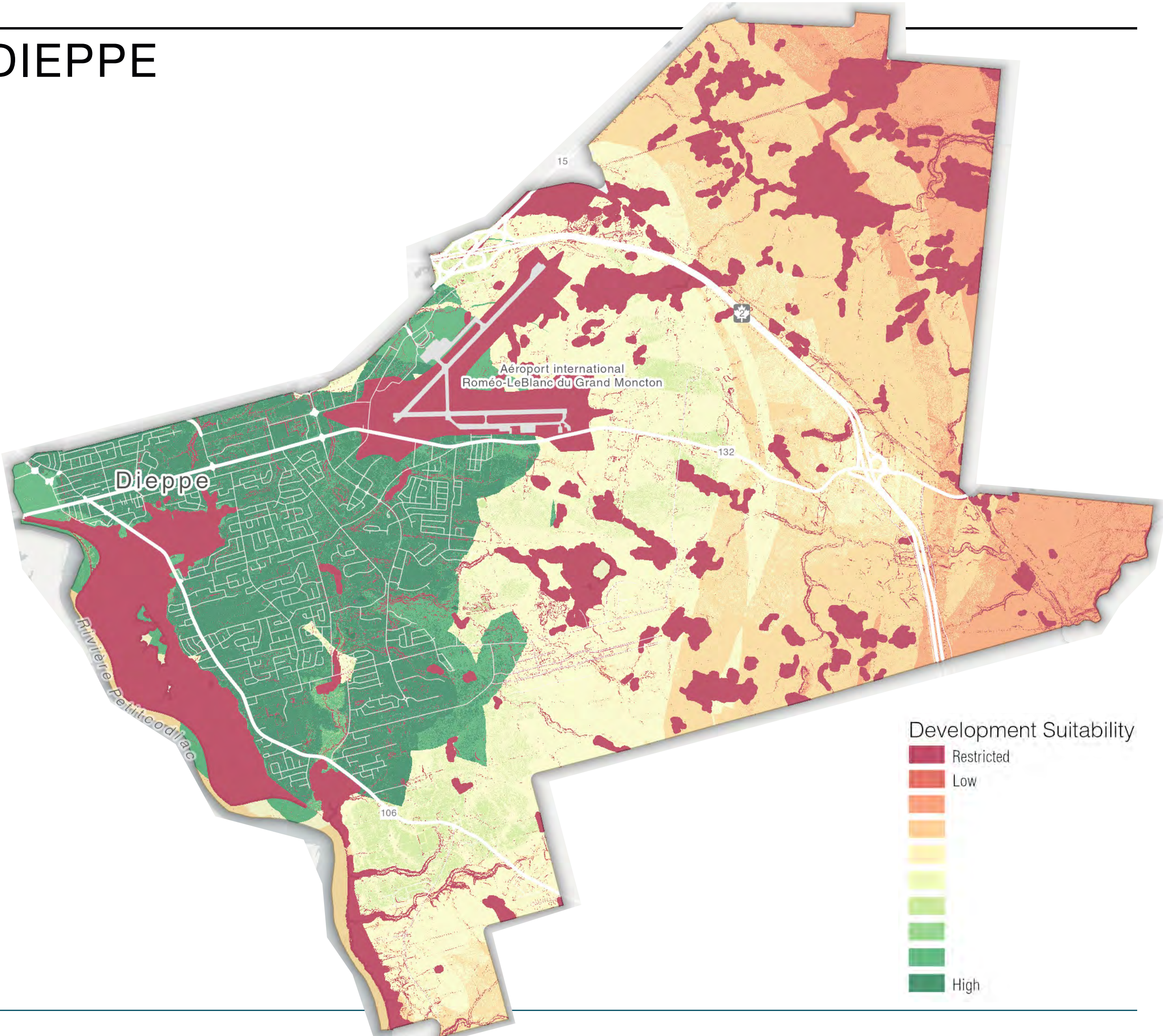


LAND SUITABILITY MAP OF DIEPPE

Physical and Environmental
20%

Servicing
20%

Amenities
60%

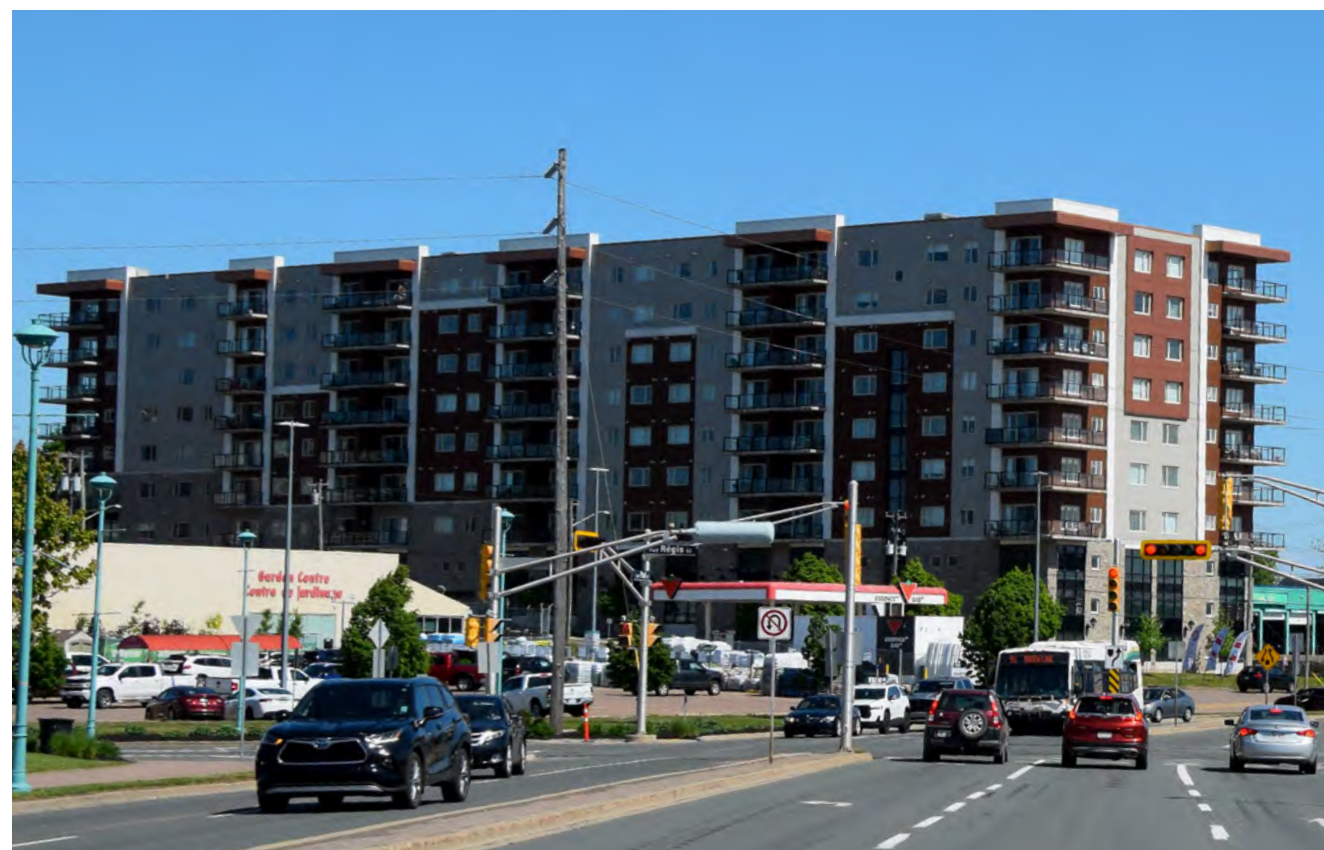


QUESTIONS IN NEED OF DISCUSSION



WHERE TO GROW?

WHAT KIND OF GROWTH?



UPLAND

THANK YOU!

Planning + Design Studio