



## **Public Hearing**

**March 11, 2019**



# THE SHAW GROUP



## ● Shaw Brick

1 Lantz NS

## ● Block Plant

2 Lantz NS  
3 Fredericton NB

## ● Shaw Brick Store

4 Edmundston NB  
5 Fredericton NB  
6 Saint John NB  
7 Moncton NB  
8 Sydney NS  
9 Dartmouth NS

## ● Shaw Precast Solutions

Lantz NS

## ● Shaw Resources

1 Coldbrook NS  
2 Hardwood Lands NS  
3 Milford NS  
4 Belledune

## ● Prestige Homes

1 Sussex NB  
2 Coldbrook NS

## ● Clayton Developments

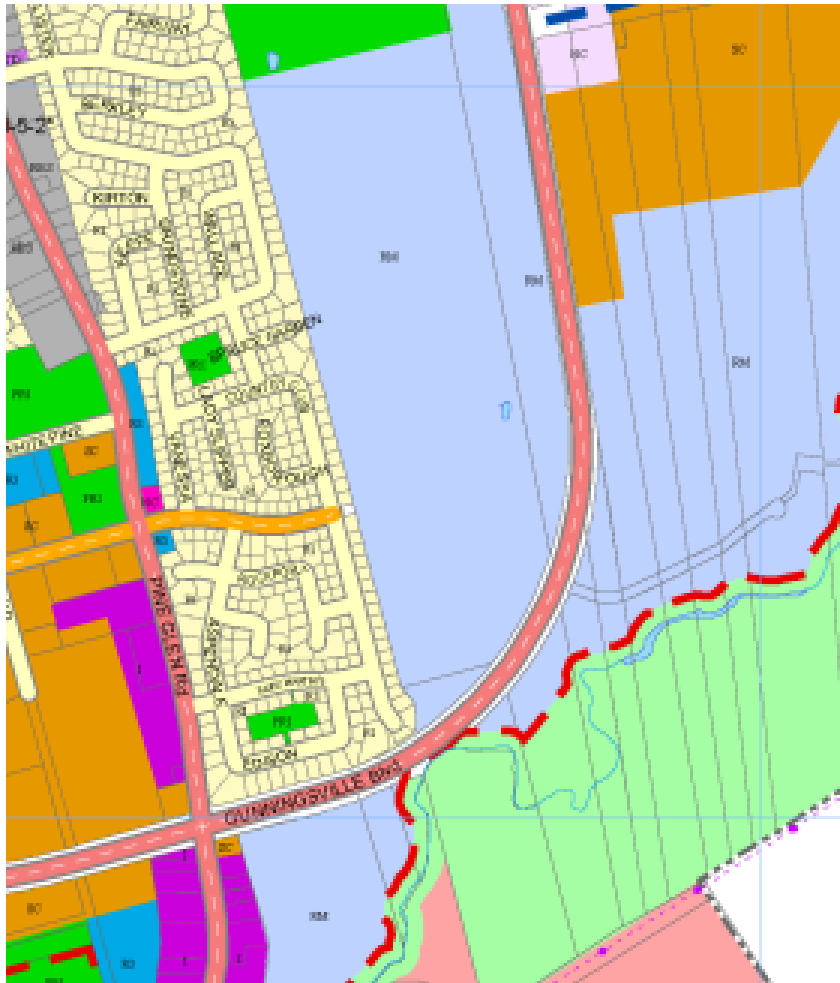
1 Fredericton NB  
2 Bedford NS  
3 Dartmouth NS  
4 Halifax NS  
5 Coldbrook NS  
6 Sussex NB

## ● Ven-Rez Products

Shelburne NS

# Project History

**2003** – Negotiations with Moncton Golf and Country Club (MGCC) to create an integrated golf course / residential community. Application by MGCC created an RM zone. Property Issues delayed the project.



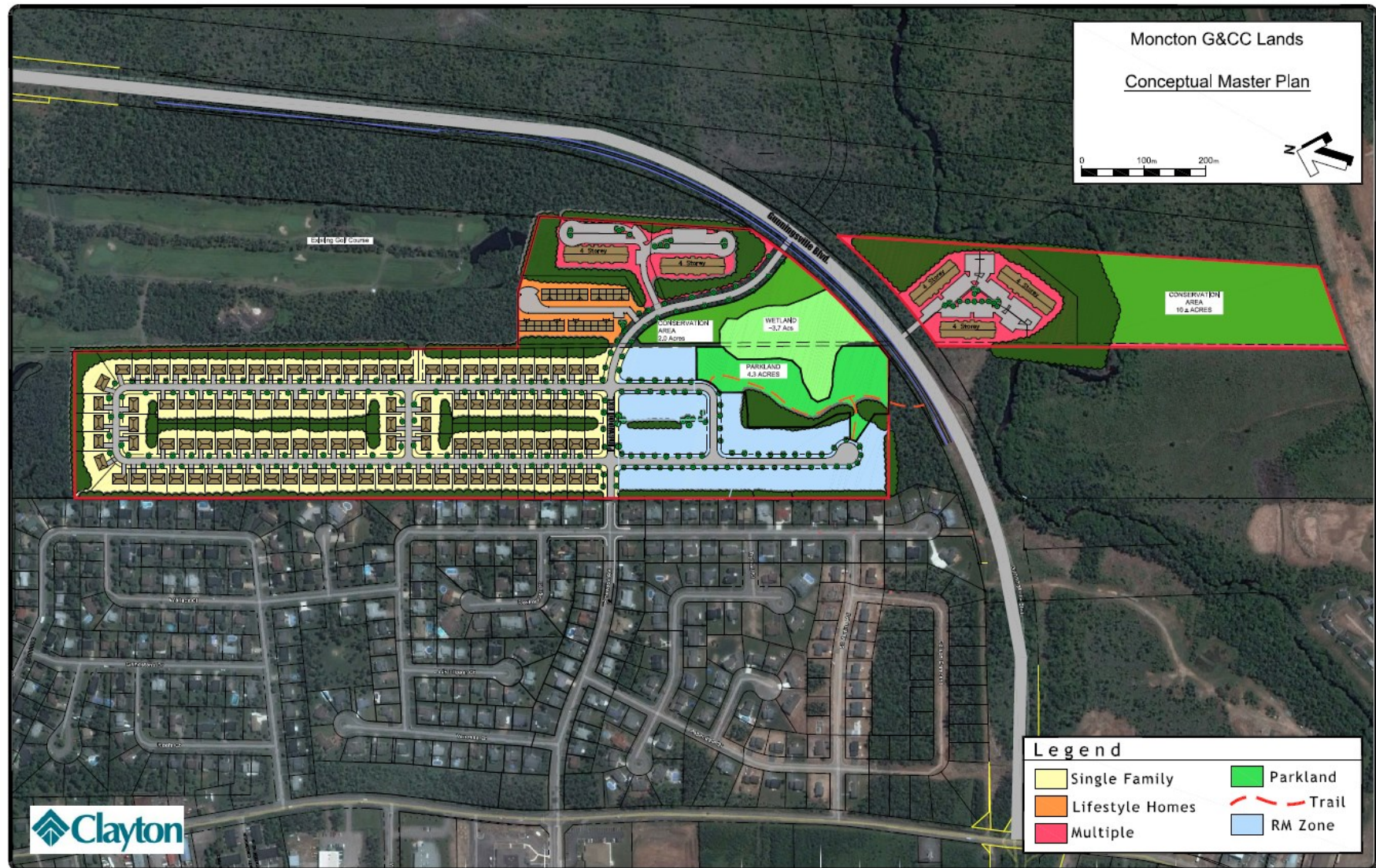
## Residential Mix Zone (RM )

- Single Unit Dwellings
- Semi-detached Dwellings
- Townhouse Dwellings
- Multiple Residential
- Retail Commercial / multiple residential



# Project History

**2011 /2012** – Submitted planning application to Secondary Plan / Rezone property to new master plan. Anticipated a 4 – 5 year project build out.





# Project History

**2012** – Rezoning approved for multiple residential R3 zone.

**2016** – Rezoning approved for “down-zoning” from R3 to R2, (Semi-detached)







## MASTER CONCEPT PLAN

RIVERVIEW, NEW BRUNSWICK

FEBRUARY 2019



## LEGEND

- Single Family 
- Semi-Detached/ 
- Multiple Residential 
- Trail/ Walkway 
- Parkland 
- Existing/ Planted Vegetation 
- Wetlands 

**NOTE:** This conceptual plan is used for illustrative purposes and is intended to convey the concept and vision for the development/ buildings. Site details are subject to change.



**CONCEPTUAL  
PLAN**

**ROSEBANK CRESCENT**

Riverview, New Brunswick

**LEGEND**

- 30' Semi-Detached 
- 38' Semi-Detached 
- Existing Vegetation 

**DATE**  
March 2019

**SCALE**  
NTS



**THE FAIRWAYS**  
A CLAYTON COMMUNITY  


**GOLF COURSE**

24m

20m

**WHITENALL TERRACE**

45m

**ROSEBANK CRESCENT**

**MCALLISTER ROAD**

**SPRUCE GARDEN CT**

**COUNTRY CLUB RD**

# Rosebank Crescent Riverview NB New Home Samples



Two Storey Semi-Detached



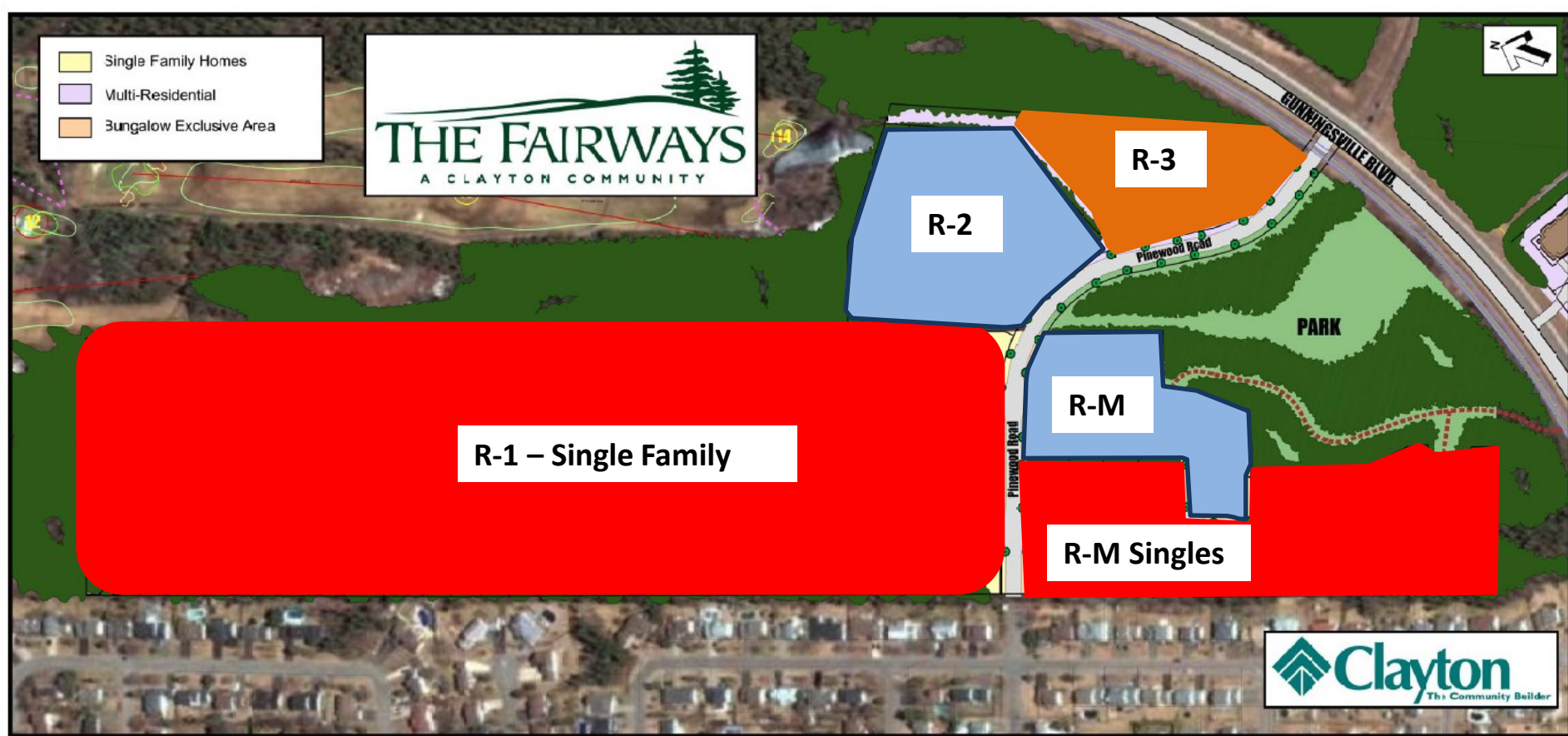
Bungalow Semi-Detached





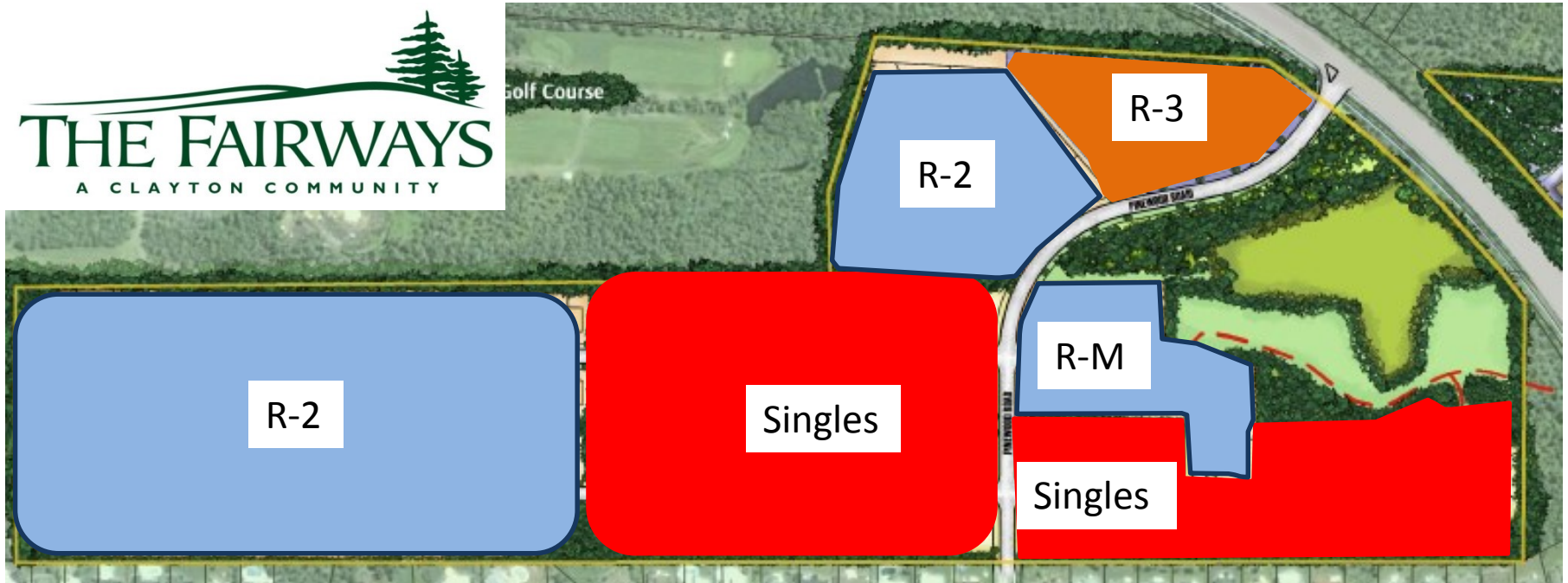
# Creating Complete Communities

- Community design has evolved over the past ten years from an emphasis on largely, R1 single unit dwellings to designs that are more diversified and inclusive of demographics and community needs.



# Creating Complete Communities

- Balanced mix of housing opportunity, providing market choice.
- Creates ability to stay in Riverview, amongst family, friends and existing support system.





# Integrating Mixed-Use

- Bungalow, one-level living products are compatible with other ground-based, single unit dwellings.
- Creates an ability to define a new neighbourhood within the community through greenspace and signage.





## Examples - Complete Communities

- Complete Communities exist throughout Atlantic Canada.







# **Community Concerns**

## **“Residents understood the area to be an R1 subdivision and that is now changing”**

### **Response :**

- Community Planning has evolved into Complete Communities.
- Compatible products - Proposal is still in keeping with plan policy.
- Current housing need is not being met.

## **“Loss of Property Value”**

### **Response:**

- There is a pejorative notion: belief property value will diminish. In our experience, this notion is false. Complete communities have a variety of housing choices that meet the needs of the Town. The key is in the attention to design detail.
- Several examples in other communities where there is no value issue.

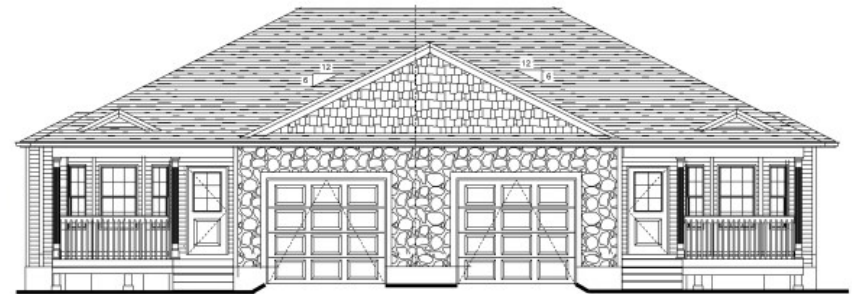


# Community Concerns

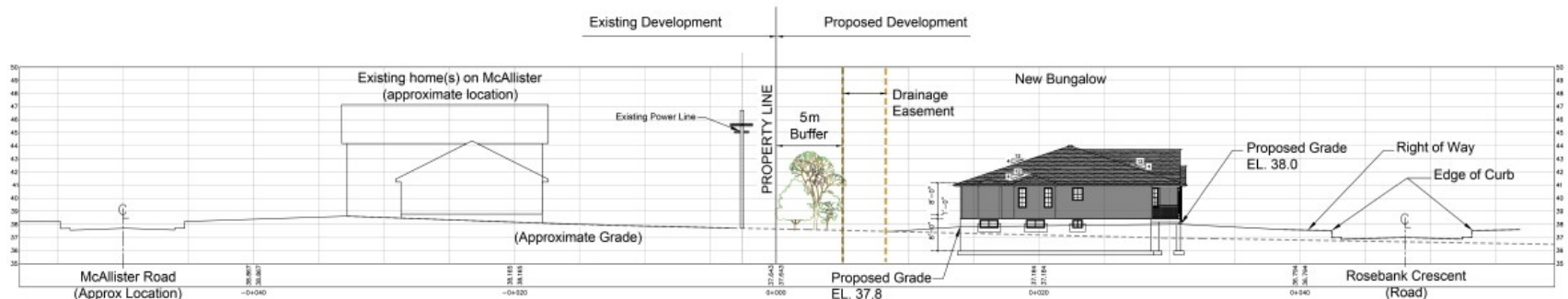
## “Loss of Privacy “



## Rosebank Crescent - Fairways Riverview NB Bungalow Concept



1 Plan - McAllister & Rosebank Crescent  
Scale: NTS



A Cross Section - McAllister & Rosebank Crescent  
Scale: 1:150

# **Community Concerns**

## **“Increased Traffic Volume and Speeds”**

### **Response:**

- Traffic Impact Statement was prepared by WSP
- The conclusion of the study determined that the additional vehicle trips are not expected to impact the area roads or intersections.
- Proposed traffic calming measures.



## **“Lack of Community Benefit”**

### **Response:**

- Strong Community benefit by introducing a housing product that is in high demand and is currently limited within the Town of Riverview.
- Enables residents to stay in Riverview, instead of being forced to move away from friends, family and existing social support systems.



# Thank You

