



DECEMBER 11, 2023

RIVERVIEW'S HOUSING NEEDS ASSESSMENT AND AFFORDABLE HOUSING STRATEGY





AGENDA

- Housing Needs Assessment Findings
- Recommendations
- Affordable Housing Strategy Goals and Objectives
- Recommendations



SaferTogether™

Safety Moment

Check your smoke detector.





1954

STANTEC FOUNDED

\$7.8 billion

MARKET CAP (\$CAD)

26,000

EMPLOYEES GLOBALLY

STN

TRADED ON NYSE & TSX

6

CONTINENTS WE OPERATE IN

400

LOCATIONS WORLDWIDE



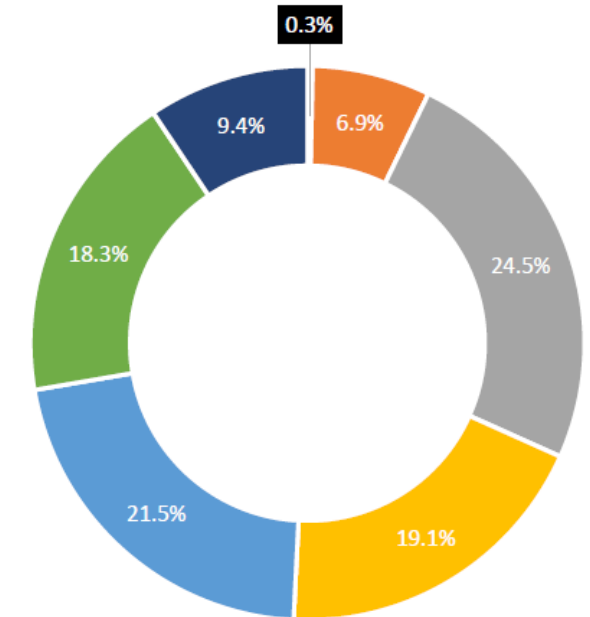
HOUSING NEEDS ASSESSMENT



POPULATION AND HOUSING IN CANADA

- Baby Boomers are still the **largest** single generational group in Canada
- Millennials are now the **dominant** child-rearing group
- If Gen Z follows trends set by the preceding groups, they will have **fewer** children later in life
- Recent immigration has contributed to the current **housing crisis**
- The Government of Canada has prioritized **labour shortages**

CLASSIFICATION OF CANADIAN GENERATIONS



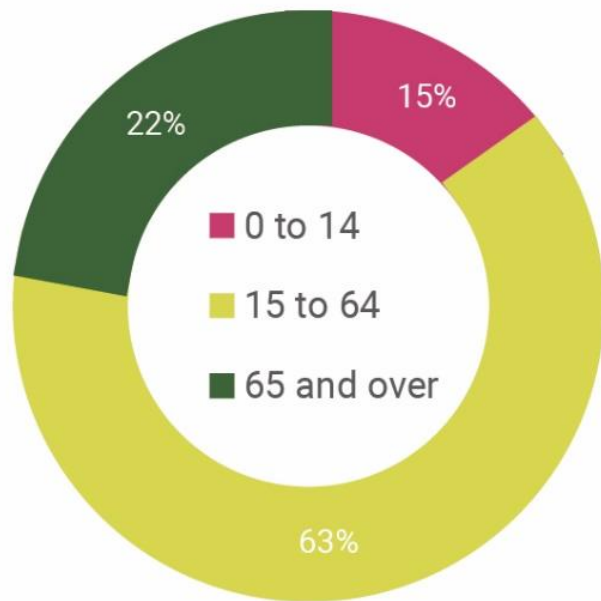
- Greatest Generation (before 1928)
- Interwar Generation (1928 - 1945)
- Baby Boomer Generation (1946 - 1965)
- Generation X (1966 - 1980)
- Generation Y (millennials) (1981 - 1996)
- Generation Z (1997 - 2012)
- Generation Alpha (2013 - 2025)

Source: Business Council of Alberta, "2021 Census population trends: Population by age", May 11, 2022.

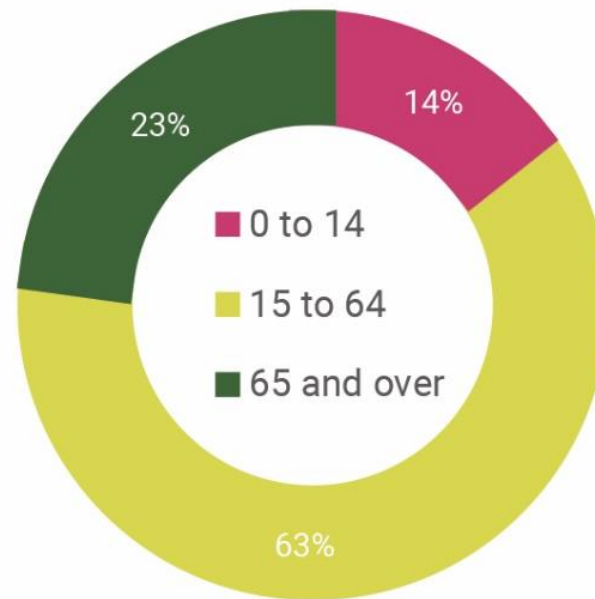


POPULATION DISTRIBUTION IN 2021

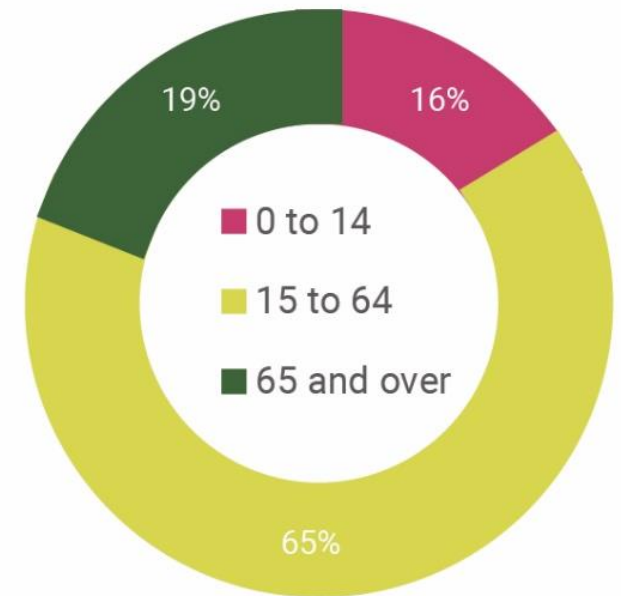
RIVERVIEW 2021



NEW BRUNSWICK 2021

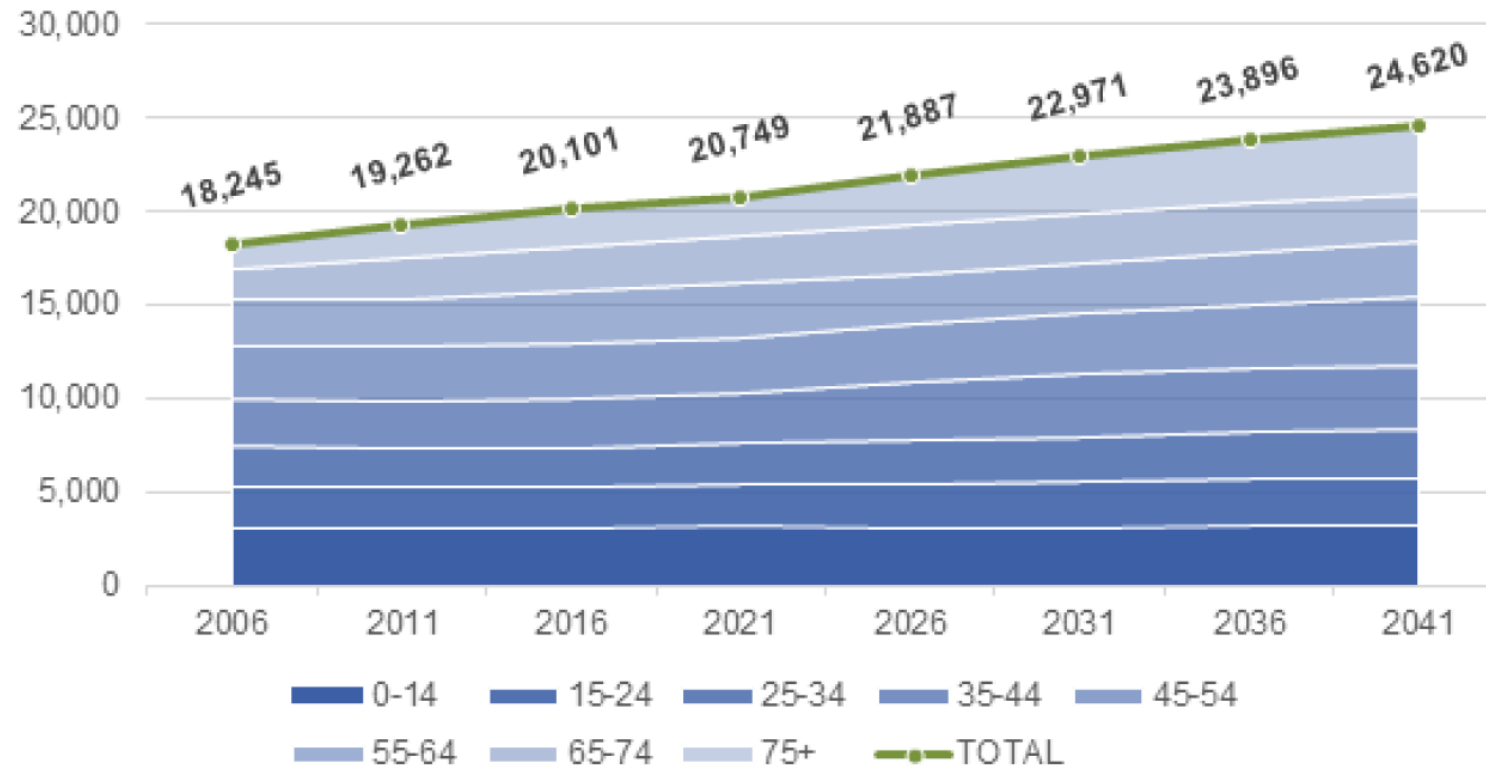


CANADA 2021





POPULATION - Forecast



Proportions by Age

0-14	17.0%	15.7%	15.2%	15.2%	14.0%	13.4%	13.1%	13.2%
15-64	66.4%	63.5%	62.8%	62.8%	62.3%	61.3%	61.3%	61.4%
65+	16.5%	20.8%	22.0%	22.0%	23.7%	25.4%	25.5%	25.4%

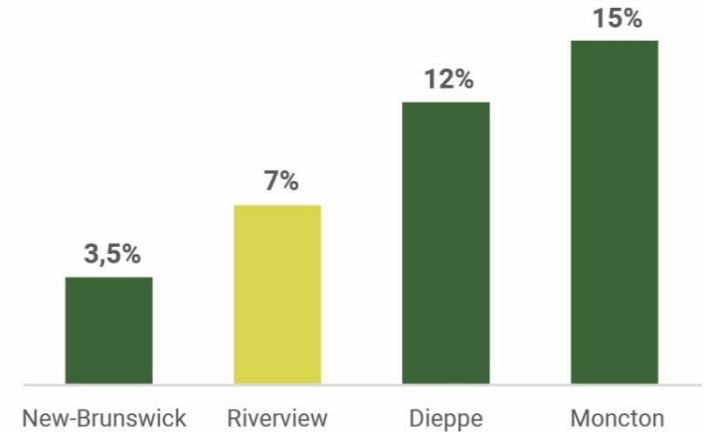
Source: Census of Canada 2006 to 2021, Stantec predictions 2026 to 2041



IMPLICATIONS FOR RIVERVIEW

- Riverview is currently wrestling with **unprecedented growth**
- In New Brunswick the increase in international immigration to Canada is not as large a factor **as inter-provincial migration**
- In 2021 and 2022, New Brunswick gained **10,612** from other provinces and territories
- The increase is, by far, the record for the province since 1970 and appears to have been stimulated by **lower home prices** in New Brunswick

Immigrants by municipality



Population in 2021



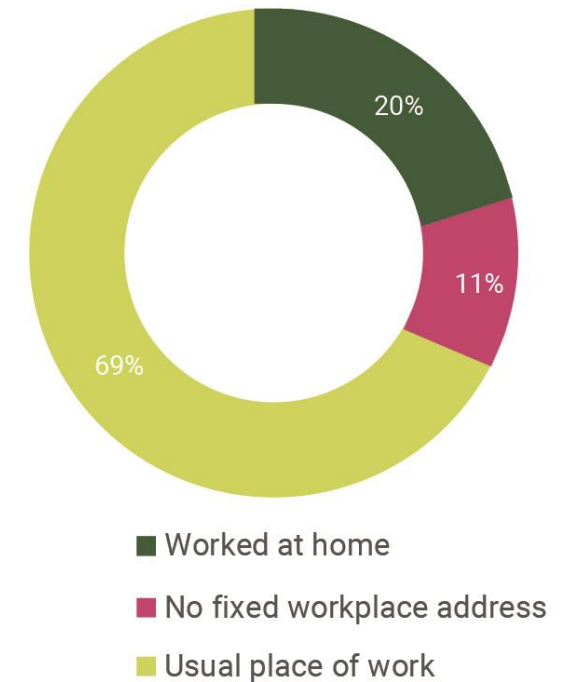
4.7%
Riverview | **20 584**
New-Brunswick | **775 610**
Canada | **36 991 981**



ECONOMIC ASSESSMENT

- The recent surge in population growth in Atlantic Canada is attributable to **increased in-migration** who's not traditionally connected to economic opportunities
- Only **29.1%** of Riverview residents work within the town, which is considerably less than the norm for census subdivisions within the CMA where (52.3%) work within the community in which they reside, as well as for the Cities of Dieppe (39.3%) and Moncton (76.8%)

Place of work in 2021





DWELLINGS AND PERMITS

- The proportion of dwelling units that are **single-detached** is similar in Riverview to the New Brunswick average
- Single-detached housing **declined** from 68.6% of all housing in Riverview in 2011 to 63.6% in 2021
- The town has a relatively high level of **76% homeownership**
- It appears that recent demand has emphasized the need for **rental** apartments.

Number of permits | 2018-2023



Single units | **103**



Two units | **120**



Multi units | **690**



WHAT WE HEARD

Key Stakeholder Interviews

- Business reps, school board, developers, affordable housing provider, senior's roundtable, Codiac Transpo, MAGMA. **Housing is an issue in Riverview.**
- With many newcomers looking to settle in Greater Moncton, Riverview **needs more housing variety.**
- This is a tremendous **opportunity but** will require a shift in thinking toward housing needs.





WHAT DOES THIS MEAN FOR RIVERVIEW?

- Times have changed – **very quickly**.
- Rapid population growth.
- Changing demographics.
- Record low vacancy rates.
- Current construction is **not keeping pace** with demand.
- The price of home ownership is **out of reach** for many people.





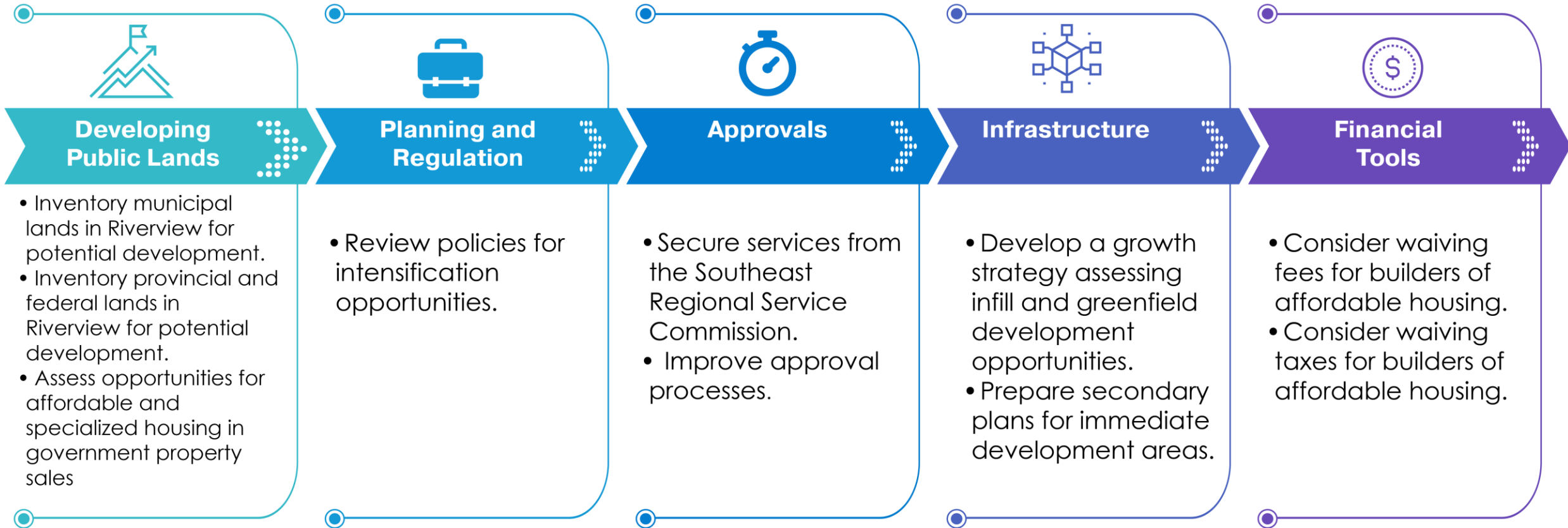
WHAT DOES THIS MEAN FOR RIVERVIEW?

- Continued population growth, **BUT...**
- Riverview's aging domestic population will present an increasing **challenge**.
- Diminishing births and increasing mortality rates.
- These changes will **erode the growth** from the town's current resident population.
- A higher rate of in-migration will be **required**.





Recommendations





AFFORDABLE HOUSING STRATEGY

WHAT IS AFFORDABLE HOUSING?

“Housing where the **price does not exceed 30%** of the gross annual household income for very-low income to moderate income households.” – CMHC





WHAT ARE THE BENEFITS OF AFFORDABLE HOUSING?

- It supports **economic growth**
- It makes for more resilient, sustainable and **well integrated neighborhoods**
- It adds more **social diversity** in the neighborhoods
- It makes for a **healthy environment for families and children**
- It support **financial stability** in the community.





FACTORS AFFECTING AFFORDABILITY

- Low Interest Rates
- Higher Interest Rates
- Housing Supply
- Development Fees
- Red Tape & NIMBYism
- Code Changes
- Labour & Material Costs
- New Brunswick's Crisis
- Social Housing Demand
- Housing Preferences
- Labour Shortages



PLANNING FRAMEWORK

RCA Community Health Needs Assessment (2019)

- Established a **diversity of affordable** housing options

Economic Development Strategy 2012-2016

- Set objectives to offer **incentive programs** for affordable housing

2021-2026 Strategic Plan

- Plans to build a **sustainable community** through efficient and effective infrastructure development.
- **Revise its municipal plan** to encourage affordable housing during the project approval process.

Municipal Plan

- **Organize** the economic, physical, social, and environmental development of the Riverview community.
- Encourages the construction of affordable **“compact”** single-family housing.
- Intends to prezone specific areas for single unit dwellings to **encourage the development**.
- Aims to **maintain affordability** by encouraging smaller houses on smaller lots.



AFFORDABLE HOUSING PROVIDERS

- Riverview **lacks a dedicated local organization** for affordable housing.
- In November 2022, the provincial and federal governments invested **\$1.6 million to establish the Housing Hub** of New Brunswick.
- The Housing Hub supports **housing development in rural** areas across New Brunswick.
- Habitat for Humanity helped over **80 families** to date.
- **Rising Tide** aims to **reduce homelessness by half** and has built affordable units with government funding.





RIVERVIEW'S INITIATIVES IN AFFORDABLE HOUSING

- Riverview **conducted a survey** to identify housing needs.
- Municipalities are expected to support housing development and **create action plans**.
- Direct construction of housing by municipalities is **unrealistic**.
- Municipalities need to **innovate to enable the construction** of affordable housing.

 "In my price range"

PRIORITY ELEMENT CONSIDERED BY MOST OF THE SURVEY RESPONDENTS (67%) IN THEIR HOUSING CHOICE

 52%

OF SURVEY RESPONDENTS CONSIDER THE NEED FOR AFFORDABLE HOUSING "CRITICAL"

 62%

OF SURVEY RESPONDENTS BELIEVE THE NEED FOR RENTAL HOUSING IS "CRITICAL" OR "HIGH"

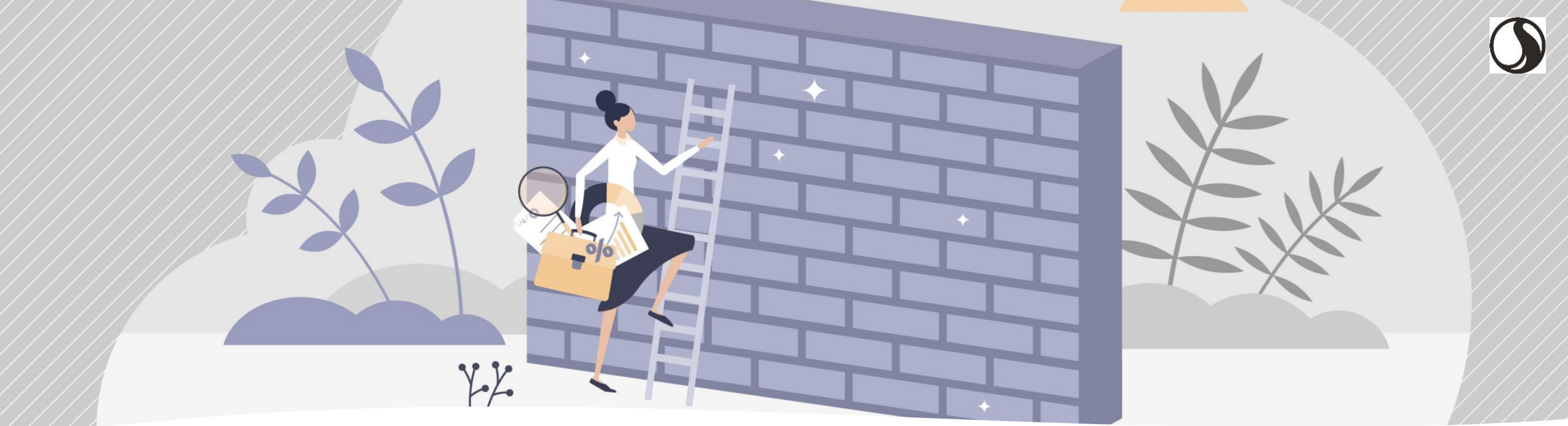


AIM OF THE STRATEGY

This Affordable Housing Strategy aims to:

- Stimulate and **expand affordable** housing options in Riverview.
- Accommodate **residents of all income** levels and life stages.
- Establish a knowledge base on the town and its context.
- Derive **tailored measures and solutions** from this knowledge base.
- **Predict future trends** and needs to guide Riverview's future actions.
- Ensure alignment of these **actions with strategy** objectives.





OBSTACLES OR THREATS

- Deficient, Insufficient, or **Missing Communication and Consultation** Initiatives
- Lack of **Political Will**
- Cumbersome **Bureaucracy**
- High **Construction Costs** and Lack of Financing
- Scarcity of **Available Land**
- Isolated and Partial **Initiatives**

AFFORDABLE HOUSING ACTIONS

- ✓ Facilitate affordable housing supply
- ✓ Provide quality housing
- ✓ Consolidate the collaboration and cooperation approach
- ✓ Plan using a holistic approach
- ✓ Monitor, improve and share the process





RECOMMENDED ACTIONS





Questions?

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