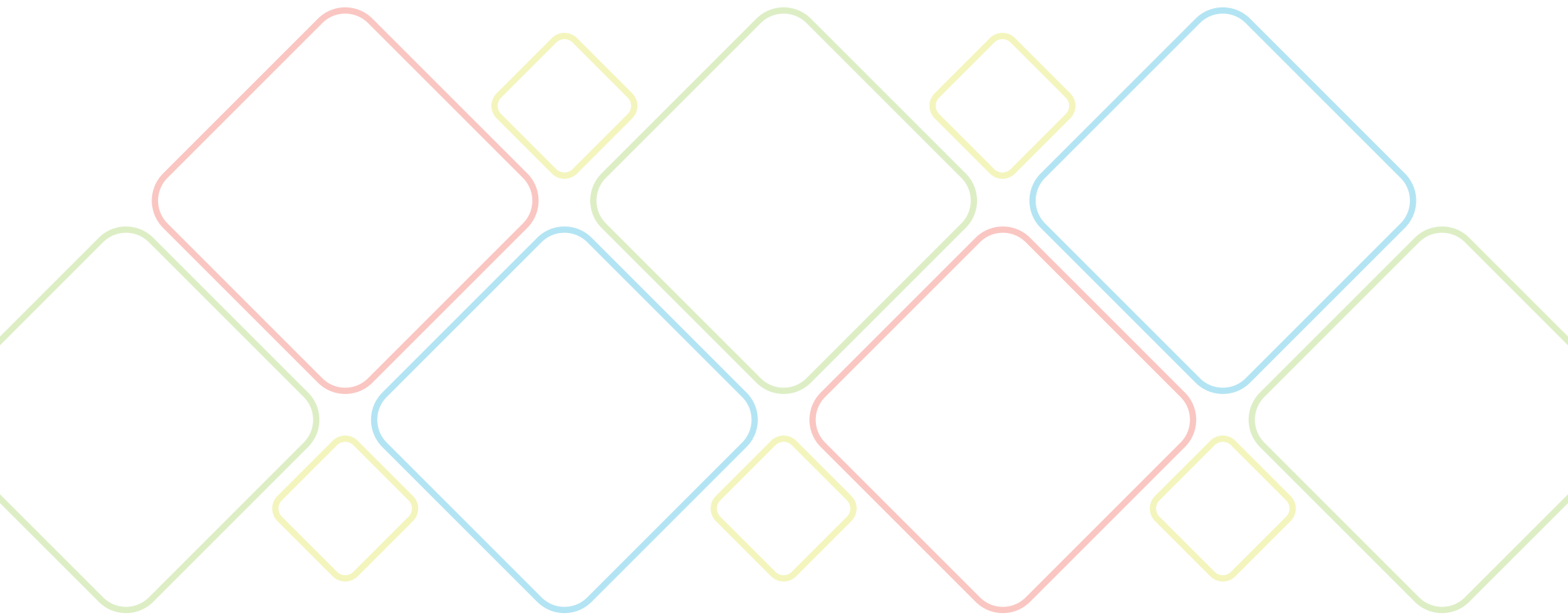


City of Moncton Urban Growth Strategy



February 2024

MONCTON



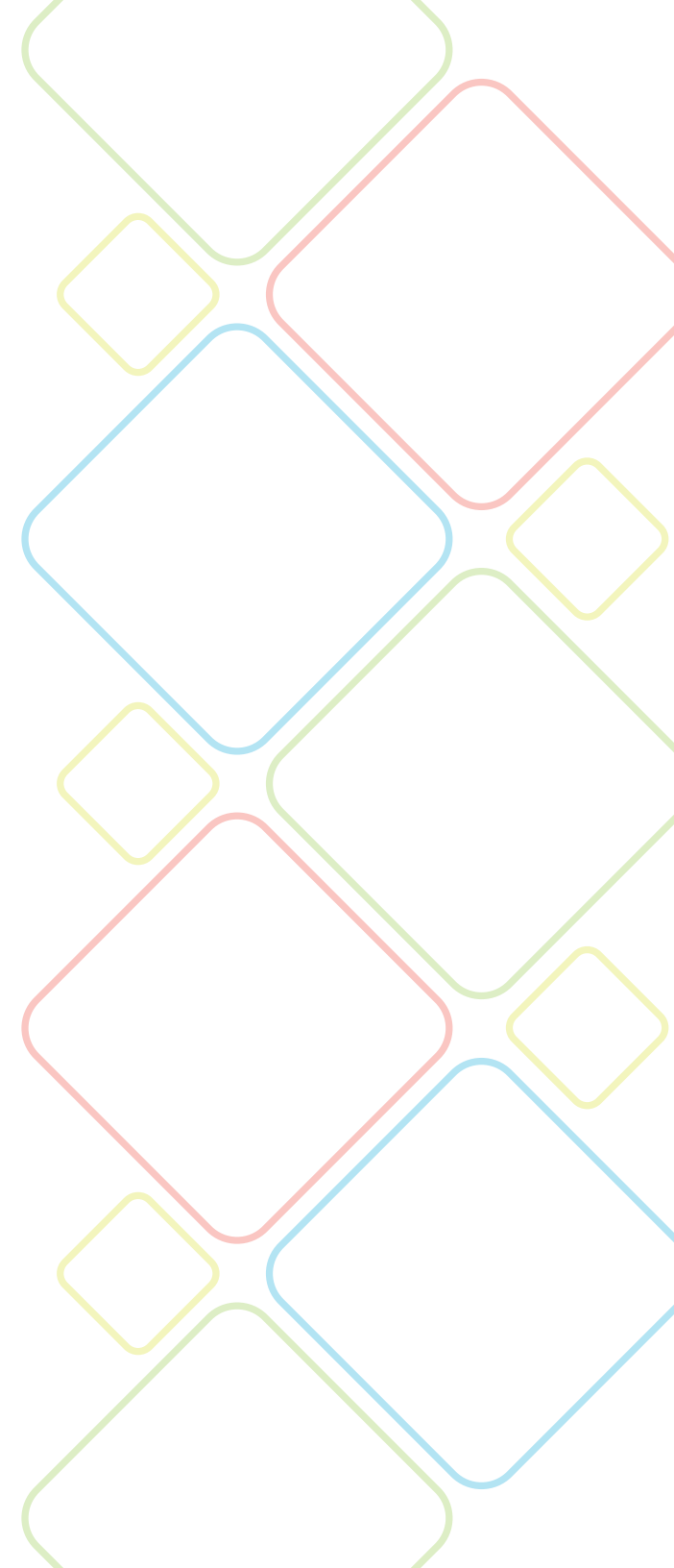


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1 Introduction & Approach



The overarching purpose of the Urban Growth Strategy (UGS) is to provide clear direction on where and how residential and employment growth should occur in Moncton over the next 25 years. The UGS is intended to guide decision-making and policy development specifically related to planning and growth management, urban land needs, and long-range master planning for municipal services.

The results of this study serve as a foundational role for the next City of Moncton Municipal Plan Review exercise. The UGS will also be used to update and align other city-wide plans and strategies. The development of the City of Moncton UGS occurred over four project phases (see Figure 1).

Community engagement formed a critical component of the UGS and was implemented over Phases 1 and 3 of the project. Phase 1 engagement activities focused on starting the conversation of how and where the city should grow over the next 25 years. Building on the feedback from the first round of engagement and the analytical work from Phases 1 and 2, Phase 3 activities focused on garnering more detailed feedback on the three growth scenarios. See Appendix A for the summaries of both community engagement phases.

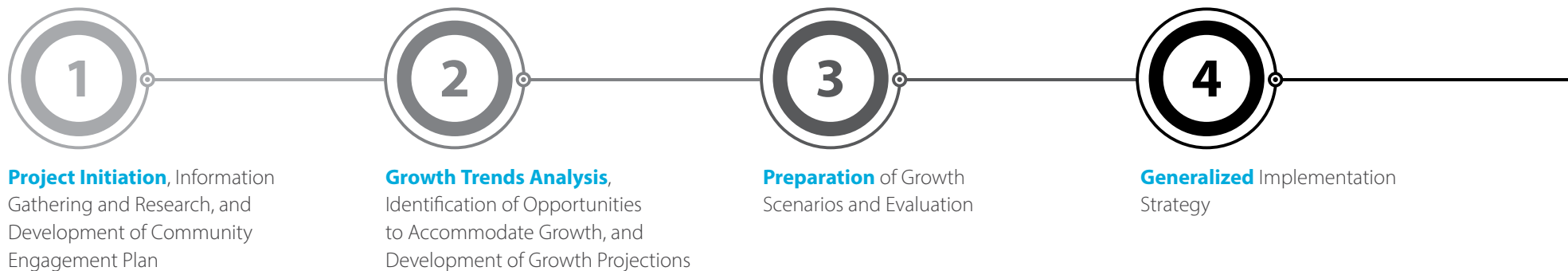


Figure 1: Project Phases of Urban Growth Strategy

2 Recent Trends

2.1 Context

Greater Moncton¹ has a population of approximately 171,600, accounting for approximately 21 per cent of New Brunswick's population. The City of Moncton is the largest municipality in New Brunswick by population, with a population of 81,500 in 2021. The City of Moncton accounts for approximately half of Greater Moncton's population base and nearly two-thirds of its employment base.

2.2 Population

Over the past decade, Greater Moncton's population base expanded by 20 per cent. In July 2022, Greater Moncton was the fastest growing Census Metropolitan Area (CMA) in Canada with a growth rate of 5.4 per cent. The population growth of Greater Moncton, including the City of Moncton, has largely been driven by relatively high levels of net migration. Over the past five years, international migration has accounted for approximately two-thirds of total net migration to Greater Moncton, reflecting higher provincial immigration targets.

The City of Moncton experienced moderate population growth between 2006 and 2016, growing from 69,500 to 73,800 (+4,300). However, from 2016 to 2021, Moncton's population growth rate accelerated (+7,700), increasing by 10 per cent over the five-year period.

Moncton's population is estimated to have risen to 85,800 in 2022, an increase of five per cent from 2021. On Jan. 1, 2023, a municipal boundary adjustment added approximately 650 residents to the City of Moncton's population base.

Demographic trends strongly influence both housing need and form. Across New Brunswick, the population is getting older on average, due to the aging of the baby boomers. However, increasingly influenced by high levels of net migration, the City of Moncton has a moderately younger age-profile than the provincial and regional averages.

2.3 Housing

As of 2021, there are 35,100 occupied housing units in Moncton, which is a 27 per cent increase from 27,700 units in 2006. Low-density dwelling forms (single and semi-detached units) represent the largest share of the housing base in Moncton, accounting for 19,150 units or 55 per cent of the share.

Over the 2008 to 2022 period, Moncton has averaged 517 residential units constructed per year. The rate of housing development activity has accelerated over the past five years (2018 to 2022), with an average of 765 units per year.

The housing density over the 15-year period has shifted from low-density housing to higher-density development, with high-density units accounting for 73 per cent of total residential development activity over the 2018 to 2022 period. Figure 2 summarizes the added residential units from 2016-2022 and illustrates this marked shift from ground-oriented to high-density residential units.

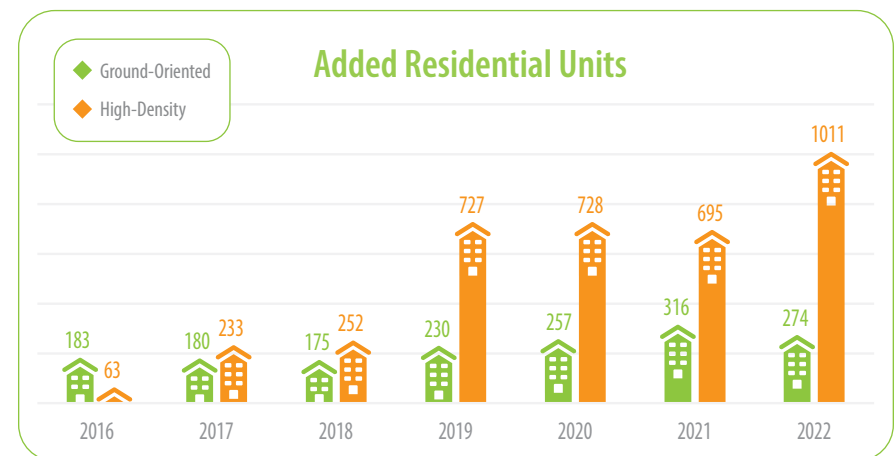


Figure 2: Added Residential Units

[1] Greater Moncton is outlined by Statistics Canada as the Moncton Census Metropolitan Area (CMA), which includes the City of Moncton, City of Dieppe, Town of Riverview, and surrounding areas.

2 Recent Trends



2.4 Employment Base

The total employment base for Moncton grew at an average rate of 0.5 per cent annually, increasing from approximately 51,000 in 2006 to 52,400 in 2016 and an estimated 54,400 in 2021. Over the 2006 to 2021 period, Moncton's employment activity rate (ratio of jobs per population) declined from 80 per cent to 71 per cent, reflective of an aging population and stronger population growth than employment growth.

Moncton's employment base is highly oriented to commercial and institutional sectors. The largest sectors – healthcare and social assistance, retail trade, and public administration – account for 40 per cent of total employment, followed by educational services; accommodation and food services; finance and insurance; professional, scientific, and technical services; administrative and support, waste management and remediation services; manufacturing; and transportation and warehousing.

2.5 Non-Residential Development

The city experienced relatively limited non-residential development between 2008 and 2012. However, since 2013, non-residential development activity has been robust. Over the past decade (2013 to 2022), institutional development accounted for approximately 45 per cent of development activity compared to 30 per cent and 25 per cent in the commercial and industrial sectors respectively.

3 Growth Projections



A range of macro-economic and demographic factors are anticipated to influence future population and employment growth by sector across the City of Moncton and the broader Moncton region. These factors are anticipated to influence future growth trends on residential and non-residential lands within Moncton and the broader regional market over the coming decades.

Key local drivers have been identified that are anticipated to influence future population, housing, and employment growth within Moncton over the next 25 years:

- ◆ Geographic location and growing importance as a regional centre
- ◆ Impacts of technology and innovation on economic development and population growth
- ◆ Aging population and labour force
- ◆ Immigration levels for Canada
- ◆ Quality of life

Phase 2 entailed the development of three growth projection profiles: Low, Medium (Reference), and High. Through soliciting feedback from various growth and development stakeholders, the High projection profile was chosen as the preferred profile.

3.1 Population

Moncton's population is expected to grow from 81,500 in 2021 to 116,200 in 2046, an increase of 34,700 people over the period, representing an average annual growth rate of 1.5 per cent per year (see Figure 3).

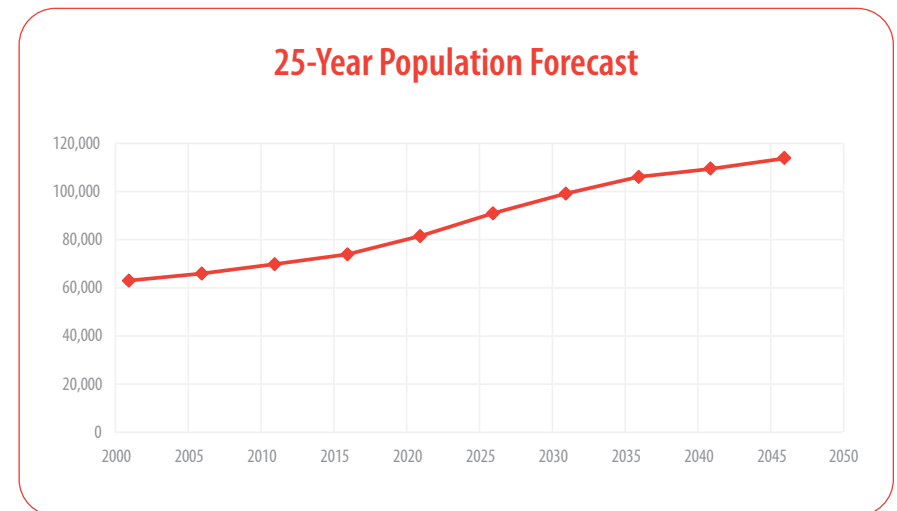


Figure 3: 25-Year Population Forecast

3 Growth Projections

3.2 Housing

Between 2021 and 2046, the city is forecast to reach 50,600 total occupied dwelling units, an increase of 16,000 units from 2021, representing an average of 650 new housing units annually (see Figure 4). While ground-oriented households are forecast to comprise approximately 48 per cent of forecast households, housing preferences are anticipated to continue to shift towards high-density housing forms over the long-term forecast period.

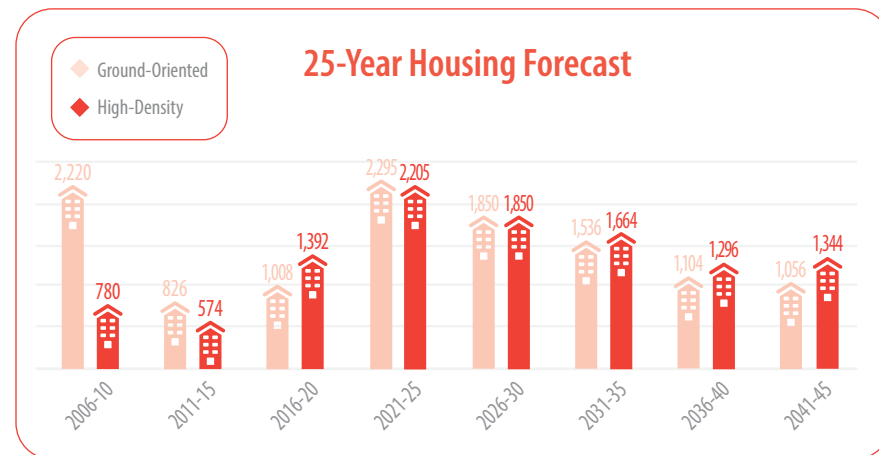
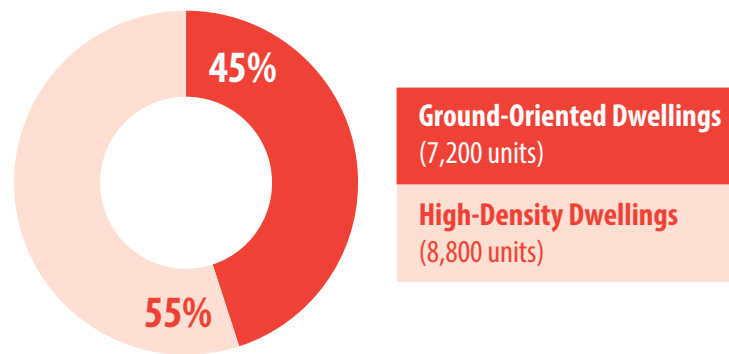


Figure 4: 25-Year Housing Forecast

3.3 Employment

Moncton's employment base is forecast to increase by approximately 15,470 jobs, increasing from 54,430 in 2021 to 69,900 by 2046 (see Figure 5). This represents an average annual rate of roughly one per cent, which is moderately higher than the most recent 15-year historical period of 0.4 per cent annually.

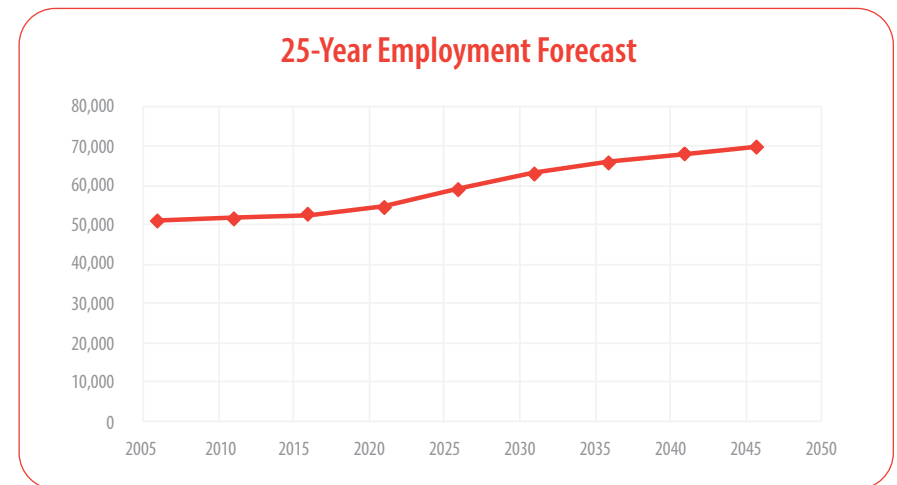


Figure 5: 25-Year Employment Forecast

As with recent trends, the decrease in the activity rate is forecasted to continue into the long-term. This moderate decrease is anticipated to be largely driven by the high levels of population growth expected over the forecast period. Employment is similarly expected to increase at faster rates than historically observed, but the rate of this growth is expected to be slower than forecast population increases. This is reflective of an aging population and macro-economic trends [e.g. increased automation and the rise of artificial intelligence (AI)].

2021-2046		
+33,700 People	+16,000 Units	+15,470 Jobs

4 Urban Structure

The City of Moncton has a total land base of approximately 14,200 hectares (35,100 acres) of which 55 per cent is in the urban boundary and 45 per cent is in the rural area. Moncton's residential base is largely urban, with 99 per cent of its population and housing base located within the urban boundary.

What is the urban boundary?

The urban boundary helps the city make the most of its existing resources and infrastructure (e.g. streets, water, and wastewater), strengthening the downtown and the urban development of the city, while also maintaining a more rural character to the areas outside the urban boundary.

Definitions

Municipal Plan definition:

"The urban boundary of an urban area defines the boundary between the areas that are designated for eventual urban development and the areas intended to remain in rural uses over the long term (the next 30 years, or longer)."

Zoning By-Law definition:





"Urban Boundary means that area of the city delineated as Urban Boundary as set out in Schedule A [Zoning Map]."



Within the urban boundary, Moncton comprises several delineated growth management areas offering a range of opportunities to accommodate future growth through intensification and greenfield development. The urban structure of the city is illustrated in Figure 6. Main opportunities for residential, commercial, and institutional growth include Downtown, Greenfield Growth Areas, and New Infill Areas. There are currently four main industrial Employment Areas, which include the business parks of Moncton Industrial Development (MID).

4 Urban Structure

Urban Structure

-  Municipal Boundary
-  Urban Boundary
-  Established Areas
-  Downtown
-  Greenfield Growth Area
-  Industrial
-  New Infill

New Infill Areas

- A** - Wheeler Boulevard
- B** - Carson Drive
- C** - Millennium Boulevard
- D** - Vaughan Harvey Boulevard
- E** - Ivan Rand Drive

Greenfield Growth Areas

- 1** - North End
- 2** - Vision Lands
- 3** - Royal Oaks
- 4** - Urban Expansion Areas
- 5** - East End

Industrial

- 6** - Shediac Road Industrial Park
- 7** - Caledonia
- 8** - Moncton East
- 9** - Moncton West

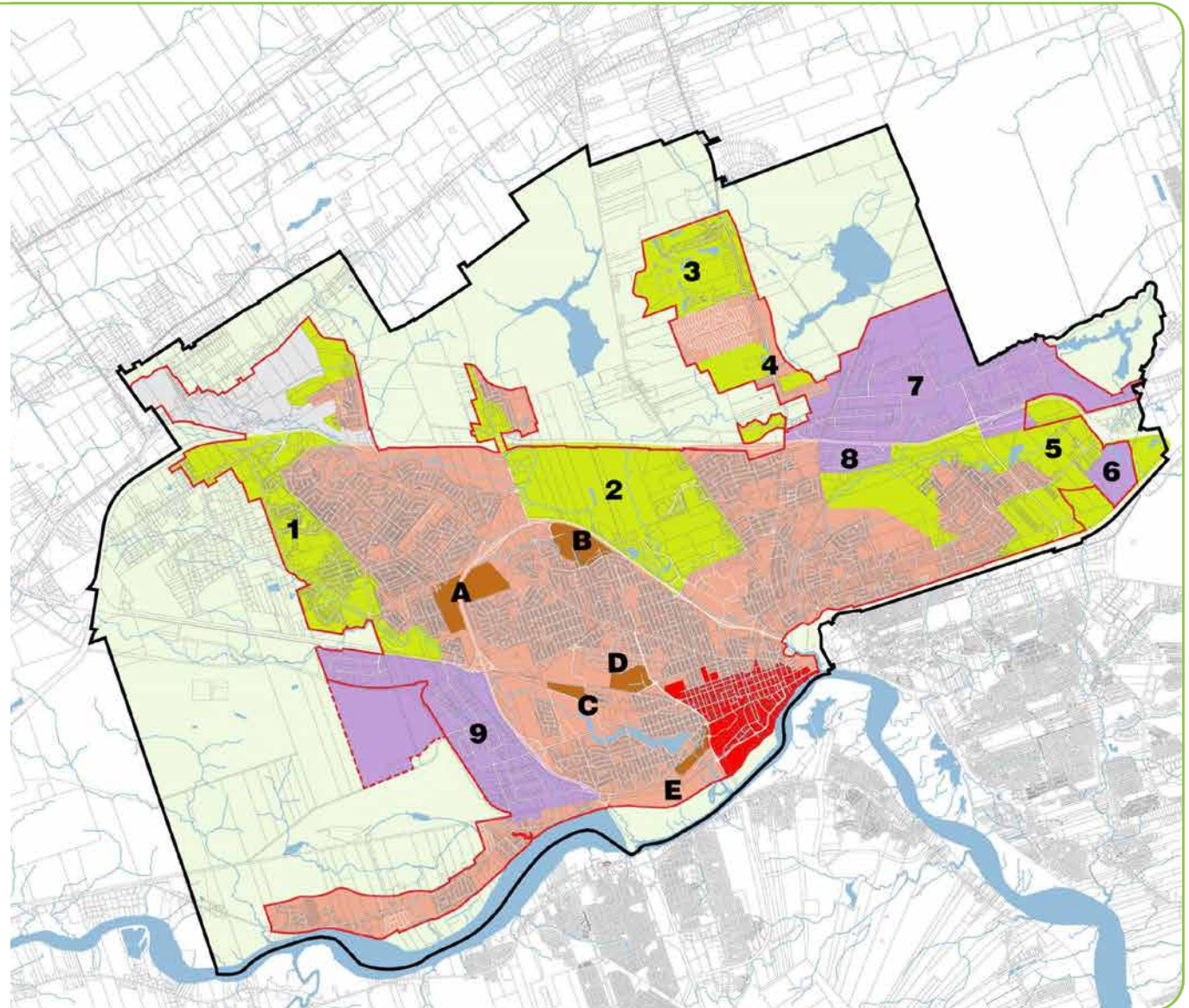


Figure 6: Urban Structure

5 Growth Opportunities

5.1 Vacant Land Supply

In mid-2022, and as part of Phase 2, a more detailed vacant land supply analysis was conducted. This analysis resulted in a snapshot of the developable land opportunities within the urban boundary. The total land supply at this time is broken down as follows²:

- ◆ Total land supply: 5,189 acres
- ◆ Residential land supply: 3,515 acres
- ◆ Non-residential land supply: 2,142 acres

The residential land supply is broken down by categories of zoning in Figure 7. There is sufficient land within the urban boundary to accommodate approximately 32,820 dwelling units. This capacity is over double the projected need (16,100) over the next 25 years. **An expansion of the urban boundary will not be required over the planning period to accommodate the city’s forecasted housing need.**

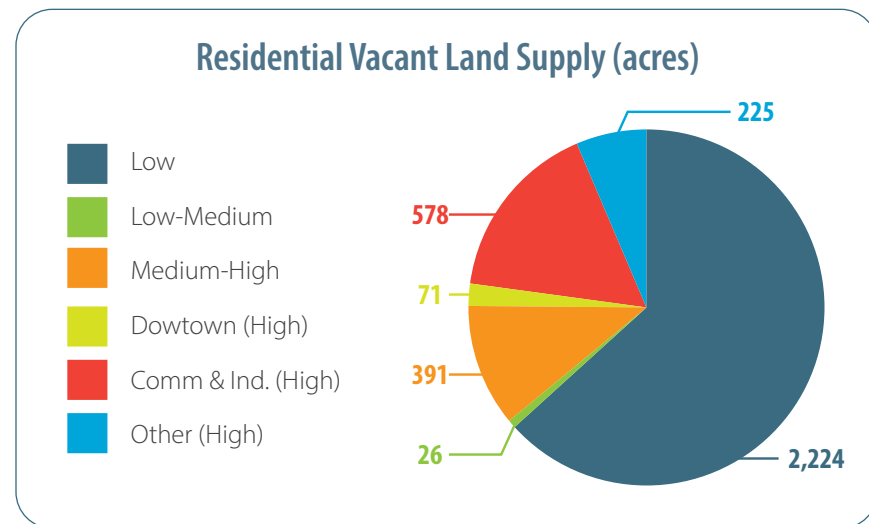


Figure 7: Residential Vacant Land Supply (acres)

The non-residential land supply is broken down by categories in Figure 8. At the time that the vacant land supply snapshot was taken (mid-2022), Employment Lands was the largest category of supply. Since then, Moncton Industrial Development (MID) land inventory is being sold and developed at an accelerated rate that continuously requires the expansion of new employment lands to meet current and projected demands.

From an analysis conducted by MID, there remain only 297 acres of immediate (four years) inventory for sale. This inventory is projected to be sold by the end of 2025 and built out by 2027. MID continues to explore potential expansion sites within or near the urban boundary and there is a high likelihood that a review of MID employment land needs will be warranted within the next 10 years. It is recommended that the City and MID monitor land absorption and development activity and respond proactively to ensure that MID continues to maintain market choice in employment lands available for sale and development over the medium and longer term.

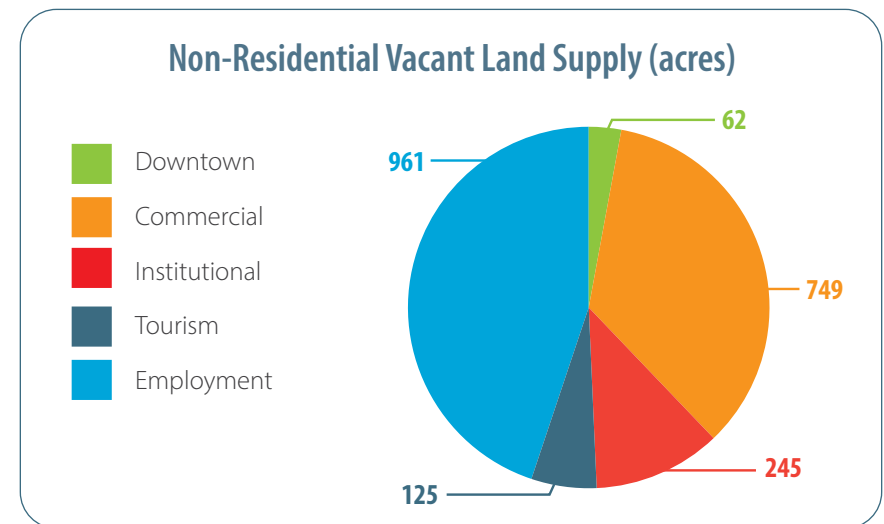
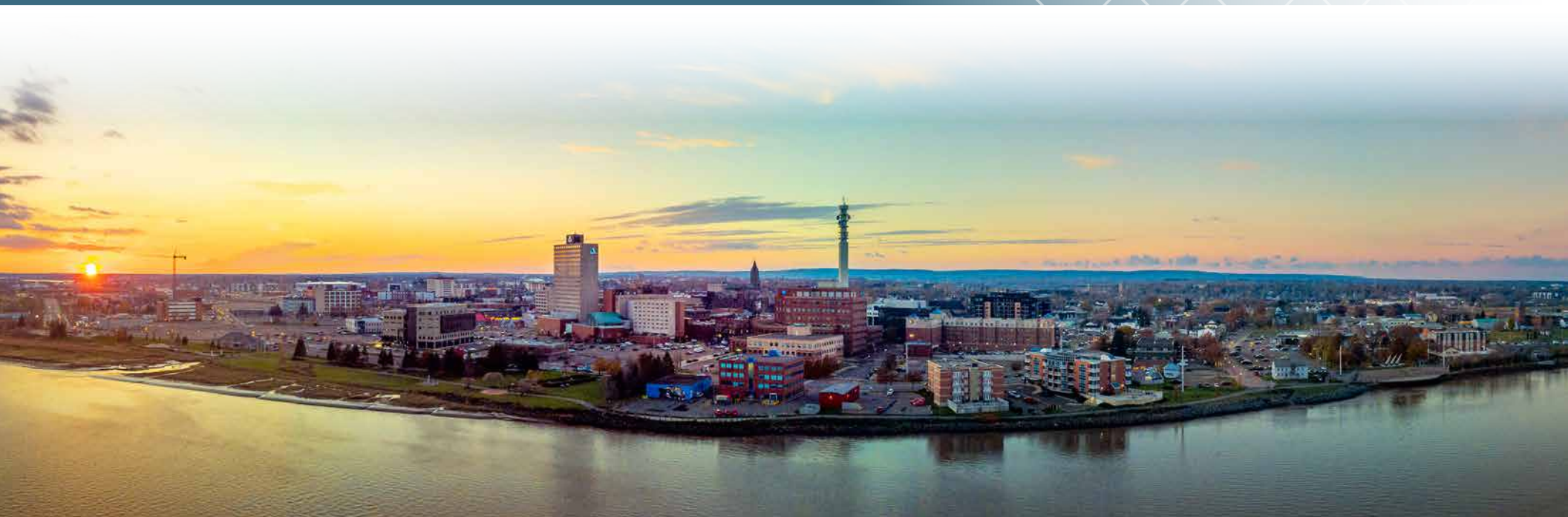


Figure 8: Non-Residential Vacant Land Supply (acres)

^[2] Where there is overlap in the residential and non-residential land supply opportunities (e.g. many mixed-use and commercial zones accommodate some residential uses), these figures do not add up to the total land supply.

5 Growth Opportunities



5.2 Core Servicing Needs of Key Growth Areas

Over the next 25 years, the City has a need to open its development-ready, urban lands base to accommodate forecast population, housing, and employment growth. Future growth areas were assessed based on several factors including:

- ◆ Physical characteristics, including the continuity and delineation of land base, and physical and environmental constraints
- ◆ Access/circulation, including an assessment of the accessibility of each growth area via existing (and planned) road infrastructure needs and improvements
- ◆ Servicing, including existing services available and potential for extension of servicing to the area

- ◆ Policy/regulatory factors and land use compatibility, including the degree to which proposed land development in each of the subject areas is consistent with local policy and planning direction
- ◆ Zoning and anticipated development yield

An in-depth, primary servicing analysis was conducted for seven sites and a high-level, secondary servicing analysis was conducted for four additional sites (see Figure 9). Assessments focused on major street, sanitary, and stormwater management infrastructure needed to open New Infill and Greenfield Growth Areas for mainly residential development. Higher tier infrastructure was identified based on the potential for area-wide cost sharing by way of Area Development Charges (ADCs).

5 Growth Opportunities

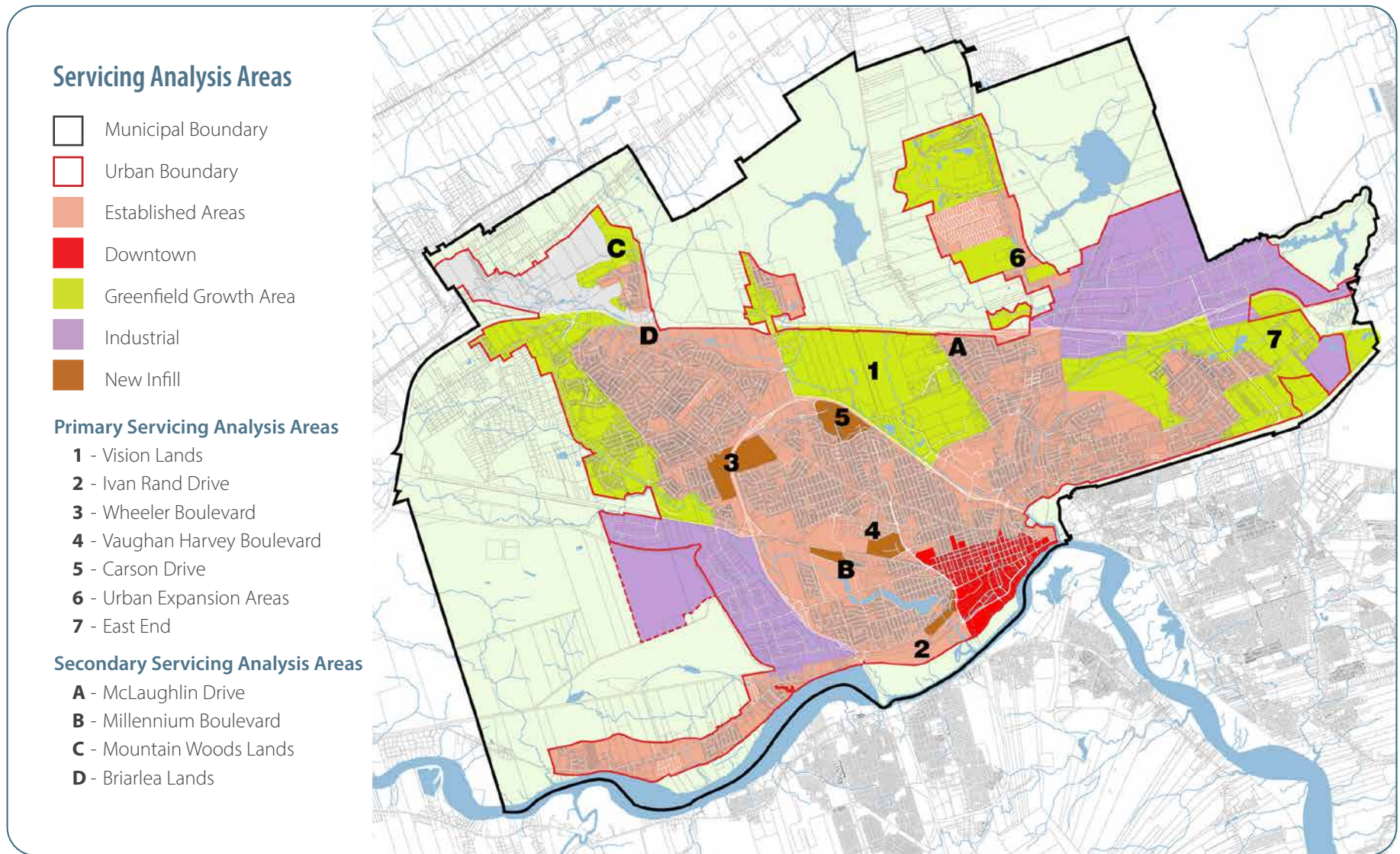


Figure 9: Servicing Analysis Areas

5 Growth Opportunities



Critical capital projects to support growth include sanitary trunk separations and expansions, shared stormwater management ponds, street connections, roundabouts and intersection improvements, and bridges and culvert crossings. The cost of infrastructure borne by local developing landowners is omitted from this assessment (e.g. water servicing, local streets, localized stormwater management).

These servicing analyses will assist the City in prioritizing capital investments to support key growth areas over the next 25 years.

The total projected cost of core servicing needs of the 11 sites assessed is \$166.4 million and is broken down by infrastructure category³.



Infrastructure	Cost
Street	\$94.9 million
Sanitary	\$53.7 million
Stormwater management	\$17.8 million
Total	\$166.4 million

^[3] This infrastructure summary includes the development of some ongoing projects, where some areas are actively developing, but excludes the detailed, site-level infrastructure needed to support the full build out of these areas (e.g. local streets) and other local and regional capital requirements (e.g. transit and active transportation infrastructure).

6 Growth Scenarios

With a preferred growth forecast identified from Phase 2, Phase 3 entailed the development and assessment of three city-wide growth scenarios:

Scenario 1:

Current Trends Growth Scenario – Envisions future growth to follow recent development patterns – with a significant share of grade-related housing in the form of low-density built form, accommodated largely within greenfield areas with a moderate share of intensification

Scenario 2:

Balanced Growth Scenario – Proposes a moderate shift towards higher-density development with a greater share of residential intensification than Scenario 1

Scenario 3:

Compact Growth Scenario – Represents a significant shift from current trends, with a high proportion of forecast residential growth comprising medium- and high-density dwellings and a significant share of growth accommodated through intensification.

Each growth scenario was evaluated through a planning, environmental, economic, and fiscal lens to determine a preferred growth scenario. A range of inputs (organized into four criteria categories) was used to assess and select a preferred growth scenario. These included, for example, fiscal impact analysis (FIA), greenhouse gas (GHG) analysis, housing market demand and choice, the support of complete communities, downtown vitality, public transit, and active transportation (e.g. walking and cycling). The four criteria categories and relative assessment ratings are summarized in Figure 10.

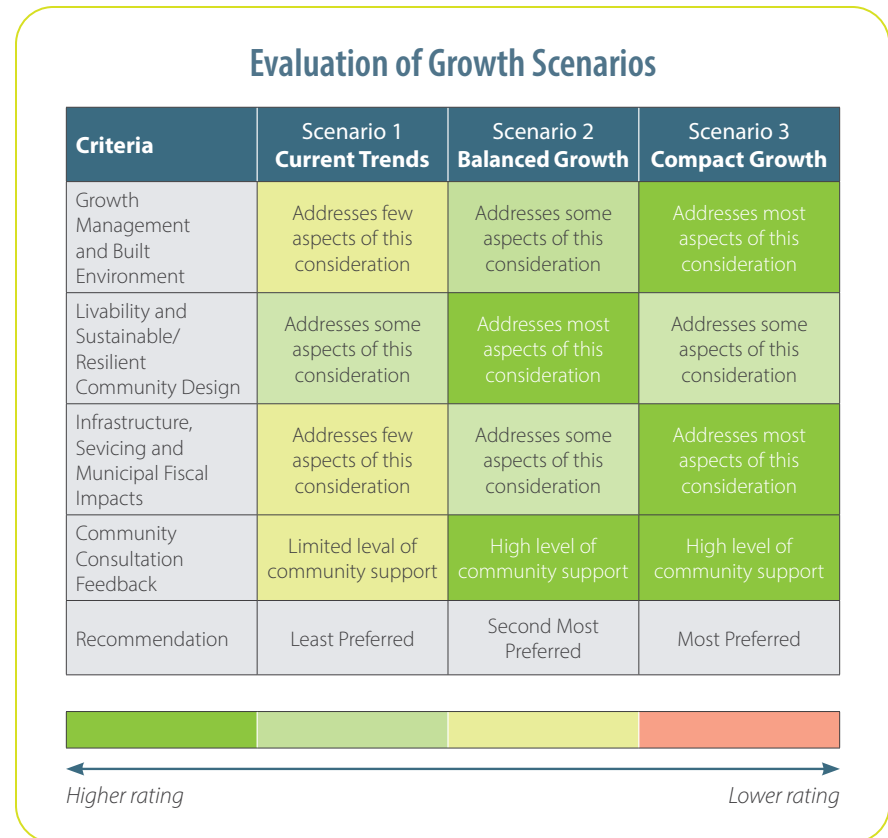


Figure 10: Evaluation of Growth Scenarios

Based on feedback from the community and this evaluation, **Scenario 3 (Compact Growth Scenario) was selected as the preferred growth scenario.** Figure 11 summarizes this scenario by total projected housing, population, and employment growth and allocation to the various growth management areas of the city.

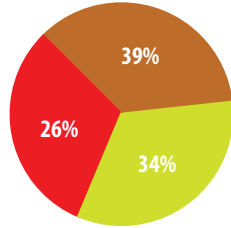
6 Growth Scenarios

Preferred (Compact) Growth Scenario

Housing Growth (2021-2046)

16,000 total units

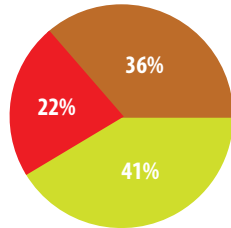
- Infill
- Downtown
- Greenfield
- Rural



Population Growth (2021-2046)

33,700 total people

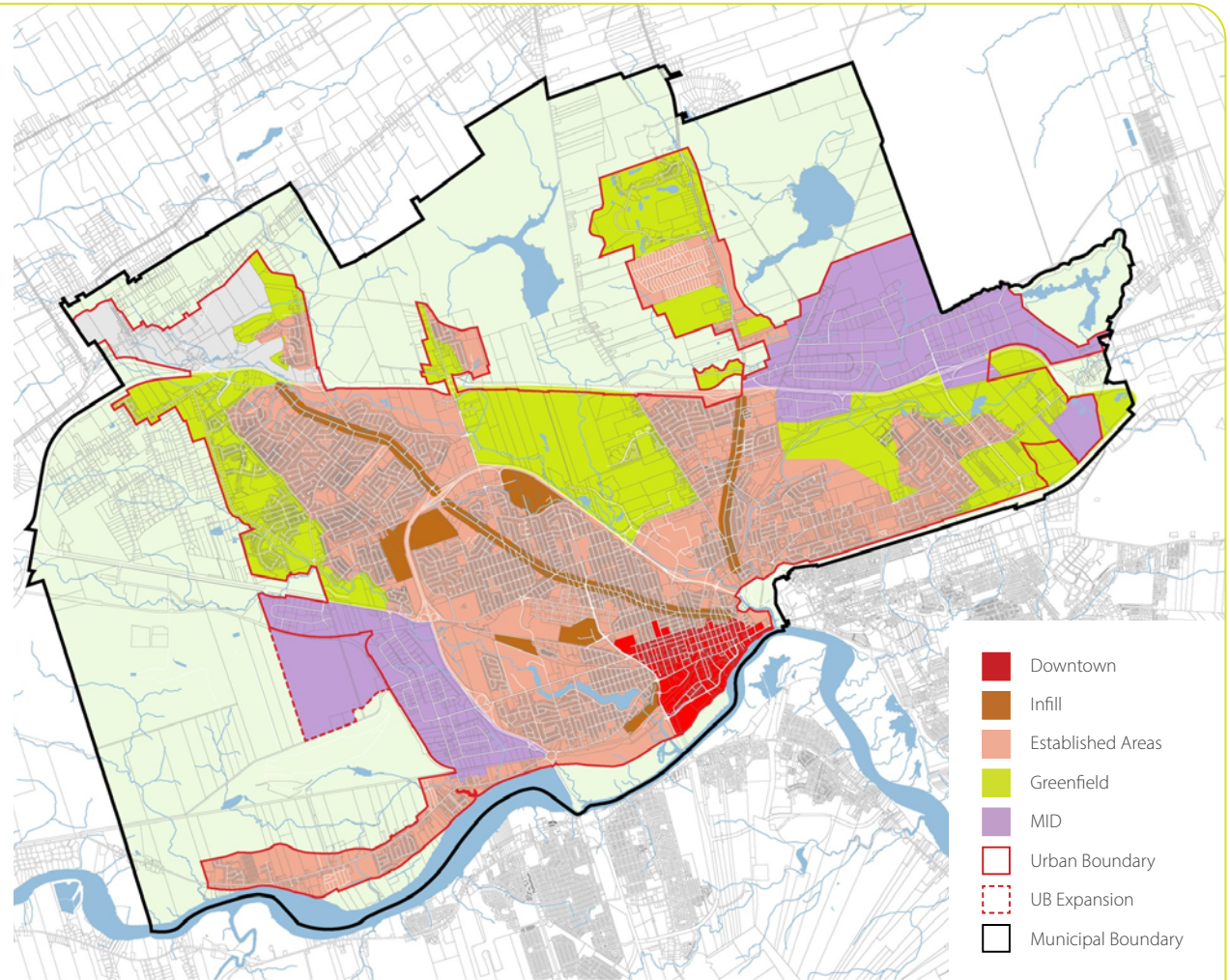
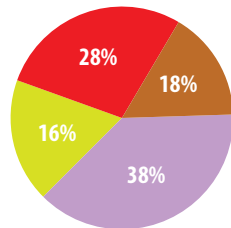
- Infill
- Downtown
- Greenfield
- Rural



Employment Growth (2021-2046)

15,400 total jobs

- Infill
- Downtown
- Greenfield
- MID
- Rural



↓ **LEAST IN Greenfield**
↑ **MOST IN Infill**
↑ **MOST IN Downtown**

Figure 11: Preferred (Compact) Growth Scenario

7 Implementation

7.1 Growth Management Best Practices

Growth management policies recognize that while it is not an objective to prevent or limit population and employment growth, municipalities should be planned in a manner that aims to potentially enhance liveability and economic prosperity, while protecting what is important to residents and local businesses. Core growth management concepts address the following growth elements:

- ◆ Availability of land and future urban land needs, land utilization (i.e., density and built form), urban design, appropriate types and locations of urban and rural land uses, phasing of development and redevelopment
- ◆ Efficient utilization of municipal services and infrastructure as well as the movement of people and goods
- ◆ Urban vitality, “place making,” structural economic trends, the changing nature of work, and evolving urban development patterns
- ◆ Increasing housing choice and affordability
- ◆ The protection of the natural environment and cultural heritage

For Moncton, growth management involves establishing a long-term vision for the city’s urban area. Planning policies aimed at influencing how and where growth or change occurs are key to this approach and should focus on the following four broad Goals.

Goal 1: ***Developing healthy and complete communities***

Healthy and complete communities include places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options, and public service facilities.

Goal 2: ***Facilitating increased housing options***

To maintain well-balanced and healthy communities and ensure long-term sustainability, it is vital that municipalities offer a wide range of housing options to a broad range of income groups, including a provision for attainable housing. The availability of housing is a key factor in attracting and retaining people and businesses to a community. In an increasingly knowledge-based environment, the ability to cultivate, retain, and attract talented workers is increasingly important. Attracting and retaining people of working age and their families, which is necessary to support a broad range of employment opportunities, requires a diverse housing stock.

Goal 3: ***Setting and monitoring intensification and density targets to direct and shape growth***

Municipalities with regional and local growth management objectives have specific intensification and density targets. A key policy direction for Moncton to consider relates to the need to monitor key metrics related to the amount, type, and location of residential and non-residential intensification targets, as well as population and employment density. This monitoring program is envisaged to further support proactive planning by the City when making important decisions regarding the prioritization of infrastructure and service delivery.

Monitoring programs should also emphasize the importance of measuring performance against quantitative factors regarding broader city-building indicators related to housing, neighbourhood design, transportation, environment, health, social engagement, financial sustainability, and opportunity.

7 Implementation

Goal 4:

Phasing core infrastructure to direct and time growth

It is recognized that if major capital projects are not well-aligned with market demand, the City places itself at financial risk. To minimize financial risks, it is important that the City identify the need to align short-term development priorities with locations that offer development capacity with access to existing infrastructure.

As outlined in subsection 6.2, supporting the core servicing needs of key growth areas will be critical to the successful implementation of the UGS. The servicing analyses of these areas will serve as a roadmap for short- and long-term capital infrastructure planning over the planning period.

7.2 Financial Tools

A range of financial tools should be considered to achieve the broad goals and specific growth objectives of the UGS. These range from broadening the use of development charges, leveraging municipal capital or front-ending core infrastructure, and financial incentive programs to inclusionary zoning.

7.2.1 Development Charges

The City of Moncton is the first jurisdiction in New Brunswick to implement development charges as a new source of revenue to help fund and support growth. The City currently implements localized (area) development charges. However, the City should consider the implementation of city-wide development charges for infrastructure that benefits all areas of the city (e.g., treatment plant expansions, arterial road widenings). Utilizing city-wide development charges to pay for infrastructure that benefits growth would ensure full cost recovery and aligns with the principle that growth should pay for growth. Moving to city-wide development charges would also allow Moncton to utilize development charge revenues collected to invest in priority development areas.

7.2.2 Front-Ending Core Servicing Infrastructure

Where major infrastructure cannot be entirely funded and developed by local landowners, the City may wish to leverage municipal capital to help strategically fund core servicing infrastructure. Where city-wide development charges are not yet implemented, and a common source of funds cannot be drawn therefrom, the City should continue to explore opportunities to front-end core servicing infrastructure that benefits broader areas.

In conjunction with the servicing analysis work under subsection 5.2, fiscal impact analysis (FIA) should be implemented to inform the projected net fiscal benefit of these localized investments. Further, where the City front-ends infrastructure, the City should continue to implement cost recovery tools such as localized (area) development charges and developer agreements to ensure these investments are not just cost neutral but will generate a long-term fiscal benefit to the corporation.

7.2.3 Financial Incentives

Intensification projects are generally often difficult and more costly than greenfield projects. A range of financial incentive tools and/or programs could be used to facilitate and encourage residential intensification within the city or within specific areas. However, the potential benefits of financial incentives, in terms of encouraging development that would otherwise not have occurred, must be carefully weighed against the potential impacts on municipal revenues and the municipal tax levy on user rates. The City currently employs a series of financial incentive programs to incent affordable housing and development in the downtown and in development charge areas. The City also recently updated its Disposition and Acquisition of Municipal Land Policy to create streams for economic development and affordable housing. The City may wish to explore the use of these and other similar financial incentive programs to help steer growth in strategic locations across the city.

7 Implementation

7.2.4 Inclusionary Zoning

In the fall of 2023, provincial legislation was enacted to allow local governments to implement inclusionary zoning. This tool enables local governments, through their respective zoning by-laws, to require affordable housing or cash-in-lieu as a part of new residential developments. With favourable market conditions and through careful calibration, inclusionary zoning may provide for an additional source of revenue to support affordable housing. However, further study is required to determine if and where this tool can successfully be used in the Moncton context.

7.3 Planning/Regulatory Tools

A range of planning/regulatory tools should also be employed to implement the UGS. These range from reduced parking requirements to streamlining the Zoning By-Law. As with the financial tools outlined above, the City has a strong foundation in this area with ongoing initiatives that well position the City for successful implementation.

7.3.1 Reduced Parking Requirements

Minimum parking requirements represent a significant share of the development costs. Reduced parking standards can positively impact project feasibility. The City currently has no minimum parking requirements in the downtown, and for non-profit corporations and governmental organizations providing affordable housing. The City should consider expanding the elimination of minimum parking city-wide or to other designated areas that are serviceable (or planned to be serviced) by transit such as mixed-use centres and corridors.

7.3.2 Streamlining Zoning By-Law

As a part of the City's CMHC Housing Accelerator Fund (HAF) action plan, a series of amendments to the Zoning By-Law will be brought forward in 2024 for Council's consideration. These measures are intended to reduce

development barriers and accelerate the city's housing supply. Proposed amendments include, for example, greater as-of-right residential uses and densities, more flexible urban design standards, and relaxations to building height and setback requirements. This initiative has the potential to expedite development approvals, allow for the greater utilization of land, and improve project feasibility.

7.4 Policy Recommendations

The UGS provides the foundational growth management policy framework to support the upcoming Municipal Plan Review (2024).

Recommendation 1:

A Defined Planning Horizon

The City should establish clear population and employment forecasts and a long-term planning horizon to ensure that development opportunities (both greenfield lands and intensification potential) generally coincide with the growth projections.

Recommendation 2:

Planning for Growth within an Urban Structure

The City should establish an Urban Structure Schedule in the Municipal Plan that identifies, conceptually, the urban structure of the city as it continues to evolve and for the purposes of growth management. It should identify several key geographic components of the city that help articulate where and how growth will occur, and that will consequently influence Moncton's success in achieving its stated population and employment forecasts.

Recommendation 3:

Accommodating Projected Growth

The City should establish a policy framework that promotes balanced growth between intensification and greenfield opportunities while prioritizing the upkeep and renewal of existing infrastructure.

7 Implementation



Recommendation 4:

Phasing of Infrastructure through Long-Term Capital Planning

To align growth management and infrastructure decisions and to ensure that the remaining and anticipated capacity within existing and future water and wastewater treatment plants is allocated in a sustainable, transparent, and logical manner, the City should establish a phasing policy to guide decision-making in the short- and long-term.

The City currently plans its capital growth priorities on a five-year timeframe. Where growth capital is limited (target of roughly 75 per cent and 25 per cent towards recapitalization and growth, respectively), long-term (10-year) capital planning is needed to help phase infrastructure priorities and implement the UGS.

The following table outlines the generalized phasing of development over the short-term (0-5 years), medium-term (5-10 years), and long-term (10+ years). These areas correspond with 'Figure 9: Servicing Analysis Areas.'

Although presented as general sequencing, it is recognized that portions of infill locations and greenfield areas will develop before or after associated timeframes.

Further, some areas are currently under development and do not require further infrastructure to build out. Other areas require substantial infrastructure investment to support full build-out. A combination of financial and policy/regulatory tools (outlined under subsections 7.2 and 7.3) may be employed to support the phasing of infrastructure through long-term capital planning.

Timeframe	Infill Locations	Greenfield Areas
Short-term (0-5 years)	<ul style="list-style-type: none"> ◆ Wheeler Boulevard East lands ◆ Millennium Boulevard lands ◆ Junction East lands ◆ Vaughn Harvey Boulevard lands ◆ McLaughlin Drive lands 	<ul style="list-style-type: none"> ◆ North End (e.g. Twin Oaks Drive) ◆ Royal Oaks ◆ Vision Lands East ◆ Vision Lands West (initial phase) ◆ East End lands (e.g. Humphreys Brook East, Mariott Drive, and north of Shediac Road)
Medium-term (5-10 years)	<ul style="list-style-type: none"> ◆ Carson Drive lands ◆ Wheeler Boulevard West lands 	<ul style="list-style-type: none"> ◆ North End (e.g. Mountain Woods lands and Briarlea lands) ◆ Vision Lands West (subsequent phases) ◆ Urban expansion areas
Long-term (10+ years)	<ul style="list-style-type: none"> ◆ Junction West lands 	<ul style="list-style-type: none"> ◆ Remaining East End Lands ◆ Vision Lands West (subsequent phases)

Recommendation 5:

Regional Planning and Servicing Partnerships

The City should continue to explore ways to create new and strengthen existing regional planning and servicing partnerships with the City of Dieppe, Town of Riverview, and Southeast Regional Service Commission. Established partnerships include tri-community policing (Codiac RCMP), the Greater Moncton Wastewater Commission (TransAqua), the Regional Sustainable Transportation Master Plan (Destination 2040), and regional transit (Codiac Transpo). With the recently expanded mandates of regional service commissions through provincial local governance reform (e.g. added portfolios in regional housing, economic development, transportation, and infrastructure cost-sharing), there is opportunity for further regional synergies and cost savings.



URBAN GROWTH STRATEGY

What We Heard 2021 Engagement Activities

The City of Moncton continues to experience strong growth as the largest and fastest growing municipality in New Brunswick. There is increased pressure to open new areas for development, which requires considerable infrastructure investment to render lands developable. The purpose of the Urban Growth Strategy is to provide direction on where and how residential and employment growth should occur in Moncton over the next 25 years.



WHO WE TALKED TO

Elected Officials
—
Citizen Advisory Group
(formed for this project)

7
City Advisory
Committees, Boards,
and Working Groups

11
Community
Stakeholder Groups

30
Growth and
Development
Stakeholders

55
online workshop
participants

558
people through
an online survey

1,100 +
residents
who visited the
LetsChatMoncton
project page

8 RECURRING THEMES

- 1) Provide more housing options including affordable housing, rental and ownership, and housing for students and seniors.
- 2) Create a vibrant and thriving Downtown with a mix of places to work, live, and be entertained.
- 3) Develop 15-Minute Communities with a mix of housing and other uses to enable residents to meet their daily needs through a short walk or bike ride.
- 4) Design a city that is inclusive and accessible for all.
- 5) Focus on green infrastructure and sustainability.
- 6) Provide for high-quality jobs with focus on innovation and the digital economy.
- 7) Protect and enhance natural features and assets (e.g. green space, watercourses, parks and open spaces).
- 8) Enhance active transportation and pedestrian networks.

COMMON COMMENTS AMONG PARTICIPANTS

- The lens of accessibility needs to be a consideration in all growth and development planning.
- There is a need for more inclusive communities that are walkable and provide opportunities to access recreation and employment destinations.
- There is a need to develop more mixed-use and integrated neighbourhoods.
- Future growth and development must occur in a green way that helps preserve and enhance our natural assets.
- We need to bring more development Downtown to create a more vibrant destination that appeals to everyone, especially newcomers to the city.
- Moncton needs to support growth and development with more businesses and economic development. There may be future opportunities in the green and digital economies.

8 Appendix A – What We Heard Reports

ONLINE SURVEY

PRIORITY TO DOWNTOWN

Give priority to development to strengthen the Downtown as a place where people can work, study, live and play year-round.

83.3%
AGREE

HOUSING OPTIONS

Encourage the provision of housing options, including affordable and rental housing, to provide more choices for people who want to live Downtown.

85.3%
AGREE

MIX OF USES

Encourage the development of buildings with a mix of uses to provide additional opportunities for employment and more interest and activity on the street.

85.1%
AGREE

SHOPS & SERVICES

Encourage mixed-use development to create places for people to visit services and shops near their homes.

85.1%
AGREE

COMPACT/MIXED-USE NEIGHBOURHOOD

Foster healthier, more walkable and bikeable neighbourhoods that are viable for public transit, by developing compact and mixed-use communities.

87.5%
AGREE

91.3%
AGREE

NATURAL AREAS

Encourage the protection and restoration of natural areas/habitats in newly developing areas to ensure a healthy and sustainable natural heritage system.

86.4%
AGREE

PARKS

Explore strategies to build more parks in newly developing areas to contribute to improving and increasing public open space to help build community.

69.4%
AGREE

HOUSING FORMS

Encourage housing in a variety of forms, including in buildings up to 8 stories to provide more choice for people.

60.4%
AGREE

COMPATIBLE INTENSIFICATION

Compatible intensification in existing neighbourhoods with development that is compatible with the form and character of the neighbourhood. The character can be defined by architecture, use, lot size, landscape/front yards and street trees.

82.4%
AGREE

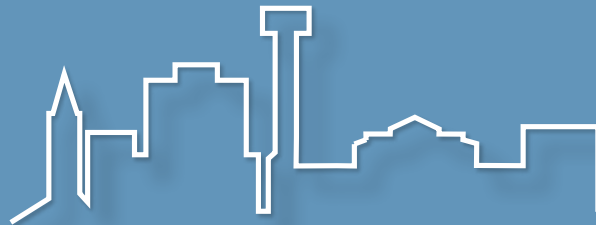
AFFORDABLE HOUSING

Encourage the provision of housing options, including affordable and rental housing, smaller housing units for more affordable options (e.g. apartments, condominiums, smaller lots).

70.2%
AGREE

BUSINESS AND EMPLOYMENT GROWTH

Encourage growth in business parks with high-quality buildings and landscapes. Business parks should have services and amenities to serve employees.



URBAN GROWTH STRATEGY

What We Heard

2023 ENGAGEMENT ACTIVITIES

The City of Moncton continues to experience strong growth as the largest and fastest growing municipality in New Brunswick. There is increased pressure to open new areas for development, which requires considerable infrastructure investment to render lands developable. The purpose of the Urban Growth Strategy is to provide direction on where and how residential and employment growth should occur in Moncton over the next 25 years.

ONLINE SURVEY

Earlier engagement activities focused on identifying the top priorities and needs to be considered when planning growth and development in Moncton. That information was used to develop three growth scenarios and criteria for evaluating them. An online survey was conducted in June and July 2023 to gather feedback on the scenarios. A series of pop-up booths at the Vaughan Harvey and North End YMCA, the Moncton Market, and during the City's first EnviroFest helped drive traffic to the survey.

682
RESPONDENTS

IDENTIFYING WHAT IS IMPORTANT

SURVEY RESPONDENTS WERE ASKED WHAT IS MOST IMPORTANT WHEN PLANNING GROWTH. HERE IS HOW THEY RANKED THE SIX PRIORITIES PROVIDED.

- 1) Supports transit, cycling, and walking
- 2) Uses land and infrastructure efficiently
- 3) Reinforces downtown vitality
- 4) Limits greenhouse gas emissions
- 5) Potential for compact mixed-used neighbourhoods
- 6) Future growth similar to recent development activity

COMMON COMMENTS FROM PARTICIPANTS

- Encourage more affordable housing development in Downtown Moncton.
- Reduce sprawl – building upwards, not outwards.
- Improve public transportation.
- Prioritize biking/walking, not just cars and parking.
- Create more green spaces and parks across the city.
- Support the development of mixed-use neighbourhoods.

GROWTH SCENARIOS

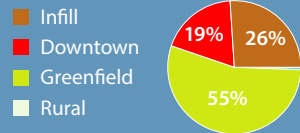
Survey respondents were asked to **EVALUATE THREE GROWTH SCENARIOS ON A FIVE-STAR SCALE.** The percentage noted below indicates respondents who gave the scenario a rating of three stars or more.

SCENARIO 1 — CURRENT TRENDS

Allocating housing, population, and employment growth based on current trends, with most development going to undeveloped areas. This scenario most supports the sixth-ranked priority – future growth that is similar to recent development.

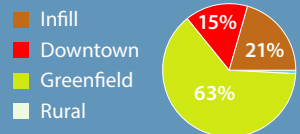
Housing Growth (2021-2046)

16,000 total units



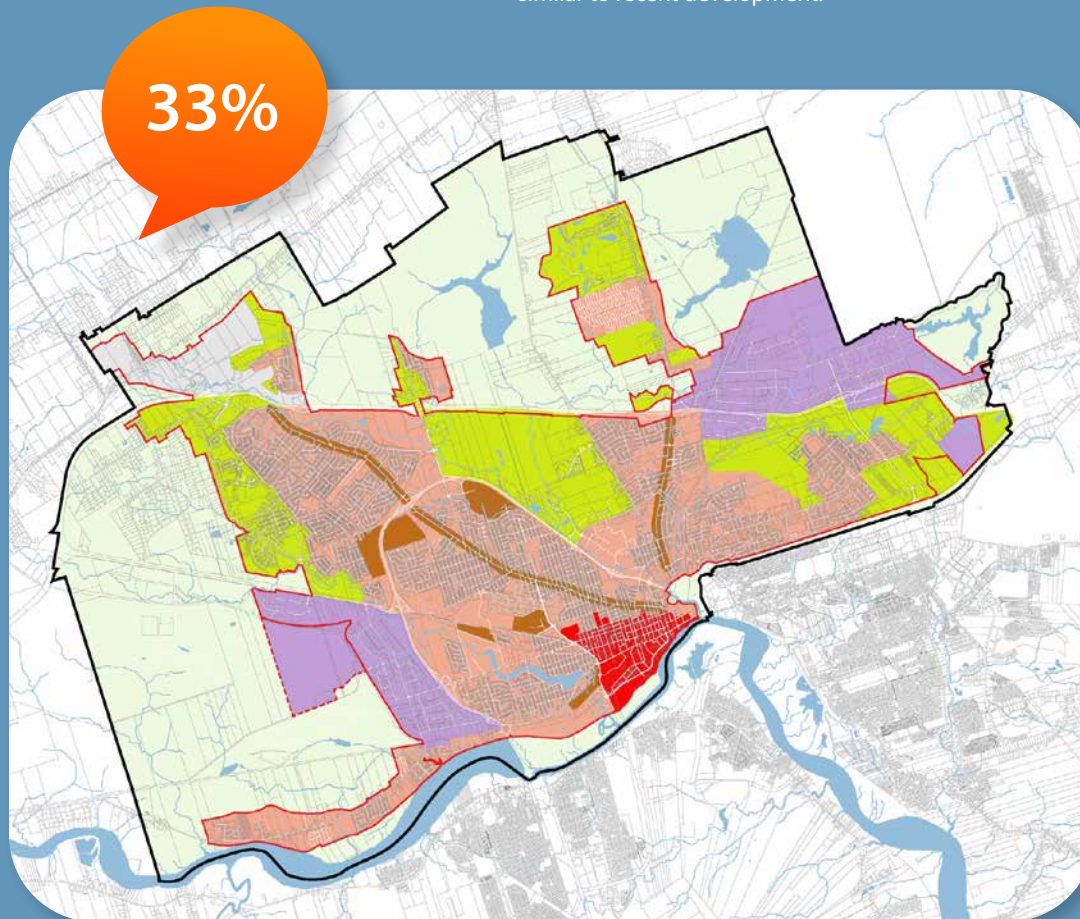
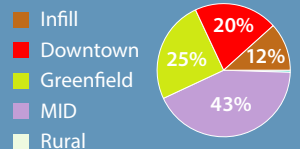
Population Growth (2021-2046)

33,700 total people



Employment Growth (2021-2046)

15,400 total jobs



MOST IN GREENFIELD



LEAST IN INFILL



LEAST IN DOWNTOWN

GROWTH SCENARIOS

Survey respondents were asked to **EVALUATE THREE GROWTH SCENARIOS ON A FIVE-STAR SCALE**. The percentage noted below indicates respondents who gave the scenario a rating of three stars or more.

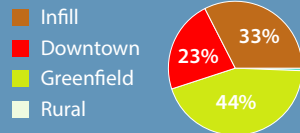
SCENARIO 2 — BALANCED GROWTH

Balances housing, population, and employment growth across infill locations, Downtown Moncton, and greenfield locations.

This scenario somewhat supports the top five ranked priorities (supporting transit, cycling, and walking; efficient use of land and infrastructure; downtown vitality; limiting GHGs; potential for compact communities).

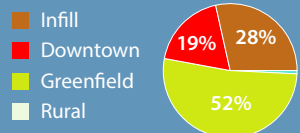
Housing Growth (2021-2046)

16,000 total units



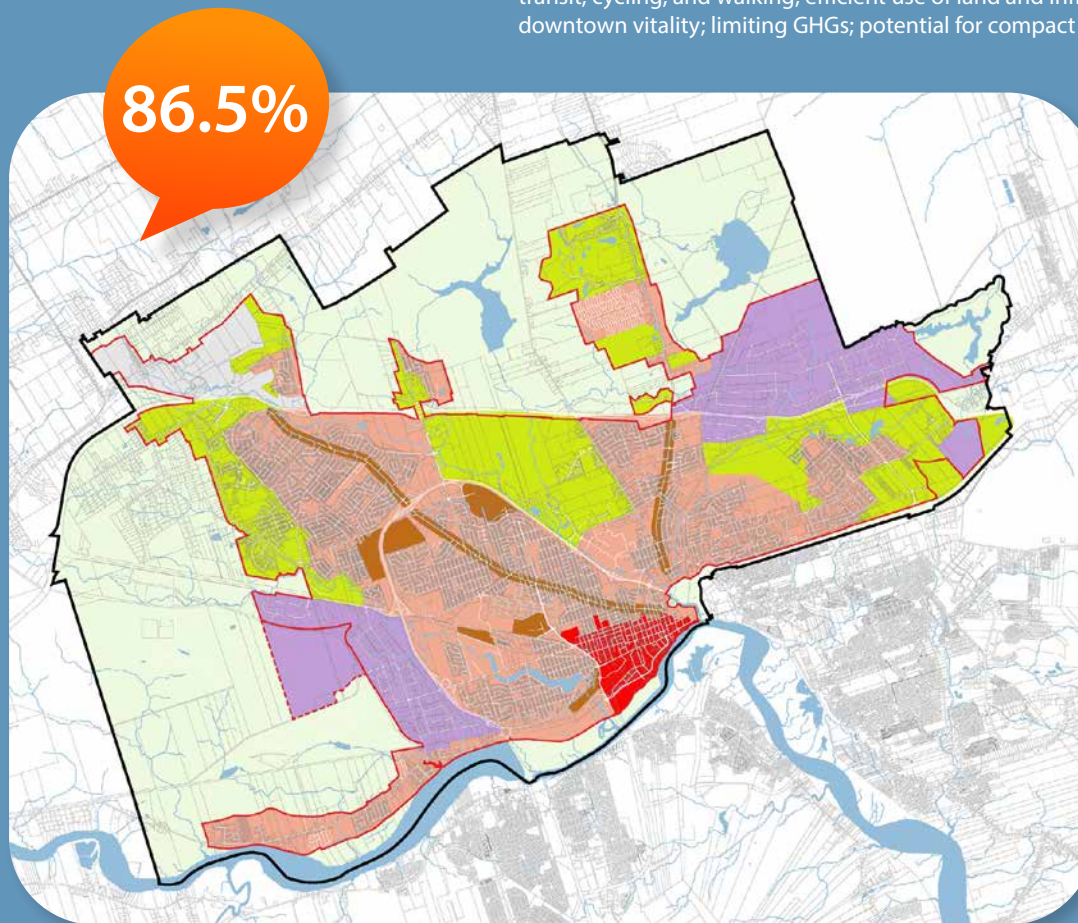
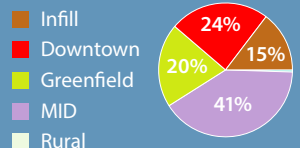
Population Growth (2021-2046)

33,700 total people



Employment Growth (2021-2046)

15,400 total jobs



LESS IN GREENFIELD



MORE IN INFILL



MORE IN DOWNTOWN

GROWTH SCENARIOS

Survey respondents were asked to **EVALUATE THREE GROWTH SCENARIOS ON A FIVE-STAR SCALE**. The percentage noted below indicates respondents who gave the scenario a rating of three stars or more.

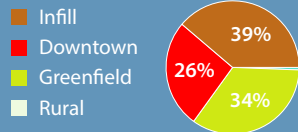
SCENARIO 3 — COMPACT GROWTH

Highest housing and population growth in infill locations and Downtown Moncton.

This scenario greatly supports the top five ranked priorities (supporting transit, cycling, and walking; efficient use of land and infrastructure; downtown vitality; limiting GHGs; potential for compact communities).

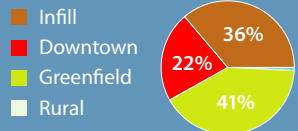
Housing Growth (2021-2046)

16,000 total units



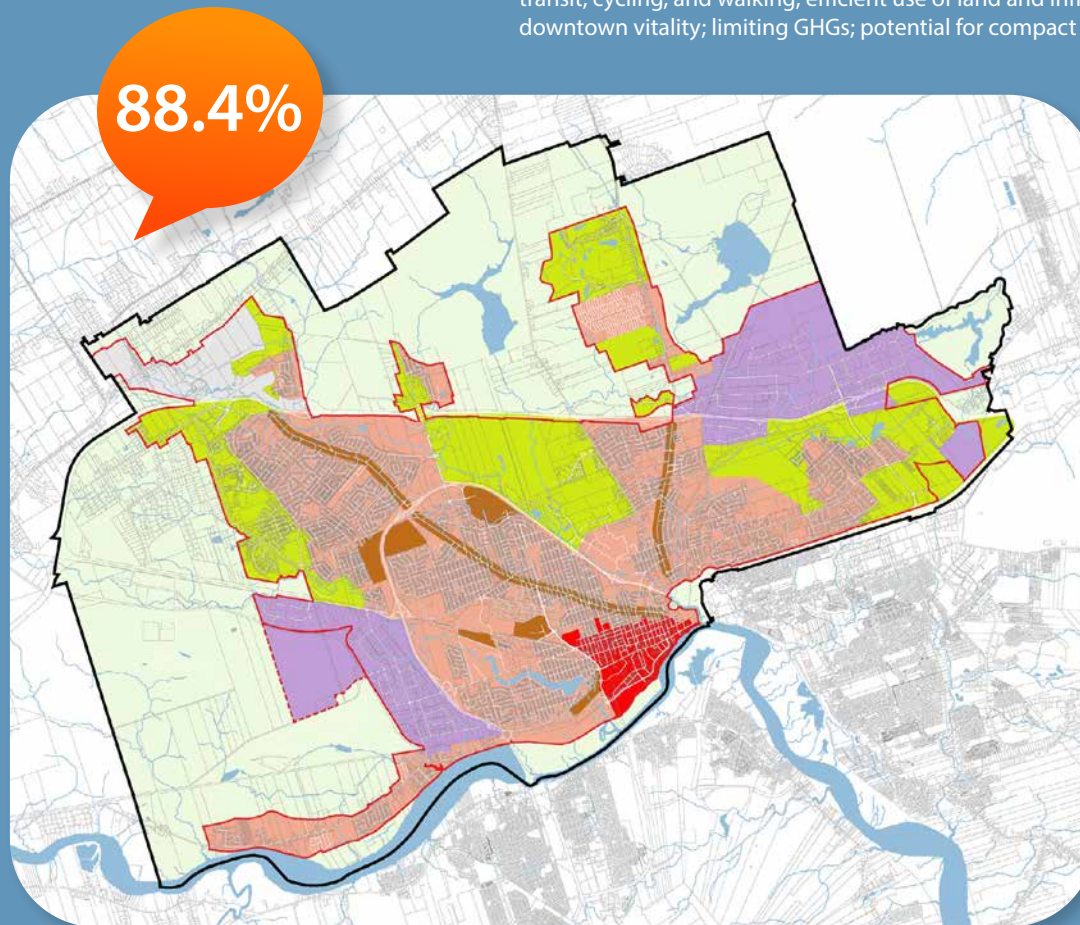
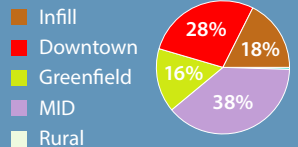
Population Growth (2021-2046)

33,700 total people



Employment Growth (2021-2046)

15,400 total jobs



LEAST IN GREENFIELD



MOST IN INFILL



MOST IN DOWNTOWN

