

LANDMARK
LIVING LTD.

MILLENNIUM &
CAMPBELL DRIVE

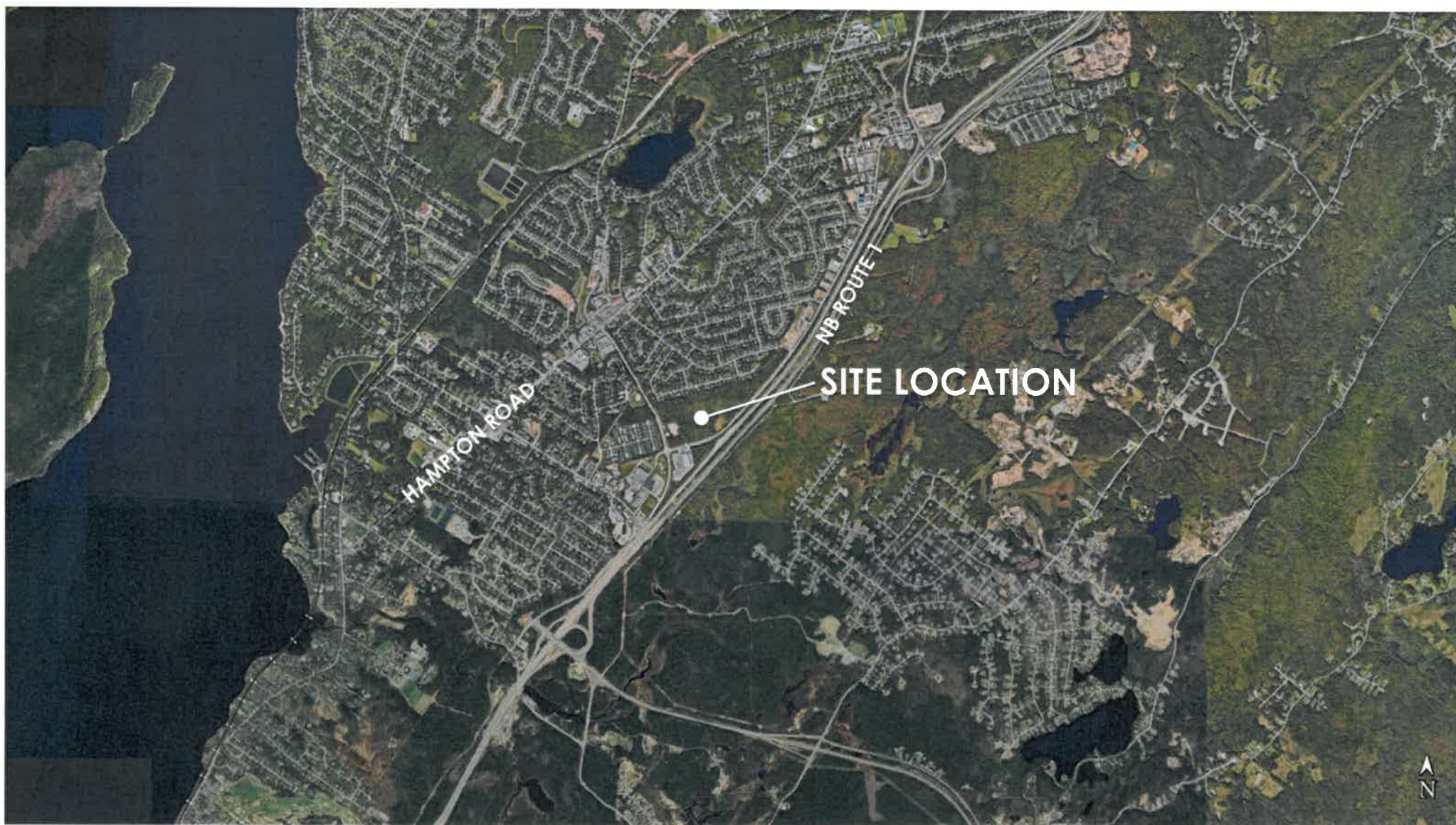
Development Proposal

TOWN OF ROTHESAY

PUBLIC INFORMATION
MEETING

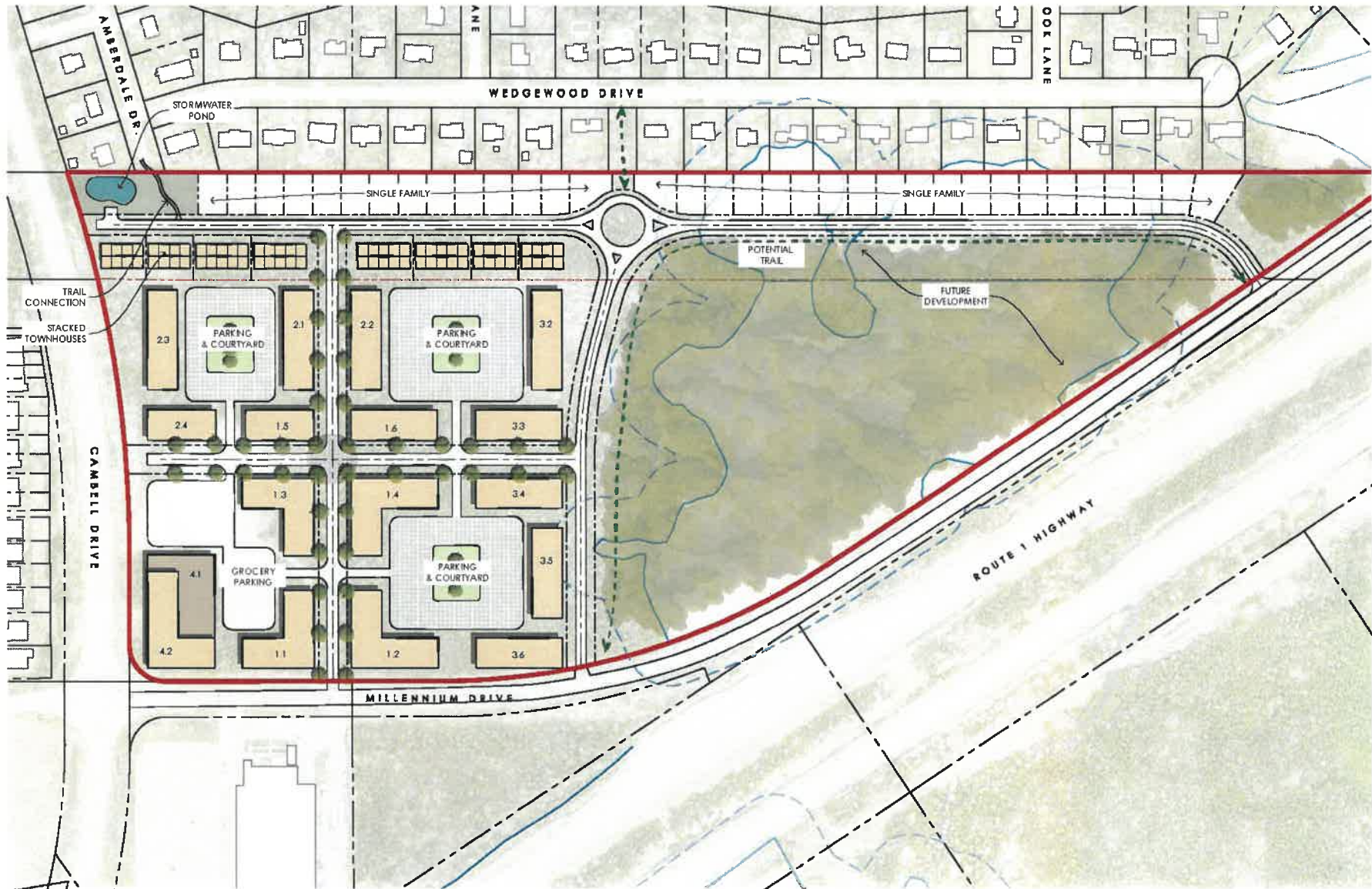
July 21, 2025

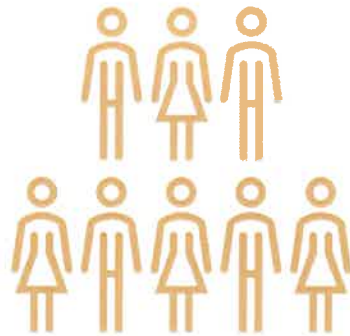
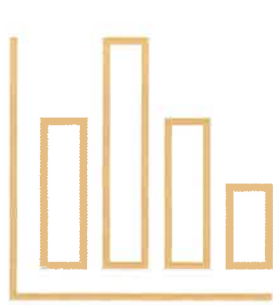






SITE PLAN





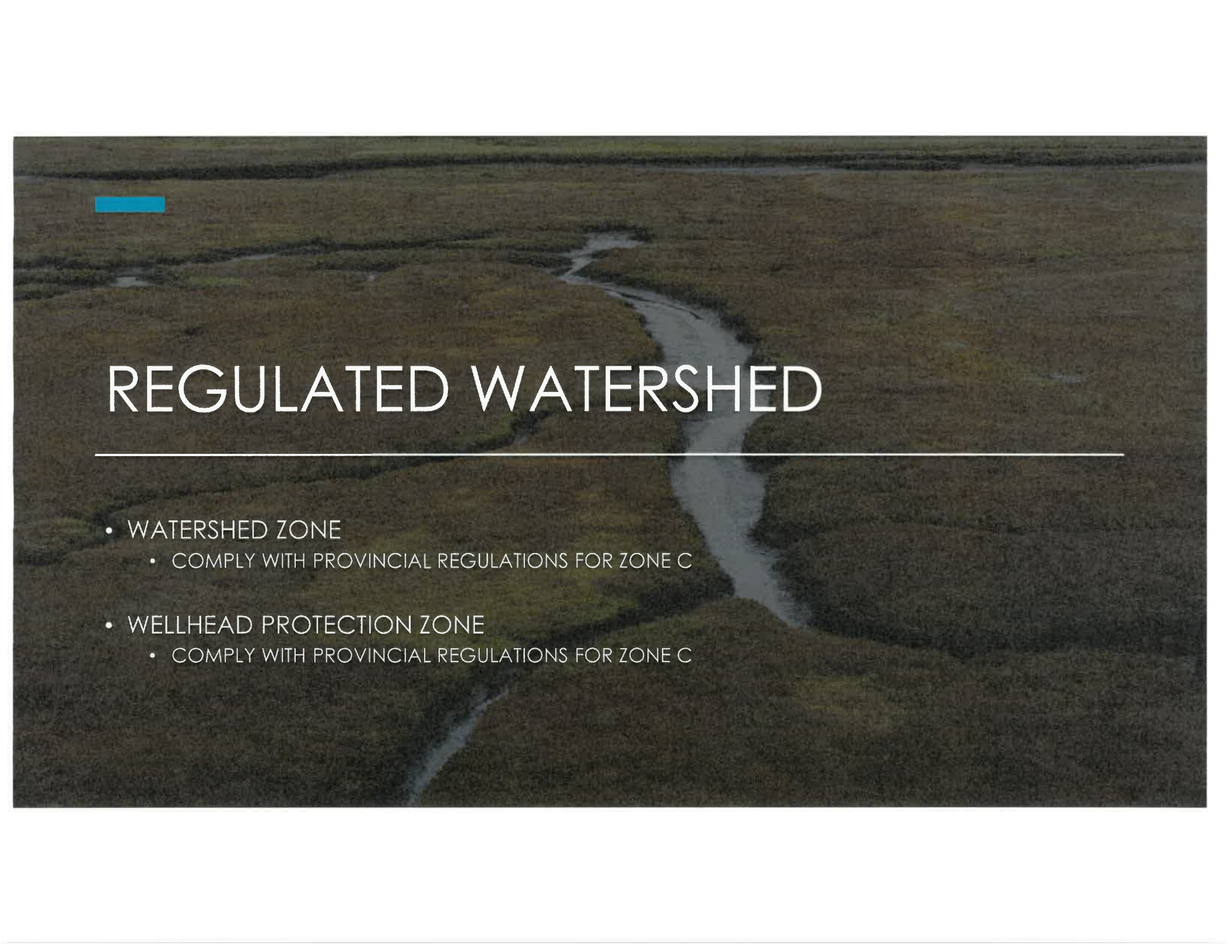
WHY ROTHESAY ?

- POP GROWTH (800-1,500 units annually for Greater Saint John Region)
- AGE IN PLACE
- HOUSING CHOICE
- VARIETY & OPTIONS IN THE MARKET



EXTENT OF WETLAND

-  Property Boundary
-  Provincially mapped wetlands
-  Delineated wetland
-  Provincially mapped watercourse

An aerial photograph of a vast, flat wetland landscape. A narrow, winding waterway or stream flows through the center of the frame, surrounded by dense, low-lying vegetation in shades of green and brown. The sky is not visible, as the horizon is very close to the ground level.

REGULATED WATERSHED

- WATERSHED ZONE
 - COMPLY WITH PROVINCIAL REGULATIONS FOR ZONE C
- WELLHEAD PROTECTION ZONE
 - COMPLY WITH PROVINCIAL REGULATIONS FOR ZONE C

SITE CONSTRAINTS



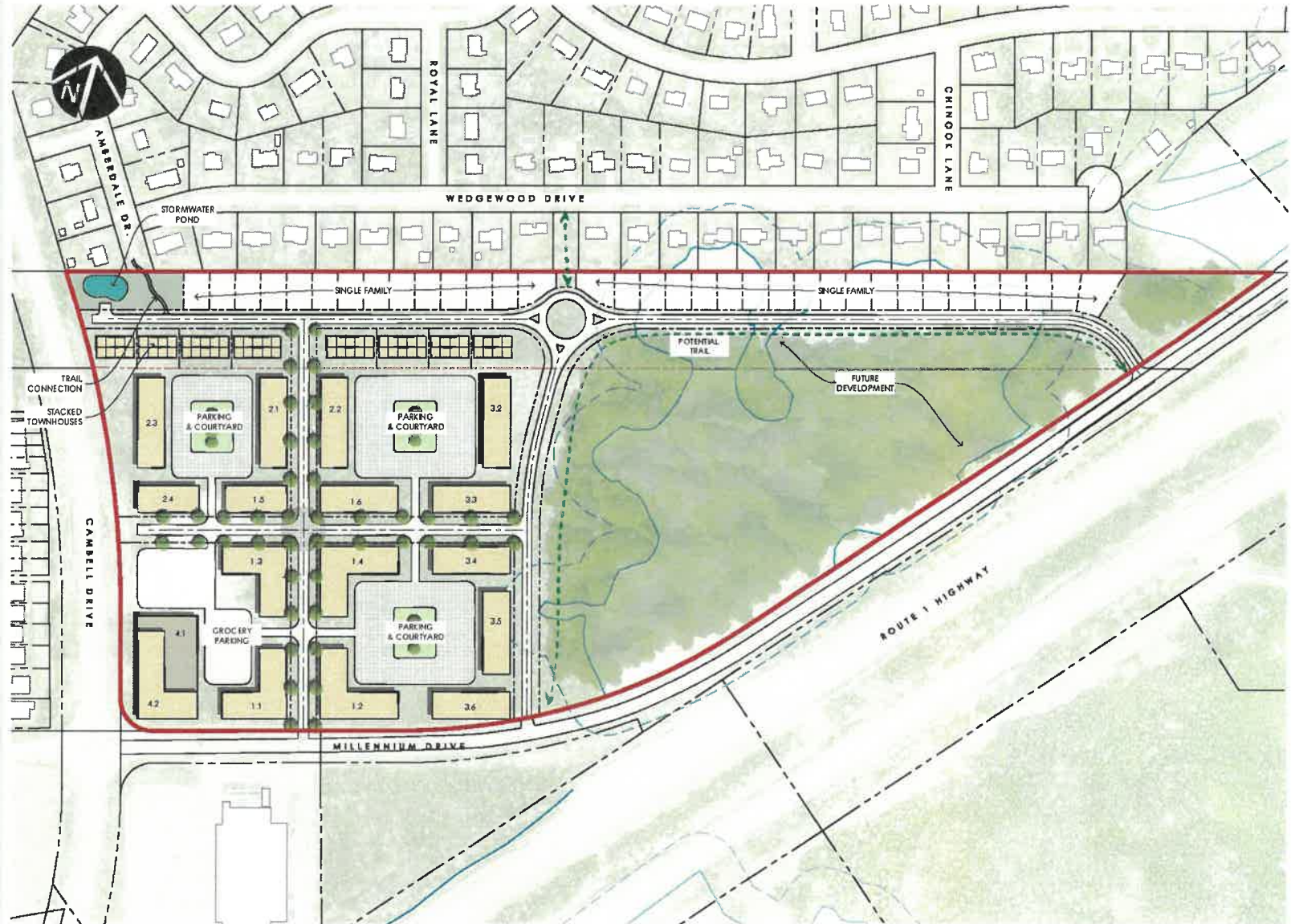
SITE PLAN

TOTAL AREA
• 56.3 ACRES

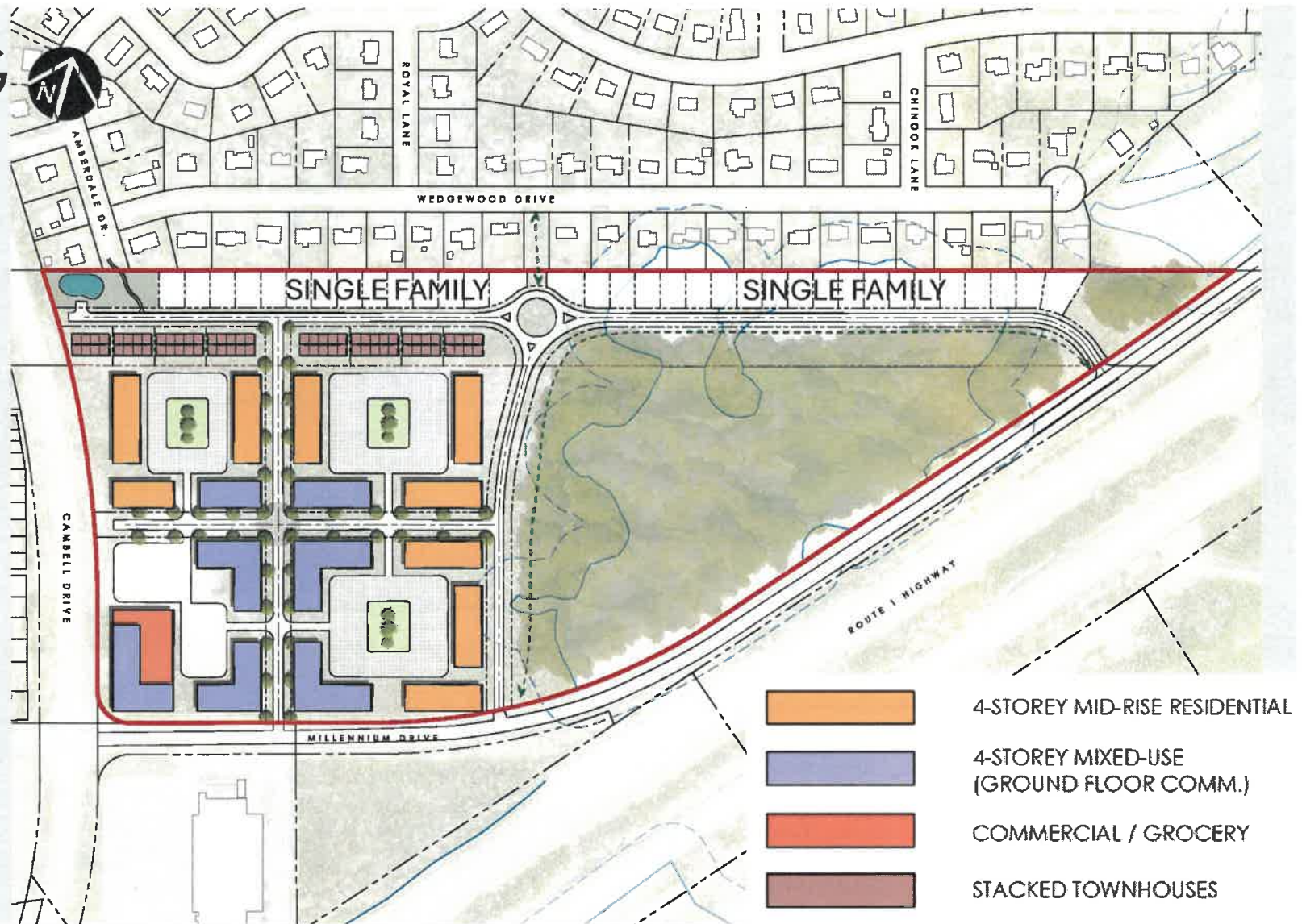
RESIDENTIAL UNITS
• 1,277 TOTAL

COMMERCIAL
• 93,800 SF

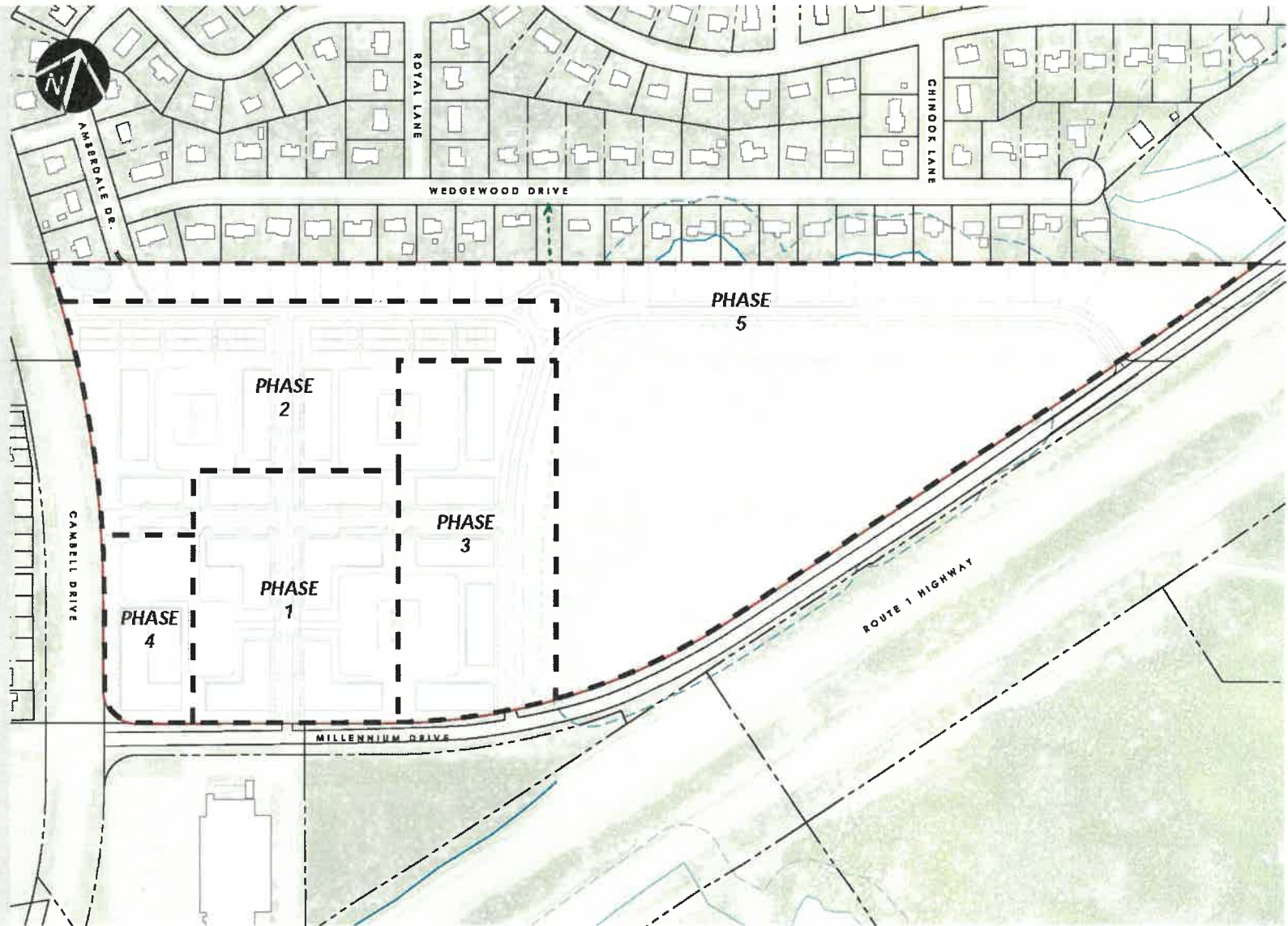
MAX HEIGHT
• 4 STOREYS



BUILDING TYPES



PHASING



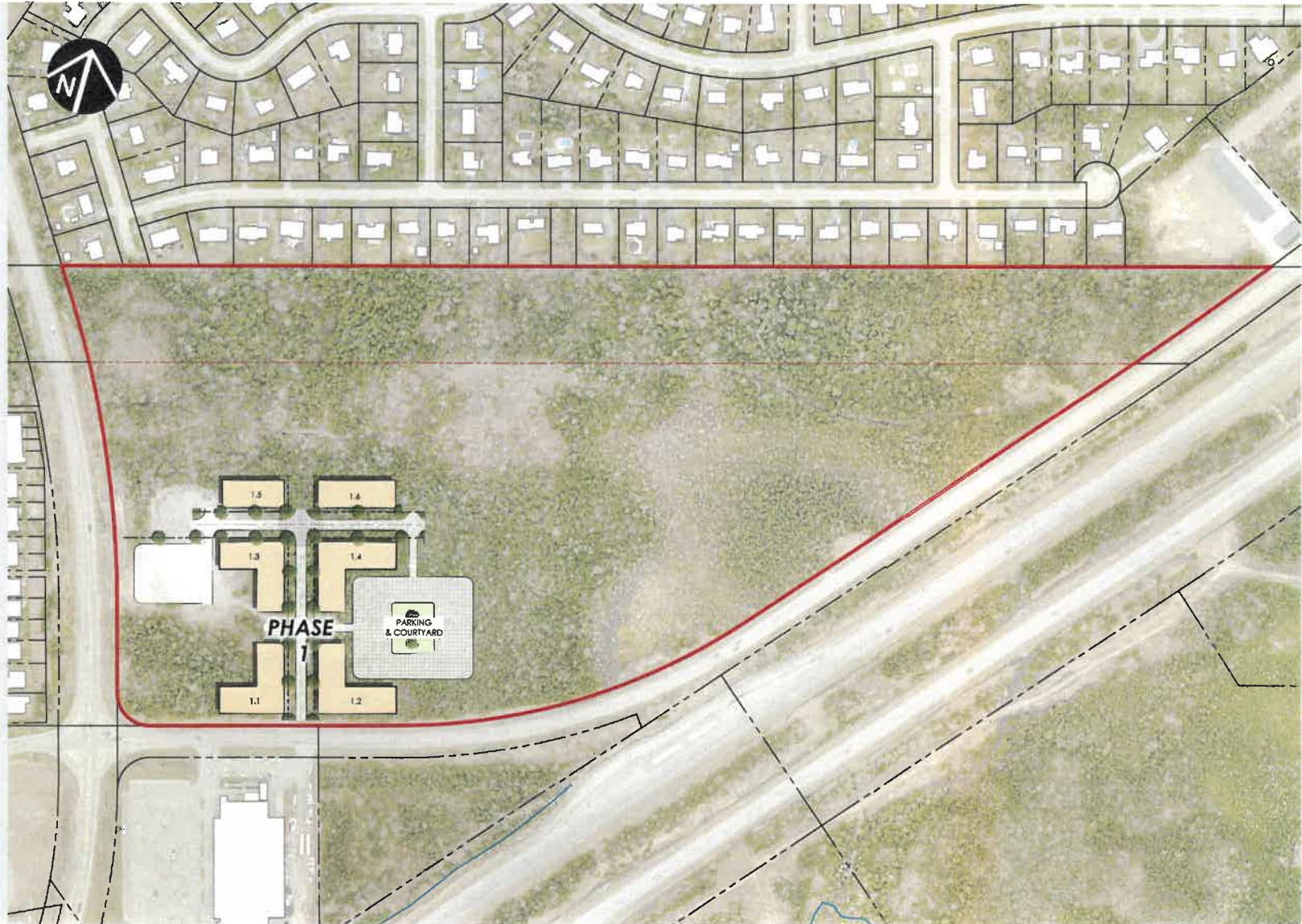
PHASE 1

RESIDENTIAL UNITS

- 6 BUILDINGS
- 427 UNITS

COMMERCIAL

- 53,328 SF



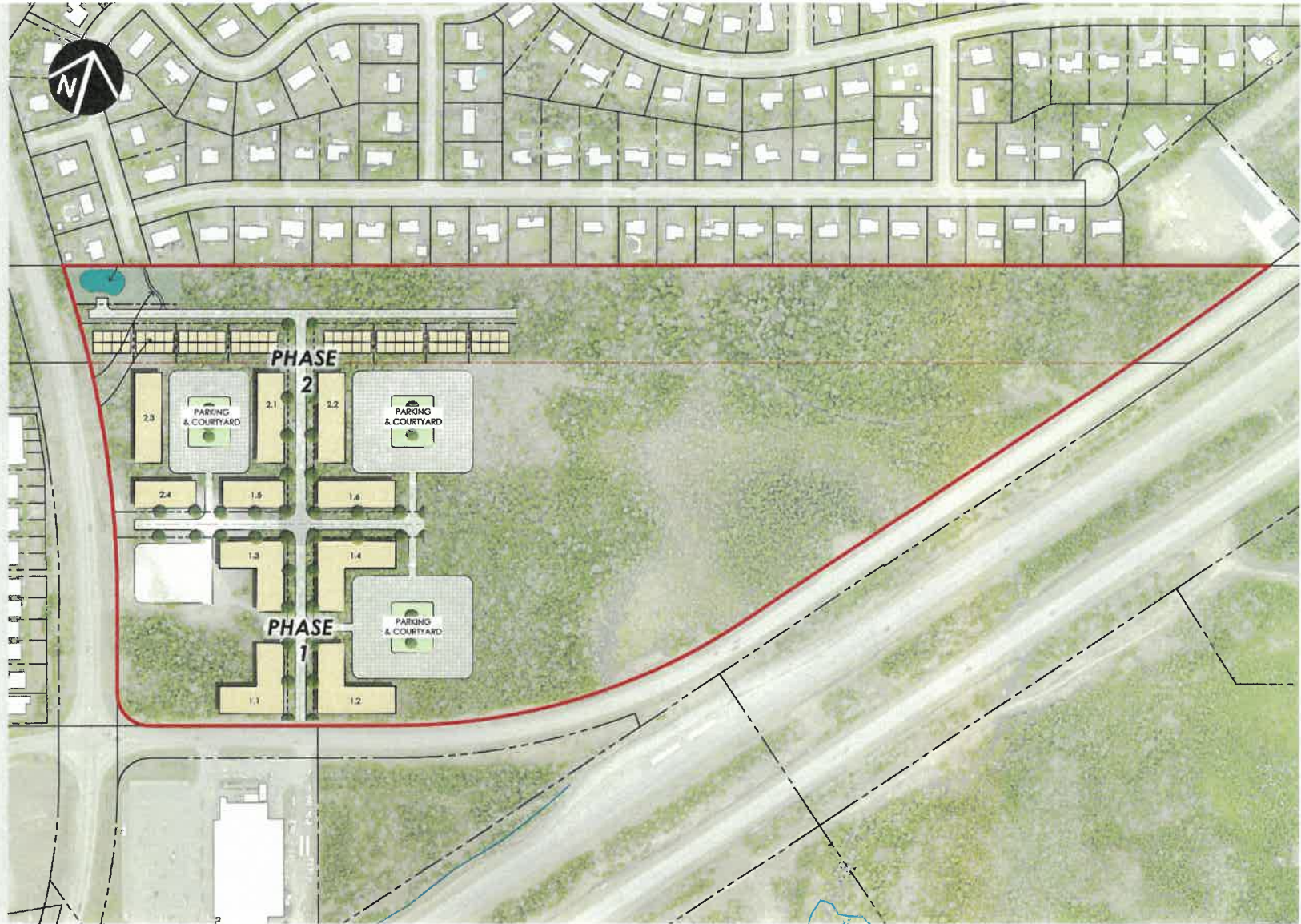
PHASE 2

RESIDENTIAL UNITS

- 144 TOWNHOUSES
- 244 UNITS WITHIN 4 MULT-UNIT BLDGS

COMMERCIAL

- N/A



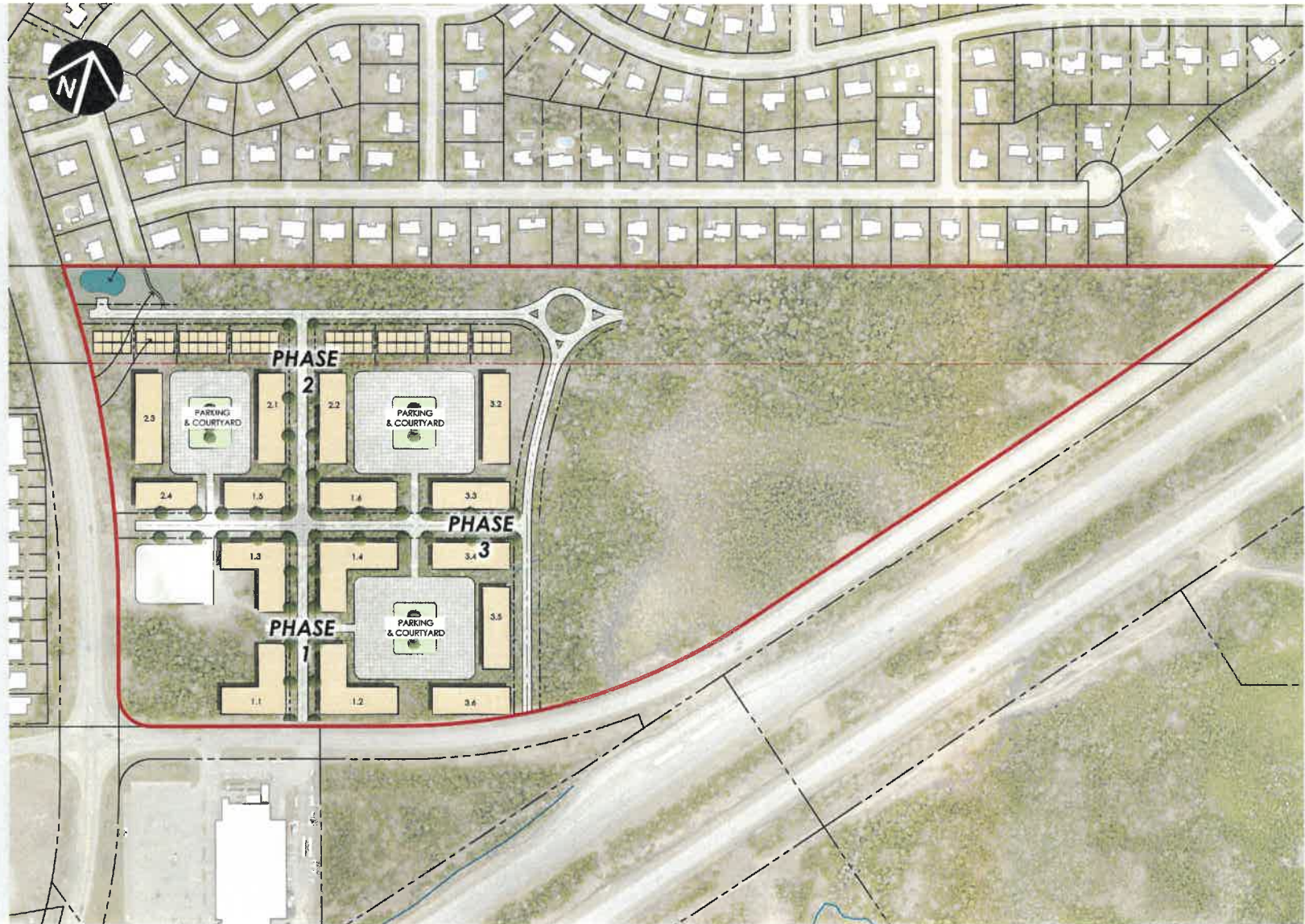
PHASE 3

RESIDENTIAL UNITS

- 5 BUILDINGS
- 336 UNITS

COMMERCIAL

- N/A



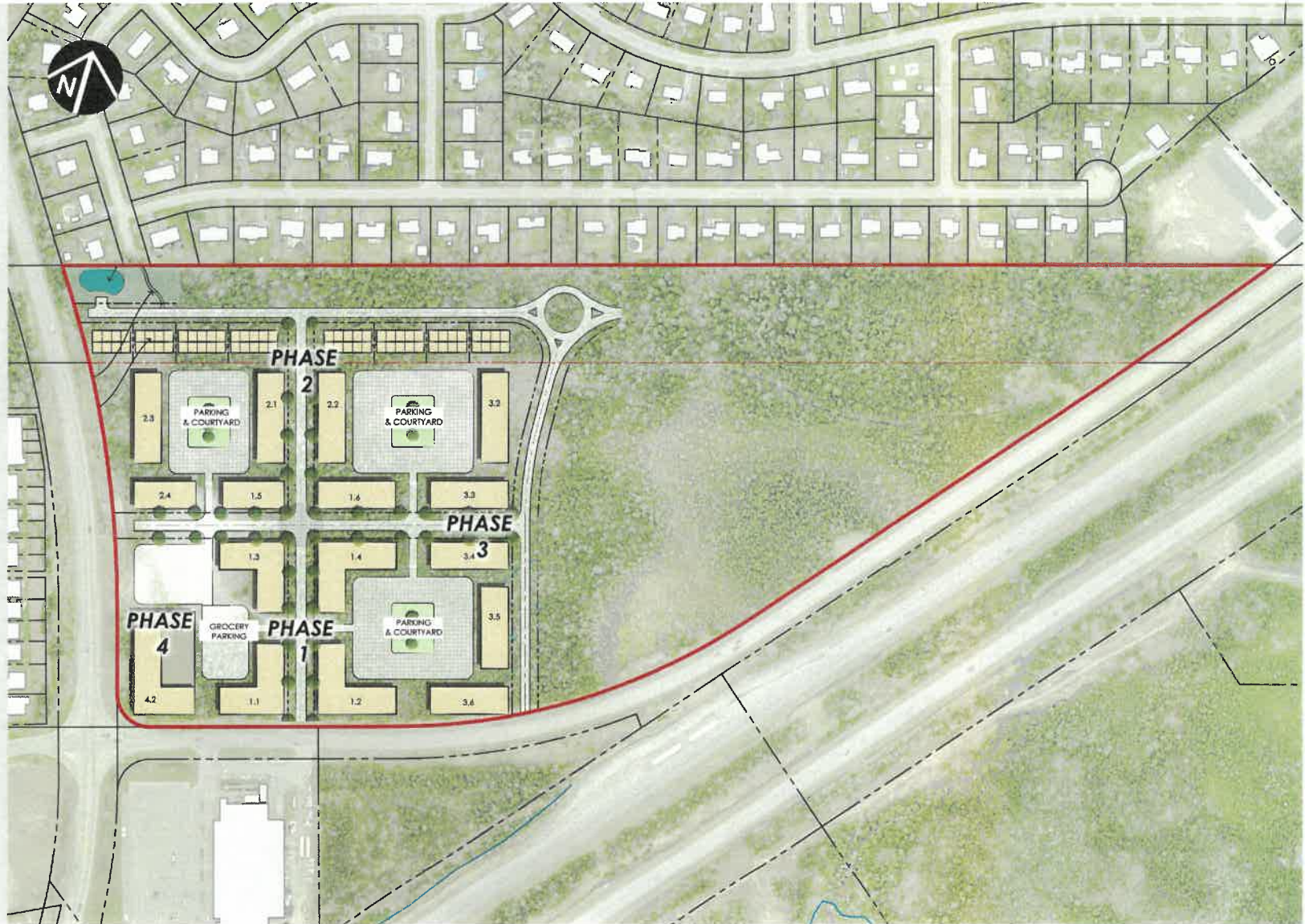
PHASE 4

RESIDENTIAL UNITS

- 1 MULTI-UNIT BUILDING
- 72 UNITS

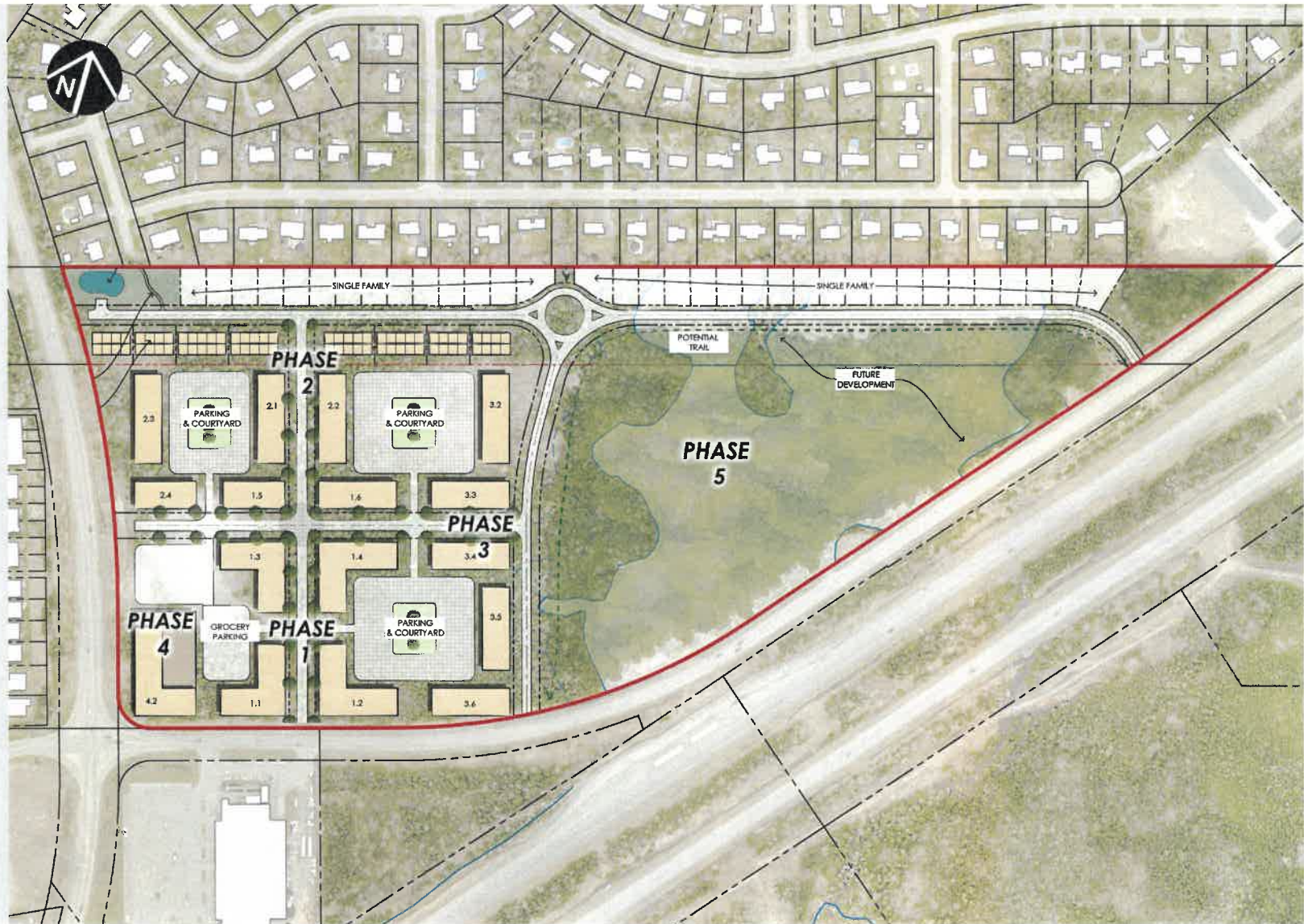
COMMERCIAL

- 40,472 SF



PHASE 5

- RESIDENTIAL UNITS
- 34 SINGLE UNITS



SITE STATISTICS

DENSITY

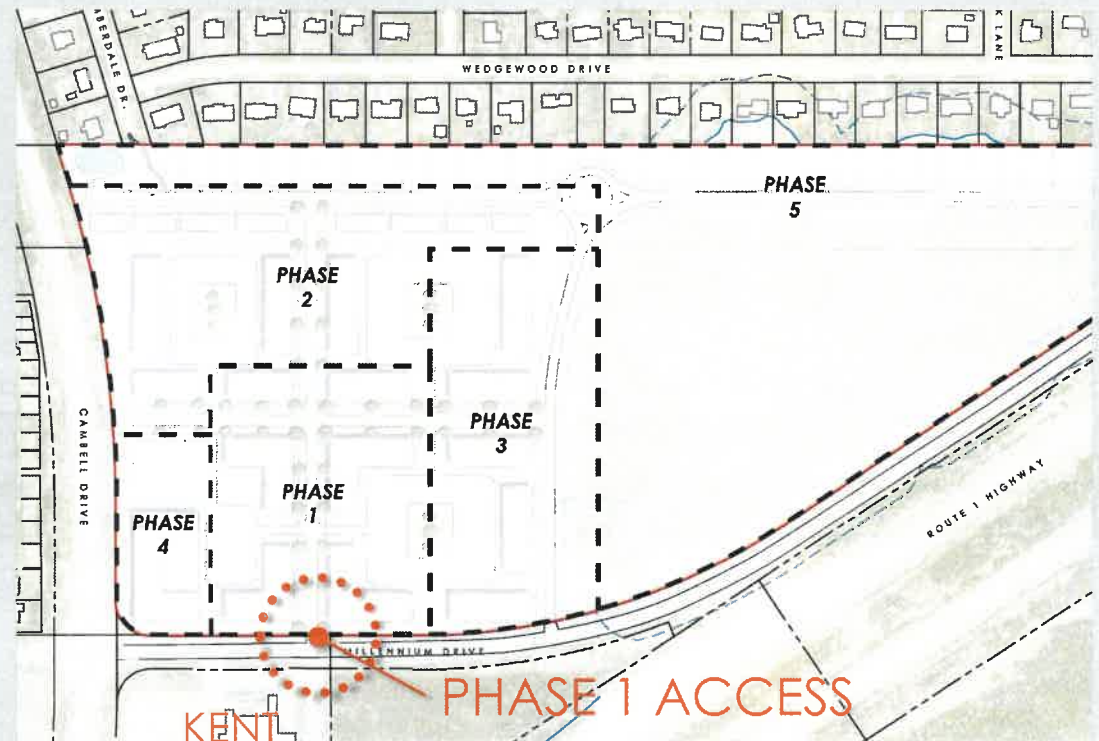
TOTAL LAND AREA	56 ACRES (22.8 HA)
UNITS	1,277
DENSITY (UPA)	23 UPA / 56 UPH

PHASING

	RESIDENTIAL	COMMERCIAL
PHASE 1	427 UNITS	53,328 SF
PHASE 2	408 UNITS	-
PHASE 3	336 UNITS	-
PHASE 4	72 UNITS	40,472 SF
PHASE 5	34 UNITS	-
TOTAL	1,277 UNITS	93,800 SF

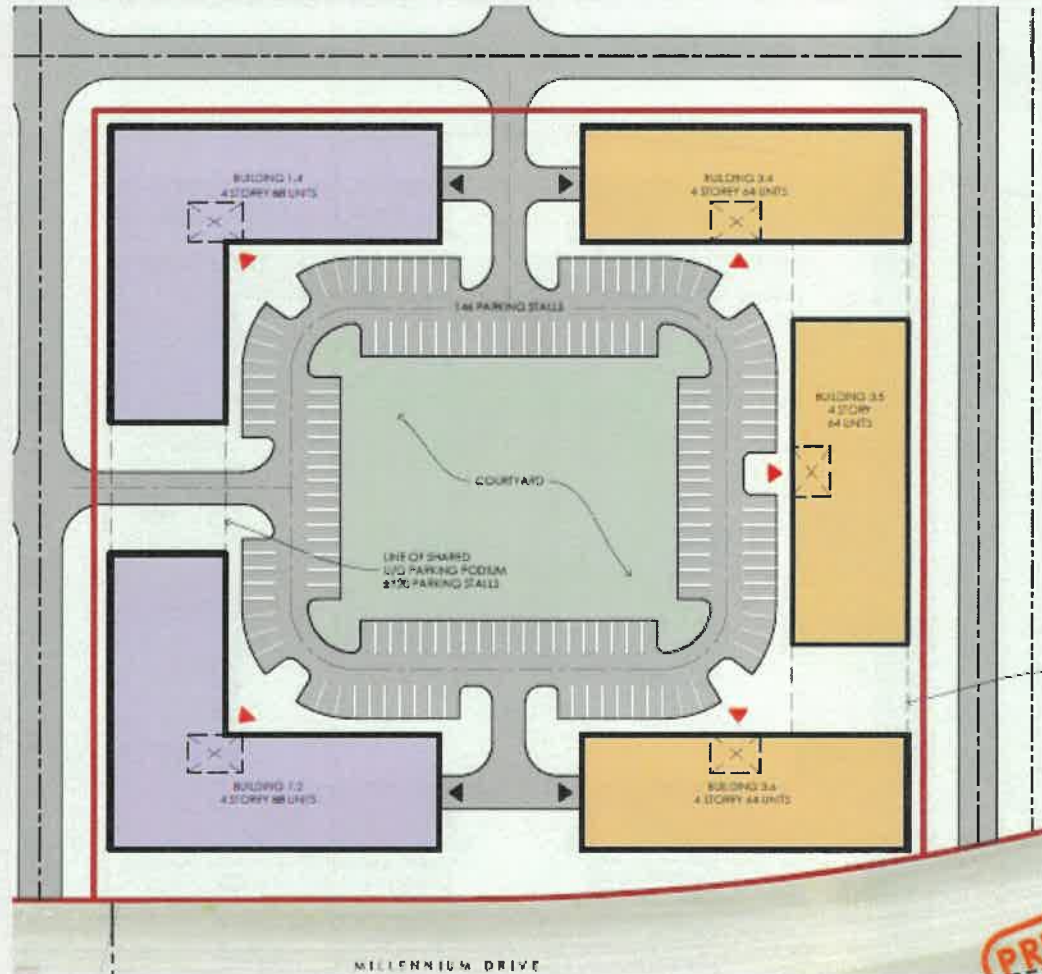
PHASING AND SERVICING

- Incremental growth
- Phase 1 off Millennium Dr with new intersection across from Kent
- Traffic study completed (Harbourside)
- Servicing Brief submitted to Town (Brunswick Engineering)



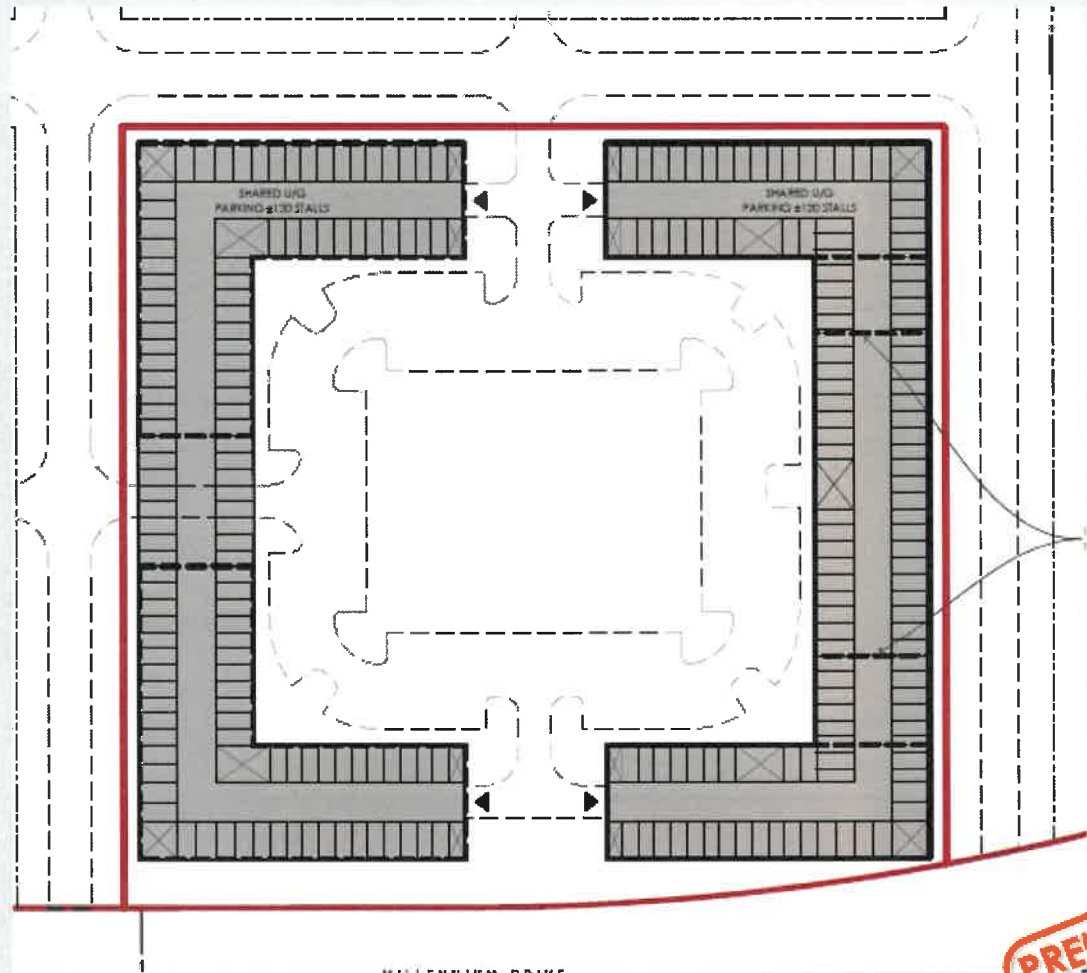
PARKING

- 1 level underground
- Limited access points
- Connected garage
- Surface parking at rear
- Shared courtyard/greenspace



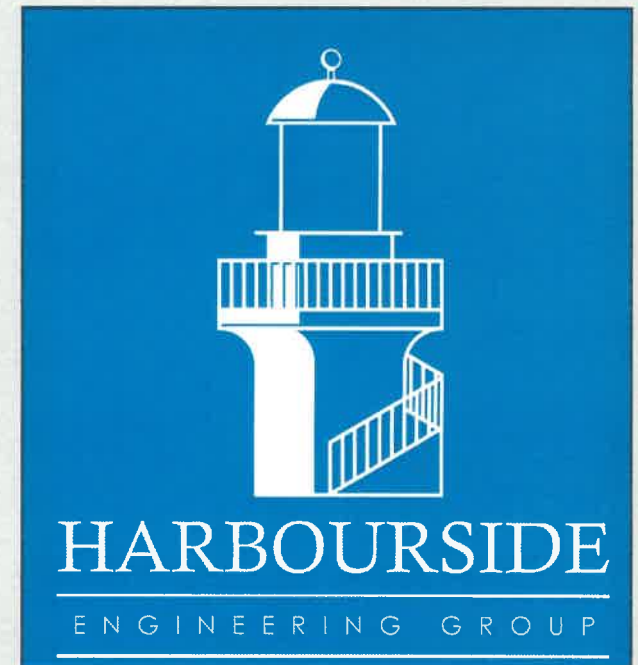
PARKING

- 1 level underground
- Connected garage
- Controlled access points
- Surface parking at rear
- Shared courtyard/greenspace



Traffic

- Harbourside Engineering – study completed
- DA contains required upgrades for Landmark
- Developer funded upgrades
 - Phase 1 - Eastbound left turn lane on Millennium at Kent
 - Phase 3 - Eastbound left turn lane on Millennium at second access
 - Phase 3 - Traffic lights at Kent driveway



Municipal Services

Wastewater

- Millennium to Cambell phase 1
- Amberdale phase 2

Water

- Flow monitoring complete
- May need booster pumps for 4 storey buildings & fireflow

Stormwater

- Municipal piped system
- Storm pond at NW corner
- Onsite controls – swales, parking lot, roof top, oversize pipes



NEIGHBOURHOOD VISION

- COMPLETE COMMUNITY
- MIXED USE
- WALKABLE
- FAMILY ORIENTED
- HOUSING VARIETY
- STREET GRID
- SHOPPING RETAIL STREET
- COURTYARDS
- TRAIL SYSTEM
- GREENSPACE





VISION: COURTYARDS

Stacked Townhouses



Stacked Townhouses



Zwicker
Zarecki
Architecture

Stacked Townhouses





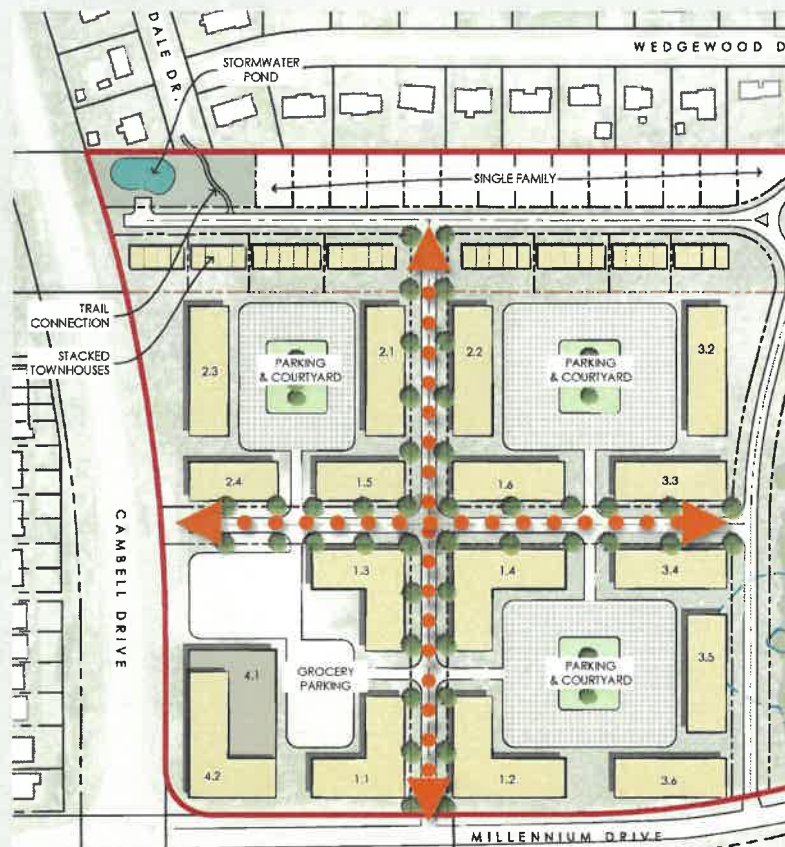
Preliminary Building Design



Preliminary Building Design



VISION: MAIN STREET



SAMPLE
PROJECTS





BELMONT MARKET, VICTORIA, BC



BELMONT MARKET, VICTORIA, BC





EAGLE CREEK, VICTORIA, BC



EAGLE CREEK, VICTORIA



THANK
YOU

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