

ROTHESAY

PUBLIC MEETING

Millennium Drive/Campbell Drive Mixed-Use Development
PIDs 30227086 and 00173443 (portion)
Wells Community Centre
Monday, July 21, 2025
7:00 p.m.



PRESENT: DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR HELEN BOYLE
COUNCILLOR DAVE BROWN
COUNCILLOR PETER J. LEWIS
COUNCILLOR BILL McGUIRE

TOWN CLERK MARY JANE BANKS
TREASURER DOUG MacDONALD
ASSISTANT CLERK LIZ HAZLETT
DIRECTOR OF DEVELOPMENT/PLANNING SERVICES (DPDS) MARK READE

ABSENT: MAYOR NANCY GRANT
COUNCILLOR DON SHEA (*Conflict of Interest*)
COUNCILLOR TIFFANY MACKAY FRENCH

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
DIRECTOR OF OPERATIONS (DO) TIM COLWELL
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

PUBLIC MEETING Millennium Drive/Campbell Drive Mixed-Use Development

1. Call to Order Instructions

Deputy Mayor Alexander called the public meeting to order at 7:12 p.m. He mentioned that Mayor Grant is unable to attend the meeting as she is at the opening of the Canadian Women’s Amateur Championship held at the Riverside Country Club.

MOVED by Counc. McGuire and seconded by Counc. Lewis the agenda be approved as circulated.
CARRIED.

2. Public Meeting Documentation

27 June 2025	Public meeting notice posted to website
17 July 2025	Memorandum from DPDS Reade, P.Eng., RPP MCIP
Amended	Draft Development Agreement
4 July 2025	Staff Report to Planning Advisory Committee (w/o attachment)

Appearances:

Presentation:	Mark Reade, P. Eng. MCIP RPP Rothesay Development Officer
Presentation:	Greg Zwicker, zzap Consulting Inc. on behalf of Landmark Living Ltd.
Comments:	Comments attached (9)

Deputy Mayor Alexander explained that the Public Meeting is to consider a development agreement for a Mixed-Use Development proposal on Millennium Drive/Campbell Drive. He read the public meeting notice.

Deputy Mayor Alexander briefly reviewed the procedure for the meeting, and explained a decision of Council will not be made this evening. He asked that all in attendance focus on the development at hand and be respectful towards others.

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Deputy Mayor Alexander invited DPDS Reade to give a presentation.

DPDS Reade highlighted the following:

- site location and size
- conformance with the Municipal Plan – Future Land Use Map, and density (allows for mixed use, townhomes, single family homes, and commercial)
- Current zoning is Millennium Park (MP) Zone
 - o allows for commercial, institutional, and residential land uses
 - o Proposals are subject to development agreements
 - a draft agreement was posted to the Town website
- The Public Meeting is intended to provide information about the proposal through:
 - o A presentation from the applicant
 - o Opportunities for questions from Council and the public
 - Questions are welcome following the meeting if individuals are not comfortable speaking in such a large audience
 - o A decision will be made by Council at an upcoming meeting

Deputy Mayor Alexander thanked DPDS Reade for his presentation.

Greg Zwicker, of zzap Consulting Inc., briefly introduced himself, zzap Consulting Inc, and Landmark Living Ltd. He gave a presentation highlighting the following:

- Site location, size, and boundary
- Purpose
 - o Rothesay/the Greater Saint John region is growing
 - o Demand for diverse housing options – type, size, ownership vs. rental
 - o Interest in creating a walkable space that allows community members to ‘age in place’
- Site constraints
 - o The existing neighbourhood
 - Unlike prior proposals, this project is largely residential and is designed to mitigate concerns
 - o A wetland
 - Most of the project is situated away from the wetland
 - Parts that may involve the wetland or watershed are subject to environmental approvals
 - o Road access
 - Three access points off Millennium Drive (none off Campbell Dr. or Wedgewood Dr.)
 - Primary access will be a public road across from the back driveway into Kent
- Proposal
 - o Building types – 4-storey mid-rise residential, 4-storey mixed-use (ground floor commercial), commercial/grocery, stacked townhomes, and single family homes
 - Commercial buildings are intended to serve the neighbourhood and surrounding area (not large retail chains – ex. Atlantic Superstore)
 - o Phases (timeline of roughly 5 years per phase)
 - Phase 1: 6 residential buildings (427 units), 53,328 sq. ft. commercial
 - Access road
 - municipal service connections (water, sewer, stormwater)
 - intersection across from rear Kent driveway
 - Phase 2: 144 townhouses & 244 units within 4 multi-unit buildings
 - Pedestrian trail connection to Amberdale Drive

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- Phase 3: 5 residential buildings (336 units)
 - Second access off Millennium Drive
 - Traffic lights at rear Kent driveway
- Phase 4: 1 multi-unit building (72 units), and 40,472 sq. ft. commercial
- Phase 5: 34 single units
- Phases will be built based on demand
- Parking
 - One level underground (some are connected)
 - Surface parking at rear, not in front of multi-unit buildings
 - Shared courtyard/greenspace – different designs for each area
- Traffic
 - study complete (Harbourside)
 - Recommendations
 - Left turn lanes in Phases 1 and 3, and traffic lights in Phase 3
- Municipal Services
 - Servicing Brief submitted to Town (Brunswick Engineering)
 - Wastewater
 - Millennium Dr. to Campbell Dr. Phase 1
 - Amberdale Dr. Phase 2
 - Water
 - Flow monitoring complete
 - May need booster pumps for 4-storey buildings and fireflow
 - Stormwater
 - Municipal piped system
 - Storm pond at Northwest corner
 - Onsite controls – swales, parking lot, oversize pipes
 - Run-off cannot exceed pre-existing conditions
- Neighbourhood Vision
 - Walkable, connected, something for everyone, street grid, shopping/retail street
 - Left-side designed more urban, while right side of land more naturalized by wetland and trails
 - Wide sidewalks, street trees, courtyards – no final designs at this stage
 - Layout of stacked townhouses
 - Space for delivery vehicles available behind buildings to reduce street congestion
 - Darker materials on the bottom of buildings and lighter materials at the top
 - Design intended to create a feeling of safety (ex. lighting, proximity to residential units, and size of commercial units)
 - Whole proposal has a theme to tie it together (instead of being piecemeal)
- Assurance that the Client has done this before and is familiar with similar projects

Deputy Mayor Alexander thanked Mr. Zwicker for his presentation and invited questions from Council.

Council began by appreciating the public interest in the application as well as designs that do not exceed a building height of four-storeys. Council inquired about Land for Public Purposes (LPP), additional traffic lanes, the phases, underground parking (wetland impact), stormwater management, snow removal, parking, landscape designs, retail space, and whether the units will be apartments or condominiums.

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Mr. Zwicker responded with the following: wetlands cannot be used for LPP unless approvals are granted – but this is not the plan; left hand turn lanes will be created to access the property to prevent traffic congestion; reiteration of an overview of each phase (timeline is roughly 5 years per phase); the proposal is situated away from the wetland so no issues are anticipated for underground parking; oversized pipes, swales and a pond will be used for stormwater management; the public street will be plowed by the Town – private driveways will not; parking will be located behind the multi-unit/mixed use buildings which includes visitor parking (the number of parking spaces is not available at this time); environmental approvals would be required for Phase 5; there is intent to work with Town staff to ensure design plans for landscaping are suitable; retail space will be front-to-back; and the design of the units would stay the same but the units could be apartments or condominiums depending on demand.

Deputy Mayor Alexander invited attendees to speak. The following people spoke: Shawn Carter, French Village; John Williams, Wedgewood Drive; Nick Landry, Wedgewood Drive; John Dinan, Wedgewood Drive; Beth Baker, Wedgewood Drive; Joanne from Woodland Avenue; Ray Baker, Royal Lane; Claudio Krickler; Cheryl Robertson, Chapel Hill; Talbot Tozer; Laurie Gale, Wedgewood Drive; Lorrie Wiggins, Donlyn Drive; Clint Perrin, Wedgewood Drive; Barb Williams, Wedgewood Drive; Al McDougall, Amberdale Drive; and Jeff Richard, Amberdale Drive.

There was appreciation expressed by attendees for the thought put into the proposal by the applicants. Concerns were raised regarding: construction traffic; stormwater management; grading; potential impact to surrounding properties (drainage/flooding, erosion – water and wind, wells – water table, contamination, and unaffordable municipal water connections); clear cutting (loss of vegetation, and noise screening); approval of entire project now rather than in phases; the roundabout/potential vehicle access to Wedgewood Drive; unpreparedness for significant population/Town growth; existing design of Millennium Drive (narrow, no sidewalks); lack of pedestrian connectivity on Campbell Drive; altering the character of Rothesay; affordability of units; sewer system capacity; and “bit by bit” development of watersheds.

Mr. Zwicker responded with the following: the main road will be the access point for construction vehicles; the project will adhere to stormwater management requirements to control runoff; the retention pond will be constructed in Phase 2; stormwater is at the schematic stage where size and length of infrastructure has been determined to meet capacity but there is not yet a detailed design; stormwater runoff cannot be directed onto private properties; there is no detailed grading plan at this time; a french drain or other efforts can be explored to further mitigate concerns; not all vegetation will be clear cut – any cutting will be done phase by phase; the roundabout is a traffic calming measure; there is no vehicle connection to Wedgewood Drive but there is an option in the future if needed; parking will be in front of the single-family homes; the proposal relies on demand – if there is no interest from the market it may not be built; approval is being sought for the entire project to ensure there is a vision for the whole neighbourhood – not just a piecemeal project; the project will proceed at a pace desired by the market and the Town; there will be no vehicle access from Campbell Drive but there may be municipal service connections; the cost of the units will depend on the cost of construction; and development on a watershed is not uncommon but there are restrictions.

DPDS Reade added that a hydrogeological study could be requested but this would need to be a decision from Council. He further noted sewer system capacity has been reviewed and is adequate. In the event improvements are required the cost would be borne by the developer.

Raha and Roberto Mosca spoke in favour of the proposal, noting it will add value to the community by creating a walkable neighbourhood that addresses the anticipated need for housing, especially different types, owing to an expected rise in population growth from immigrants and newcomers. Additionally, it will create opportunities for employment and local businesses.

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Mr. Zwicker appreciated the comments noting there is more work to do as resident concerns will be investigated. He invited individuals to reach out to zzap Consulting Inc.

Mr. Tozer mentioned that the polling letter was not received by many individuals and gave little time for public comment. Deputy Mayor Alexander advised there is still time for comments to be received from the public.

Todd Mizuik of Landmark Living Ltd. thanked Rothesay Council and staff for the opportunity to present the project. He shared his appreciation for tonight’s public engagement, noting the comments have provided great insight on what should be investigated further. He relayed the company’s interest in resolving issues and gathering a better understanding of how to proceed. He noted that developments are beneficial by helping communities grow the tax base which will in turn help fund resolutions to existing issues (ex. sidewalks and bike lanes), improve safety (ex. the proposal design and traffic circle), and expanding municipal services and utilities (water, sewer, and power) within the community. He briefly spoke of affordability and the challenges younger generations face – including his own family members – obtaining mortgages. He concluded by noting that the goal is to offer a mixed-use real estate opportunity to help all ages, including seniors, age in place and have a vibrant community. He concluded by encouraging further communication from the public.

3. Adjournment

Deputy Mayor Alexander thanked all in attendance, noting Council will discuss the matter further at its August meeting.

MOVED by Counc. McGuire and seconded by Counc. Lewis the public meeting be adjourned.
CARRIED.

The public meeting adjourned at 8:32 p.m.

original signed by Mayor
MAYOR

original signed by Clerk
CLERK