

edmundston

habitation • housing

NBNPHA Annual General Meeting
May 2025



Housing Needs Study

- Unbalanced housing market – The rent vacancy rate is below 3%, in some case – 0 % for 3 bedrooms.
- As the imbalance continues, housing affordability is affected,
- It is essential to add new housing units in order to start rebalancing the market.



Housing Needs Study

- Study completed in January 2023
- Edmundston needs 2500 new housing units over the next 20 years to meet demand.



**Housing, THE priority for
the future of Edmundston!**

Housing Action Plan

- Staff dedicated to housing
- Establishment of a strategic committee composed of the general manager, assistant-manager - finances, assistant-manager - operations, urban planner and housing coordinator.
- Secured Federal and Provincial Funding
- Implemented initiatives (HAF) to accelerate the construction of housing units
- Above all, we identified the means we had at our municipal level to revitalize the construction of new housing units and obtain results quickly
- Our short-term goal = a minimum of 230 units under construction by the end of 2026 with a minimum of 15% affordable units.

10 initiatives – HAF to accelerate the construction of housing



Enhanced
powers of the
Planning
Advisory
Committee



Zoning
By-law
Amendments



Standardized
design



Revision of the
construction
permit process



Land Transfer
and Reserve
Funds

10 initiatives – HAF to accelerate the construction of housing



Creation of new incentives (4) for the construction of new housing units



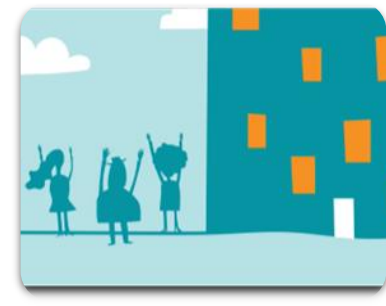
Communication and marketing policy focused on external promoters



Government surplus assets



Encourage the addition of accessory dwelling units



Implementation of an affordable housing strategy through NPO's and housing co-operatives



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Futur site! / Future Site!

Projet de développement résidentiel
Residential development project

edmundston.ca/fr/habitation

Municipal housing acceleration strategy

- We needed a wake-up call in Edmundston to jump-start the construction of new rental housing units — across all categories — at market rates as well as affordable units, whether from the private sector or non-profits.
- For several years, only a few units had been built here and there, but nothing major.
- Over 65% of our apartment buildings are more than 50 years old!



Terrains municipaux pour le logement

Municipal land for housing

Overall capacity to accommodate more than 300 new housing units

3. Isidore-Boucher/Grondin

NID/PID : 35040880

Superficie/Surface : 1146m²

3

7. Ave Laboissonnière

NID/PID : 35298322+

Superficie/Surface : 56664m²

7

9. Rue Carrier

NID/PID : 35315662

Superficie/Surface : 21352m²

9

2. Ancienne caserne St-Basile

NID/PID : 35289115+

Superficie/Surface : 7361m²

2

1. Boul. Mgr-Numa-Pichette

NID/PID : 35250190

Superficie/Surface : 4727m²

1

5. 35, 34e avenue

NID/PID : 35125236

Superficie/Surface : 608m²

5

10. Canada/De l'Église

NID/PID : 35328939+

Superficie/Surface : 3182m²

10

4. Laporte/St-François

NID/PID : 35363142

Superficie/Surface : 505m²

4

8. Rue Gagné/Zaichick

NID/PID : 35169978+

Superficie/Surface : 6426m²

8

6. Ave Saint-Sacrement

NID/PID : 35180140+

Superficie/Surface : 13566m²

6

À proximité - Near :

- écoles / schools
- parcs / parks
- magasins / stores
- soins de santé / health care
- transport en commun / public transport

Shovel-Ready Strategy!

- The zoning of the land is already adapted for multi-unit development – R2-Urban or R3-Densification.
- The City of Edmundston is donating the land to the project that proposes the best use of land for multi-unit housing. (according to an evaluation grid specific to each land)
- The City is committed to providing water and sewer services appropriate to the specific project up to the property line.
- The City offers a monetary incentive program.
[Support for construction of rental housing units - municipal land - final- Mod March2025.pdf](#)
- The City gives priority to the advancement of the selected projects.

Terrains municipaux pour le logement

Municipal land for housing

First round of call for projects – September 2024 (4)

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A first round worthy of a great success!

The 4 lots have been
assigned to a project!

A minimum of 111 new
housing units will soon
be built in Edmundston!



60 units



Boul. Mgr-Numa-Pichette

6 units



Boul. Isidore-Boucher

42 units



Gagné-Zaichick

Coming soon to Edmundston!

Housing available in summer 2026

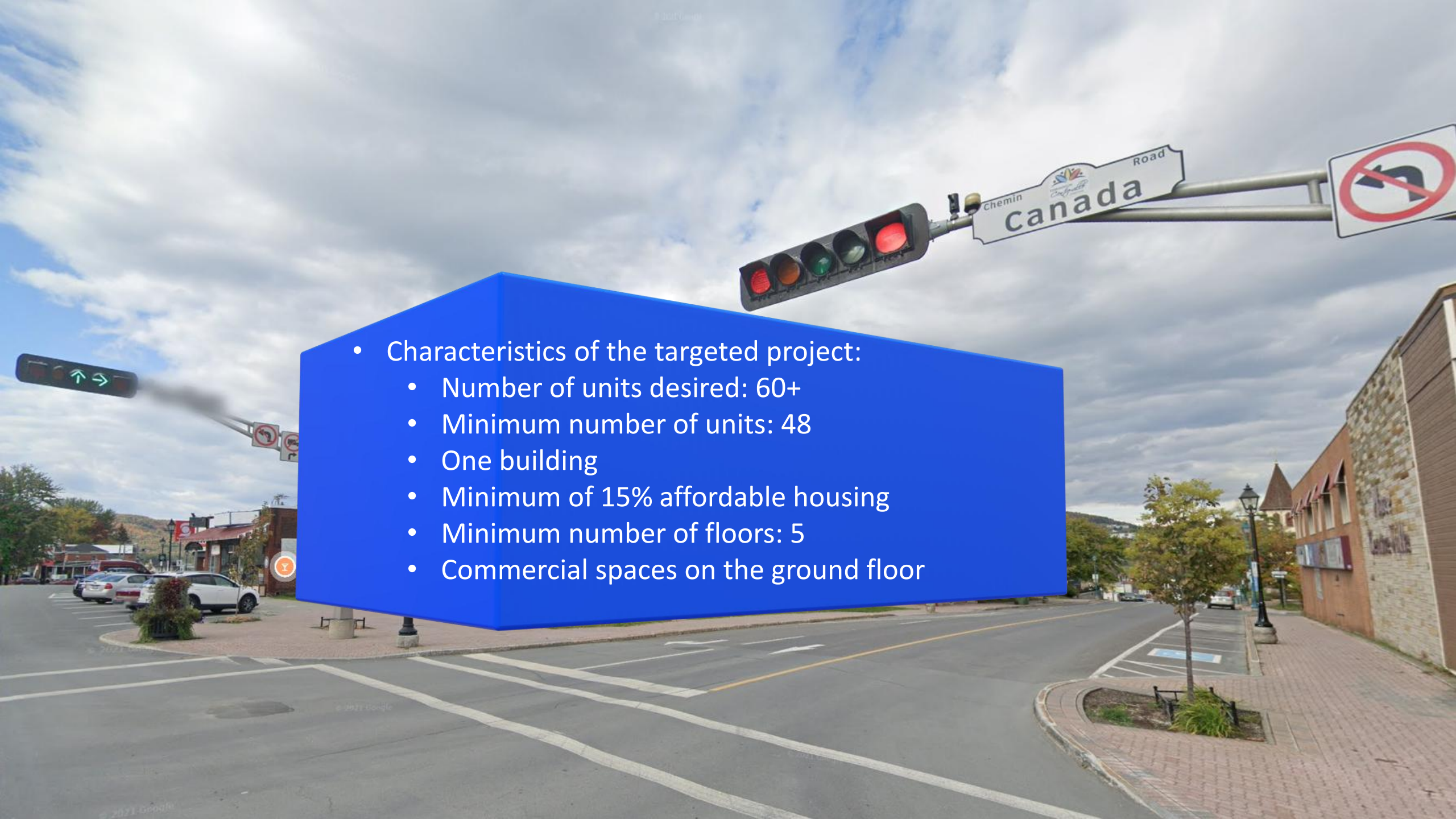
A call for projects for a piece of land in the downtown area closed today at 2 p.m

Potential of 60+ units







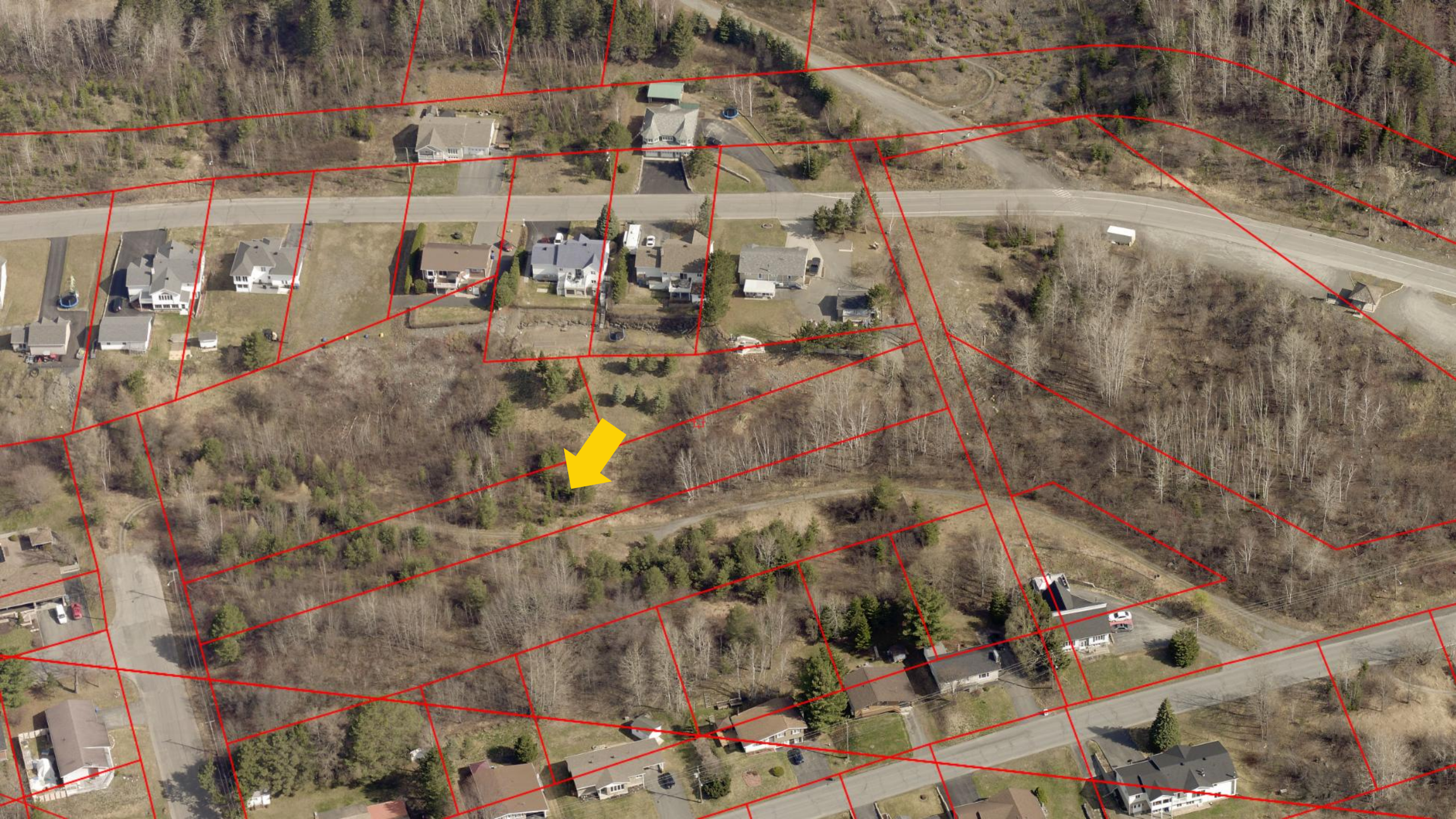
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- A street intersection with a blue overlay box containing project characteristics. The scene includes a traffic light with a red light, a street sign for 'Chemin Canada Road', and a 'No Left Turn' sign. A blue box is superimposed over the center of the image, containing a bulleted list of project characteristics. The background shows a street with cars, buildings, and a cloudy sky.
- Characteristics of the targeted project:
 - Number of units desired: 60+
 - Minimum number of units: 48
 - One building
 - Minimum of 15% affordable housing
 - Minimum number of floors: 5
 - Commercial spaces on the ground floor

3 other parcels will be made available soon for calls for projects

Potential of 100+ units



- Preliminary design of the infrastructure works in progress
- Characteristics of the targeted project:
 - Number of units: 24-48 units
 - Possibility of more than one building
 - Affordable housing units, minimum 15 to 17% of units



View from the upper floors



- Preliminary design of the infrastructure works in progress
- Characteristics of the targeted project:
 - Number of units: 70+ units
 - Possibility of a project per phase
 - Possibility of more than one building
 - Buildings with 4 floors or less
 - Affordable housing units, minimum 15 to 17% of units



Daycare



Walmart

Reitmans

pet
valu

DOLLARAMA

The City of Edmundston is committed to housing development!

- Municipal Declaration on Access to Housing (Public meeting of September 17, 2024)
- It is essential to demonstrate to the population that the City MUST and WILL continue the development of housing.
- Make sure we follow best practices in terms of development... This is our municipal commitment!
 - Assess soil conditions.
 - Control the settlements via the municipal zoning by-law.
 - Control constructions/renovations via the municipal building by-law.
 - Prioritize the development of areas served by water and sewer infrastructure.
 - Require development plans for major new projects.
 - Require surface water management plans for major new projects.
 - Re-evaluate all of these best practices on a regular basis to ensure that they evolve properly according to the reality of our city.
 - Etc.

Critical next steps

- We have to address the portion of the population that is in the middle of the salary scale... the one who is not a NB Housing client but cannot afford market rents.
- Implementation of an affordable housing strategy through NPO's and housing co-operatives for "below market" units



Affordable Housing in our Community!



Questions?

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Contact Us:

Isabelle Laplante

Economic Development and Housing
Coordinator

Isabelle.laplante@edmundston.ca

506.739.2080

www.edmundston.ca/fr/habitation

