



May 24, 2011

Mr. Jim Quinn  
President & CEO  
Saint John Port Authority  
111 Water Street  
Saint John, NB  
E2L 0B1

Dear Mr. Quinn:

On behalf of the Saint John Board of Trade I would like to thank you for the opportunity to provide feedback on the Saint John Port Authority's 2011 Land Use Plan (First Draft).

Throughout its history, the Port has been, and continues to be, a major economic and community asset for our City and Province. We congratulate the Saint John Port Authority on its efforts over the past few years to work more closely with business and community stakeholders to help balance the needs of a strong working port with those of an evolving community.

As our region's economy continues to grow and diversify, there is a strong desire for enhanced public access to our Inner Harbour waterfront and new mixed-used development (residential, commercial and industrial) in the Uptown and Lower West Side. These themes have been heard clearly and consistently during the public dialogue over the proposed American Iron and Metal (AIM) project, the City of Saint John's PlanSJ process, and the Saint John Waterfront Development Partnership's recently held waterfront conference.

If the emerging PlanSJ vision and requirement for a strong urban core is going to succeed, we need fully aligned City, Port and Inner Harbour land use visions and plans. There is a requirement for more open and transparent Port Authority land use approval and environmental permitting processes, including the opportunity for sufficient public and stakeholder input regarding proposed future waterfront land uses.

As a real life case study, the AIM project highlights a serious lack of alignment of federal, provincial and municipal land use planning and approvals processes within our Inner Harbour. Without a meaningful effort and commitment to create genuine alignment, we are destined to have on-going (and likely more serious) land-use conflicts. If this occurs, PlanSJ will fail to succeed and we will not realize our region's true economic development and growth potential.

As recommended by the Saint John Waterfront Development Partnership, the Saint John Board of Trade would like to see a community steering committee established to serve as an advisory group for the Port Authority in relation to maintaining a balanced approach between the needs of our working port, waterfront development and the required urbanization of the City's Inner Harbour.

The Saint John Board of Trade also supports the Saint John Waterfront Development Partnership's recommendation to shape a mutually acceptable community vision with respect to the appropriate use and development of Long Wharf, one of our community's most significant assets.

Sincerely,

  
John Warrington  
Chairman



Cc:  
Common Council, City of Saint John  
Rodney Weston, Member of Parliament for Saint John