

Welcome to the *Putting The Plan On Paper* Workshop.

Tonight's Agenda:

- 5:30 PM: Registration and Open House
- 6:00 PM: Presentation
- 7:00 PM: Small Group Discussions
- 8:30 PM: Report Back and Wrap Up

In late 2009 the City of Saint John began the PlanSJ project to create a Growth Strategy and to develop a new Municipal Plan to replace the current one, which is nearly 40 years old. The Growth Strategy was unanimously adopted by Council in March 2011. The Growth Strategy outlined the opportunities, character, and locations for growth and change at a high level. It contains an exciting new direction for the future City that is based on the desire to achieve more complete and sustainable communities.

Unlike the Growth Strategy, the Municipal Plan is a legal policy document that is required by the Province. It will be based upon the Growth Strategy and will guide development for the next 25 years to develop a stronger city with more complete communities where Saint Johners will live, work, play and learn.

The PlanSJ team is making the transition from the final Growth Strategy to preparing the new Municipal Plan. A key part of this transition is the creation of a draft *City Structure* map and content for the policies that will provide further detail to the Growth Strategy map. City structure refers to the relationship between land uses that make up the City, and the way land uses are coordinated and arranged to create a well-functioning and successful city. A key Municipal Plan goal is to improve Saint John's city structure by directing growth to appropriate locations in order to gain the most benefit from development while protecting existing stable residential and employment areas.

The draft *City Structure* map is provided here tonight for your comments. Please take the time to review the new map and also to consider this booklet of topic areas and questions on the emerging policy directions that are being proposed for the Municipal Plan. During the small group discussion from 7 – 8:30 p.m., each group will be asked to prepare comments on just one topic area provided in this booklet. **Individual comments are also welcome and encouraged. If you do not have time to complete your individual comments tonight, please take this workbook home with you and submit them by April 21, 2011** at the PlanSJ Storefront in Brunswick Square, by emailing plansj@saintjohn.ca, by faxing (506) 658-2837 or by mailing them to: Planning and Development, PO Box 1971, Saint John NB, E2L 4L1.

TOPIC 1: CITY STRUCTURE

The Municipal Plan will:

- Direct 95% of Saint John's future growth within the *primary development area*, largely within the *primary centres, local centres, regional retail centres, employment areas* and *urban and suburban neighbourhood intensification areas* illustrated on the City Structure Map (these areas are referred to in the Growth Strategy as *opportunity areas*).
- Identify a series of *primary* and *character corridors* to link the *centres* and to connect to important community destinations, including the waterfronts.
- Define Uptown and the UNBSJ/Hospital as the City's *primary centres* and the focus for new mixed-use, office, residential and cultural uses.
- Define areas not identified as intensification or employment areas as *stable communities* that will accommodate appropriate infill development to support complete communities.
- Establish permitted uses, minimum and maximum densities, heights and building types in *primary centres, local centres, regional retail centres, urban and suburban intensification areas, corridors* and *stable areas*.
- Make land outside the *primary development area* generally unavailable for residential or employment development, other than appropriate resource uses. Minor residential infill will be permitted in the *rural settlement areas* to support their existing character and vitality and to reinforce investments in existing community infrastructure.
- Carefully control all types of development in *rural areas* through policy on residential and non-residential uses. Residential development outside the *rural settlement areas* could be required to meet minimum lot sizes; limit the number of times a lot can be subdivided; have a minimum length of frontage on an existing road; and/or be subject to a maximum number of un-serviced lots permitted to be created across the City per year.
- Establish an urban design process and propose urban design policies to be developed for the *primary centres, local centres, regional retail centres, urban and suburban intensification areas* and *corridors* to achieve design excellence.

TOPIC 1: CITY STRUCTURE

Discussion Topics

1. Please provide your feedback on the policy directions outlined above.
2. Recognizing the desire of Saint John citizens to create complete communities, what land uses should be permitted in *stable communities*? Should home occupations be permitted throughout *stable communities*? Should small scale retail and office uses be allowed, and if so, in what types of locations?
3. Which *centres, corridors* and *neighbourhood intensification areas* should be the priority for early public sector investment in the enhancement of the public realm, services, civic amenities and other community resources?
4. How can we ensure an appropriate supply of housing that is affordable for all income levels?

TOPIC 2: ECONOMY

The Municipal Plan will:

- Support the continued diversification of Saint John`s economic base by providing a wide range of employment opportunities over the long term. The Plan will recognize that a high quality of municipal infrastructure and service is needed to achieve economic growth.
- Designate an appropriate amount of new lands for manufacturing, warehousing, shipping and distribution, and limited related functions.
- Identify the Port and Airport as key elements of the national, regional and local transportation network. The Plan will clearly articulate municipal and community goals for their use and development while recognizing that they are under federal jurisdiction.
- Highlight the importance of the city`s major institutions as generators of innovation, creativity and entrepreneurship and the creators of high-value jobs in health care, research, education, technology and development and related industries.
- Direct major office uses to the city`s two *primary centres*. Smaller scale office uses will be directed to the *local centres*.
- Direct major new single purpose retail developments to the two *regional retail centres*.
- Require traditional ‘main street’ shopping formats in the *Uptown primary centre, local centres, urban neighbourhood intensification areas* and along *certain primary corridors*. Residential and other mixed use will be encouraged wherever possible.
- Establish criteria to evaluate proposals for new employment uses outside of the designated *industrial areas* within and beyond the Primary Development Area. These would need to be in keeping with the overall intent of the Municipal Plan and provide important new economic development opportunities.
- Minimize land use conflicts caused by existing industrial uses in residential areas by limiting their expansion and encouraging their relocation to designated industrial areas over time.
- Protect the rural areas, including their resource, agricultural and cultural features, recognizing that it is a critical asset to be leveraged to provide a range of economic opportunities in education, tourism, recreation and well-managed resource extraction.

TOPIC 2: ECONOMY

Discussion Topics

1. Please provide your feedback on the policy directions outlined above.
2. What unique or significant uses should be targeted to the central waterfront to promote the Uptown as a focus for mixed use, residential, employment and cultural uses?
3. Are there any challenges to focusing employment uses in the designated *centres* and *industrial areas*? How could the Municipal Plan address these?
4. How can the Municipal Plan leverage the knowledge cluster at the University and Regional Hospital to bring about economic development opportunities?

TOPIC 3: MOBILITY

The Municipal Plan will:

- Highlight the importance of a balanced transportation network, focus investments toward maintaining but not expanding existing road infrastructure (including highways), and developing new and improved transit and active transportation routes.
- Promote the redesign of existing streets to create more balanced right-of-ways that support the needs of pedestrians, cyclists, transit vehicles and automobiles on selected *primary corridors* and *character corridors*.
- Create policies to implement a city-wide network of active and non-auto transportation routes to support walking and cycling for daily commutes and recreational opportunities, and to create new connections to *centres*, the waterfront and *natural areas*.
- Encourage transit-supportive densities in *centres* and planned transit corridors to make efficient use of these investments.
- Encourage small scale commercial and neighbourhood service uses to locate across the City's neighborhoods, to enable people to walk to fulfill their daily needs, and to promote the objectives of complete communities.
- Base all new development within the *primary development area* upon a connected network of streets that strive to create greater connectivity between neighbourhoods.
- Recognize the importance of efficient goods movement and ensure that supportive infrastructure is maintained in a good state of repair.
- Promote barrier-free design to advance accessibility across the City.

TOPIC 3: MOBILITY

Discussion topics

1. Please provide your feedback on the policy directions outlined above.
2. Should the Municipal Plan promote enhanced streetscape treatments along *primary* and *character corridors*, to give more space to and promote the safety and comfort of pedestrians, cyclists and transit users? Which *corridors* would you prioritize for early streetscape improvements?
3. Are there any important connections between neighbourhoods or other places in the City that are missing today and could improve active transportation?
4. What programs and incentives could the Municipal Plan include to promote active transportation and transit use?

5. Given an increase in active transportation, should the Municipal Plan change the amount of parking that is required for certain uses or within certain areas?

6. Are there other mobility goals or policies that you would like to see dealt with in the Municipal Plan?

**TOPIC 4:
SUSTAINING THE ENVIRONMENT AND RURAL AREAS**

The Municipal Plan will:

1. Designate undeveloped areas outside of the *primary development area* (with the exception of *rural settlement areas*) as *natural areas*.
2. Designate undeveloped areas within the *primary development area* (with the exception of Monte Cristo/Gault Road and Forest Hills/Lakewood) as *natural areas*. The Plan will establish a process for reviewing applications for minor infill developments while ensuring that important natural features and functions are protected (for example, by requiring further environmental study to demonstrate protection, enhancement or mitigation of important environmental features).
3. Protect and buffer wetlands, watercourses and floodplains that perform important ecological functions and also help to protect the built environment from flooding.
4. Promote the Marsh Creek Restoration Initiative, restrict residential development in floodplains and establish future flood-proofing measures for existing development in floodplains.
5. Encourage development of the “green economy” including industrial activities and research related to alternative energy and fuel production, material recycling technologies and conservation technologies.
6. Promote options for renewable energy sources and use (district heating, wind power, solar power); outline green building and development standards (like LEED certification and minimum energy efficiency standards); and encourage local food production.
7. Recognize the potential impacts of global climate change by calling for further research and planning regarding appropriate mitigation, adaptations, and resilience.
8. Continue to implement corporate best practices in operations and procurement practices.
9. Encourage the City to take a more active role in monitoring and reducing impacts to air quality, energy and water use.
10. Acknowledge the importance of the agricultural products, timber, gravel and other resources in the City’s *rural areas* and implement minimum separations and buffers between these uses and established residential areas to minimize land use conflicts and protect their long-term viability.

**TOPIC 4:
SUSTAINING THE ENVIRONMENT AND RURAL AREAS**

Discussion Topics

1. Please provide your feedback on the policy directions outlined above.
2. Are there other important *natural areas* not currently shown on the City Structure map that should be designated in the Municipal Plan?
3. How can the Municipal Plan fully functioning ecosystems and create a connected network of *natural areas* across the City, while carefully managing the impacts of human recreational activities? Are there natural corridors that should be added to connect the existing *natural areas* in Saint John?
4. What sustainability initiatives should be considered in the Municipal Plan? Are there other sustainability initiatives the City should explore beyond those that can be included in the Municipal Plan?

5. Are there particular areas you'd like to see studied in terms of the impacts of and adaptations to climate change?

6. Are there other environmental or rural areas goals or issues you'd like to see included with in the Municipal Plan?

**TOPIC 5:
COMMUNITY ASSETS AND FACILITIES**

The Municipal Plan will:

1. Establish a hierarchy of City parks and green spaces: local/neighbourhood parks, community parks, regional parks and open spaces.
2. Promote the “right-sizing” and re-purposing of recreational facilities in the City, resulting in a more appropriate number of recreational facilities to service the current and projected population and allow limited funds available for parks and recreational facilities to be more effective in creating quality spaces and quality of life.
3. Promote coordination amongst various levels of government to encourage the co-location of community facilities and schools in *intensification areas*.
4. Establish policies to promote increased points of access to, and enhancement of, Saint John’s many waterfronts.
5. Reinforce the City’s ongoing Harbour Clean Up project and promote best practices in storm water management.
6. Support the continued improvement of the City’s municipal drinking water and sewage treatment systems as integral contributors to quality of life and economic development.
7. Support the City of Saint John Arts and Culture Policy as adopted by Council in 2005, by providing for the facilities needed to meet the needs of local arts and cultural events and organizations; maintaining an inventory of existing public art and providing mechanisms to encourage the creation of new public art; and supporting the enhancement and recognition of heritage assets.
8. Support the goals of clustering cultural development in the Uptown to increase its cultural vibrancy, grow its creative and cultural economy, and provide strong cultural and entertainment experiences for both residents and tourists.
9. Establish appropriate processes for designating, altering and upgrading heritage properties and properties located within Heritage Conservation Areas.
10. Recognize the significance of important places like Martello Tower, Fort Howe, Partridge Island, Stone Hammer geological sites, Fort LaTour and other historic and culturally significant sites.

**TOPIC 5:
COMMUNITY ASSETS AND FACILITIES**

Discussion Topics

1. Please provide your feedback on the policy directions outlined above.
2. Which parks, recreation and community facilities located within *intensification areas* should be prioritized for municipal investment and enhancement? What other criteria for prioritizing investment should be considered?
3. What kinds of sites should the City focus on acquiring through “Land for Public Purposes” dedications to best support recreation, culture and community needs?
4. What areas of the waterfront (Harbour, rivers, and lakes) should have better public access? Are there areas with existing public access that should be enhanced?

5. Some community members would like to see additional streets, neighbourhoods and properties designated as Heritage Conservation Areas. Others would like to see the Heritage Conservation guidelines relaxed to preserve the character of heritage areas and streetscapes while allowing for the use of more contemporary and affordable materials. What approach to heritage conservation is best for Saint John?

6. Are there other community asset goals or policies that you would like to see included in the Municipal Plan?

**TOPIC 6:
IMPLEMENTATION**

The Municipal Plan will:

1. Be reviewed and updated on a regular basis, likely every five years for major reviews with annual “report cards” and associated community engagement events to update on plan progress.
2. Define the *intensification areas* that will be prioritized for preparation of future Neighbourhood Planning.
3. Define a supportive investment and partnership strategy that seeks to enrich the quality of life in neighbourhoods through better parks, streetscapes and improved transit and options for cycling and walking.
4. Establish the basis for a set of financial and other incentives programs to be created to support private investment in the *intensification areas*.
5. Remove regulatory barriers for development in the *intensification areas*. The Municipal plan will explore tools like “upzoning”, reduction of parking standards and streamlining of the approvals process.
6. Set time limits (“sunset clauses”) for the completion of approved but un-built projects.

**TOPIC 6:
IMPLEMENTATION**

Discussion Topics

1. Please provide your feedback on the policy directions outlined above.
2. What are the key criteria for identifying which *intensification areas* should be prioritized for the development of comprehensive Neighbourhood Plans? Examples might include community readiness and self-organization; available research and background studies; social and economic need; and willing partners from the community, private sector and other levels of government?
3. What do you see as priorities for future investment in parks, streetscapes, transit, cycling and walking to support delivery of the Growth Strategy and Municipal Plan? Given limited resources, where should capital investments be focused first?
4. What types of municipal development incentives are needed to attract private development to the *intensification areas* and achieve the greatest community benefit?

