



July 13, 2011

Mr. Ken Forrest
Commissioner of Planning & Development
Ms. Jacqueline Hamilton
Deputy Commissioner of Planning & Development
City of Saint John
P.O. Box 1971
15 Market Square
Saint John, NB E2L 4L1

Dear Mr. Forrest and Ms. Hamilton,

Please accept this letter as additional feedback following the PlanSJ "Up for Review" Open House held on June 15, 2011.

Generally, we are very pleased with the draft plan that is being put forward and are encouraged that a more sustainable growth plan for the City has been supported in the draft. We agree that the scattered development of the past few decades has weakened the City and a new approach is needed to improve the City's health and future.

For the new municipal plan to be successful, it is important that its policies and those who administer them recognize that people/citizens are increasingly able to choose where they live, where they work, and where they invest. We need to ensure that we have a user friendly implementation of the Plan that encourages people to choose Saint John.

Just as important, a strong economy is critical to the municipal plan's success. However, for the next several years, it is expected that world economies will continue to be stressed. As a result, we firmly believe that several supportive measures will be necessary, including:

1. Implementation of the appropriate tools and/or incentives to encourage development in the priority neighbourhoods since it's clear that urban development will be more costly;
2. Development of neighbourhood plans to encourage population density, beginning with the Uptown Core;
3. Unified land use planning for the Inner Harbour. The latest debate of transmission lines and the AIM project is an obvious symptom of conflicting land use plans. As you are no doubt aware, such divisiveness will undermine the success of the new Municipal Plan.
4. Creation of a mechanism or plan to address the concerns of citizens who have previously purchased land outside the growth boundary with plans of building homes there; and
5. Development of a Regional plan to complement and enhance the goals of the draft Municipal Plan and recognize the important role of the region in the growth of our economy. The City is not an island.

One of our primary concerns from that the outset was the possibility of the growth boundary being used as a punitive measure which would lead to further reduction in population density. The new Plan must not become a barrier for development but rather provide positive reinforcement that will encourage development in specific areas and provide developers more options to grow. Inclusion of appropriate policy wording with this positive tone will ensure that the Plan's goals are met. We are encouraged by the reasonable flexibility demonstrated recently in two projects near Loch Lomond Road that were just outside of the suburban neighbourhood intensification area but still within the growth boundary.

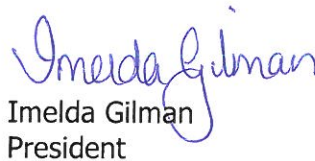
Finally, we strongly support the careful and measured implementation of the Plan. The pace of our world never slows despite the constant changing of priorities, economies and especially the political landscape. Evaluating the City's successes and failures on a regular basis will ensure the huge effort that has gone into the creation of this new Plan thus far will not be wasted. In particular, we welcome the opportunity to be part of any future body that is tasked with periodic review and updating of the Plan.

We look forward to the presentation of the final plan to Common Council in the upcoming months.

Sincerely,



John Warrington
Chairman



Imelda Gilman
President



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member of the canadian chamber of commerce network

CC: Common Council, City of Saint John