

PLACE-MAKING CONCEPT: SOUTH END

Many people feel the vitality of the South End depends on the continued existence of St. John the Baptist/King Edward School. Could an expanded SJB/KES become the new consolidated elementary school, and what might this look like? Could the intersection of Wentworth Street and St. James Street be reimagined as a contemporary community hub for the South End? And what uses could that include? Or is there an opportunity elsewhere in the South End for a new school?

An important catalytic change in the South End could be improvements to St. James Street, Rainbow Park, and its surroundings. St. James is a street with many vacant lots and vacant/derelict buildings. How can redevelopment

along St. James Street be encouraged, and what form should it take? What kind of improvements to Rainbow Park would make it feel finished and safe? And how could redevelopment on the edges create a sense of community presence and safety?

Queen Square is another important place in the South End. Around the square there are numerous vacant lots that detract of the area's character. What should new development around the square look like, and how can we make it happen? How can new development be compatible with historic buildings without attempting to replicate them?

Key place-making moves for exploration in the South End

Q1 Could the edges of Rainbow Park be better framed by new and existing residential development to put eyes on the park and improve community use, safety and neighbourhood vitality?

Q2 Can Rainbow Park be completed and made more green?

Q3 Could the introduction of a new streetscape on St. James Street help to catalyze neighborhood infill while improving the connection between Rainbow Park and the Community Centre and School?

Q4 What are the opportunities for the retention of St. John the Baptist / King Edward School as an important community asset and focus for neighborhood education and skills development? Does it stay on its current location or is there another location that should be explored in the South End?

Q5 Can the industrial complex at Wentworth Street and St. James Street be re-imaged as a contemporary community hub and a focus for innovation, education, health/wellness and skills development?

Q6 Can Queens Square be completed through context appropriate infill to add new residential growth and advance overall community vitality?

Q7 What other place making moves should be explored in the South End?



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① New townhouses along the edges of Rainbow Park would increase community use and vitality.



② Completion of the basketball and tennis courts and additional landscaping and seating would enhance Rainbow Park as a community asset.



④ Could St. James and Wentworth be repositioned as contemporary community hub?



③ Infill housing along St. James Street would make contribute to a more attractive corridor



⑤ Infill housing like these townhouses would enhance Queen Square and complement existing buildings.



PLACE-MAKING CONCEPT: WATERLOO VILLAGE

In Upper Waterloo Village – along Waterloo Street – the built form is comprised of traditional two- and three-storey house form buildings, which is similar to much of the fabric of the Central Peninsula. There are, however, many gaps in the fabric, including vacant lots and buildings, which detract from the character of the area. How can reinvestment – either new infill development or repairs to existing structures – be encouraged? Where in Waterloo Village could the City invest in streetscape and/or park improvements to lead the way

Lower Waterloo Village – along Crown Street – is the result of mid-20th century urban renewal. The area is characterized by low-rise commercial uses with large building floor plates set within large areas of surface parking. Most of these buildings do not have street frontage, resulting in poor pedestrian conditions. While Chown Field has brought much-needed recreational space to the neighbourhood, the park lacks landscaping and built form definition which would frame and contain the park. Lower Waterloo Village has potential for significant change over time, and could evolve into a new mixed-use neighbourhood with a range of commercial and housing opportunities. How should this area evolve over the next 25 years? What kind of housing could be built here? How would it relate to the park, and to Marsh Creek?

Key place-making moves for exploration in Waterloo Village

Q1 Could a mixed use community node with a grocery store be developed at Prince Edward Square, to bring a range of retail and community amenities to the peninsula?

Q2 What forms of infill development are appropriate for Lower Waterloo Village to fill in the gaps and missing teeth in the fabric and strengthen the overall health and vitality of the community?

Q3 Could the edges of Chown Park be better framed by new and existing residential development to put eyes on the park and improve community use, safety and neighbourhood energy.

Q4 Can Lower Waterloo Village evolve as a focus for mixed use development and can March Creek become a new public realm amenity for the neighborhood.

Q5 Is Crown Street appropriate for a road diet to improve pedestrian and cycling use.

Q6 What other place making moves should be explored in Upper and Lower Waterloo Village



PLACE-MAKING CONCEPT: WATERLOO VILLAGE



① A mixed-use node at Prince Edward Square could bring retail and other amenities to the Central Peninsula, including a grocery store.



② Live/work units would animate this section of Union Street, create housing opportunities and support entrepreneurship.



③ New housing along the edges of Chown Field would put eyes on the park and create a sense of enclosure.



④ A low-rise, mixed-use and mixed-income neighbourhood along Crown Street would provide housing alternatives in proximity to essential community amenities.



⑤ A wetland preserve along Marsh Creek would provide a unique recreational opportunity to peninsula residents and enhance property values.



PLACE-MAKING CONCEPT: UPTOWN & CENTRAL WATERFRONT

At one end of the Uptown is King's Square, a key civic space since the early 1800s. The Irving Home Office will bring new energy into King's Square and frame the public space. Around the square, there are some vacant lots and a few inappropriate buildings, which detract from the area's character. What should new buildings around the square look like?

On the other end of King Street is the former Coast Guard site. This city-owned quay is a strategic place-making opportunity, being one of few accessible places on the waterfront. There have been several false starts on this site. Instead of trying to land a 'big fish', a phased approach to development might be more successful. How should the site be configured?

Is a new street and block pattern required to organize the site? What should take place at the water's edge? Should the existing buildings be adaptively reused or replaced?

The Uptown is notable for its mews laneways. There is the potential to create a continuous mews connection, stretching from King's Square to the foot of Princess Street, through Trinity Anglican Church and Grannan Lane. There is also potential to incorporate new mixed-use infill in this area. How should new infill relate to the existing historic structure, especially if it is internal to the block and not visible from the street?

Key place-making moves for exploration on the South Waterfront

Q1 What should new buildings around King's Square look like and what uses should they contain?

Q2 Would an incremental approach to development at the Coast Guard site, rather than landing a 'big fish', be more successful in realizing a vision?

Q3 What kinds of activities should take place on the Coast Guard site and could these help to support the Uptown and potentially the cruise industry?

- How should the site be configured to support incremental development over time?

- How can the waterfront be made more attractive and accessible? Are improvements to Loyalist Plaza and new connections part of the solution?

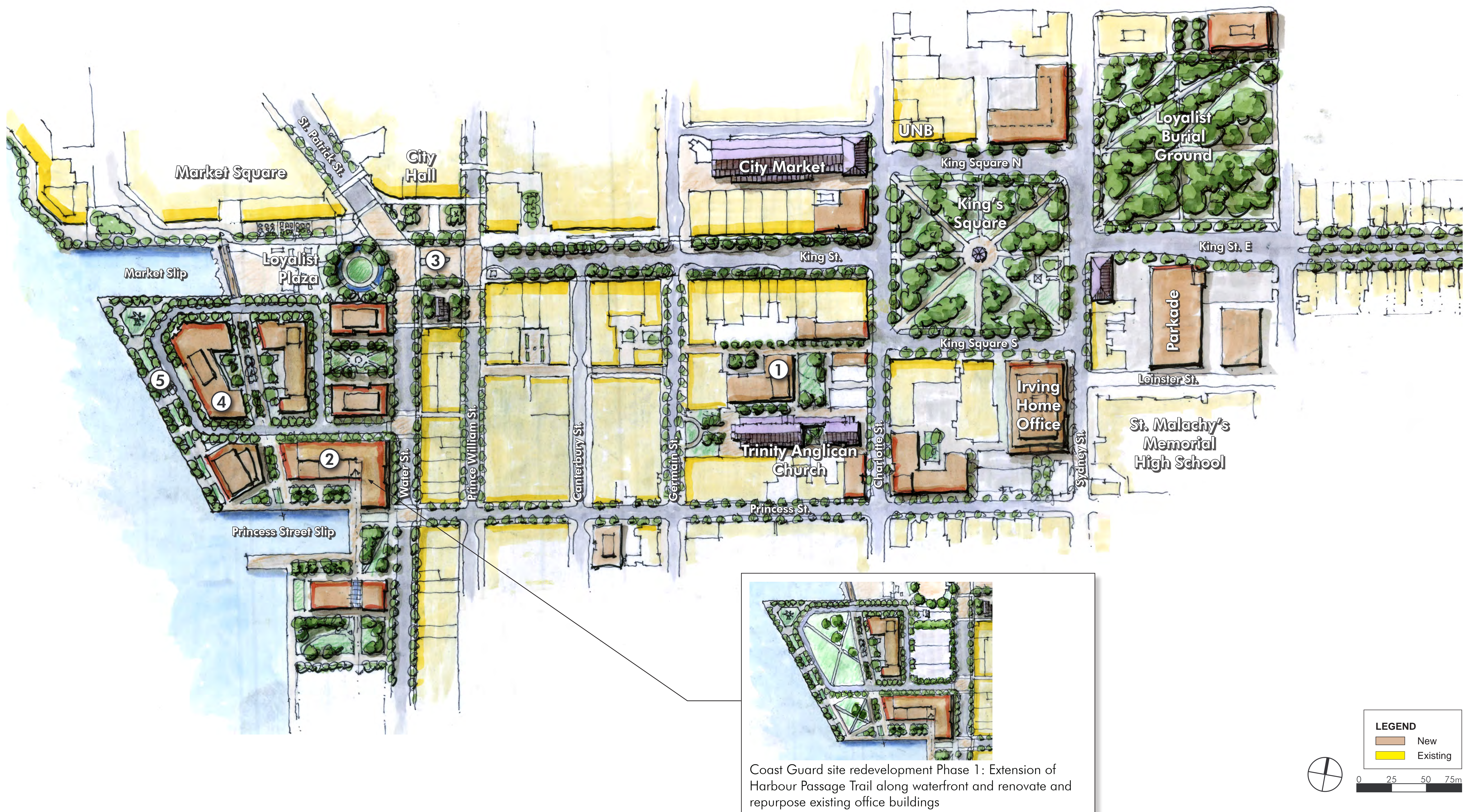
Q4 Should King Street be improved and in what ways to better link King's Square and the Coast Guard site?

Q5 The development of a mews link from King's Square through the Trinity Anglican Church to the waterfront is possible. Is this a good idea. How should infill development in this location related to heritage fabric?

Q6 What other place making moves should be considered for the Uptown and Central Waterfront?



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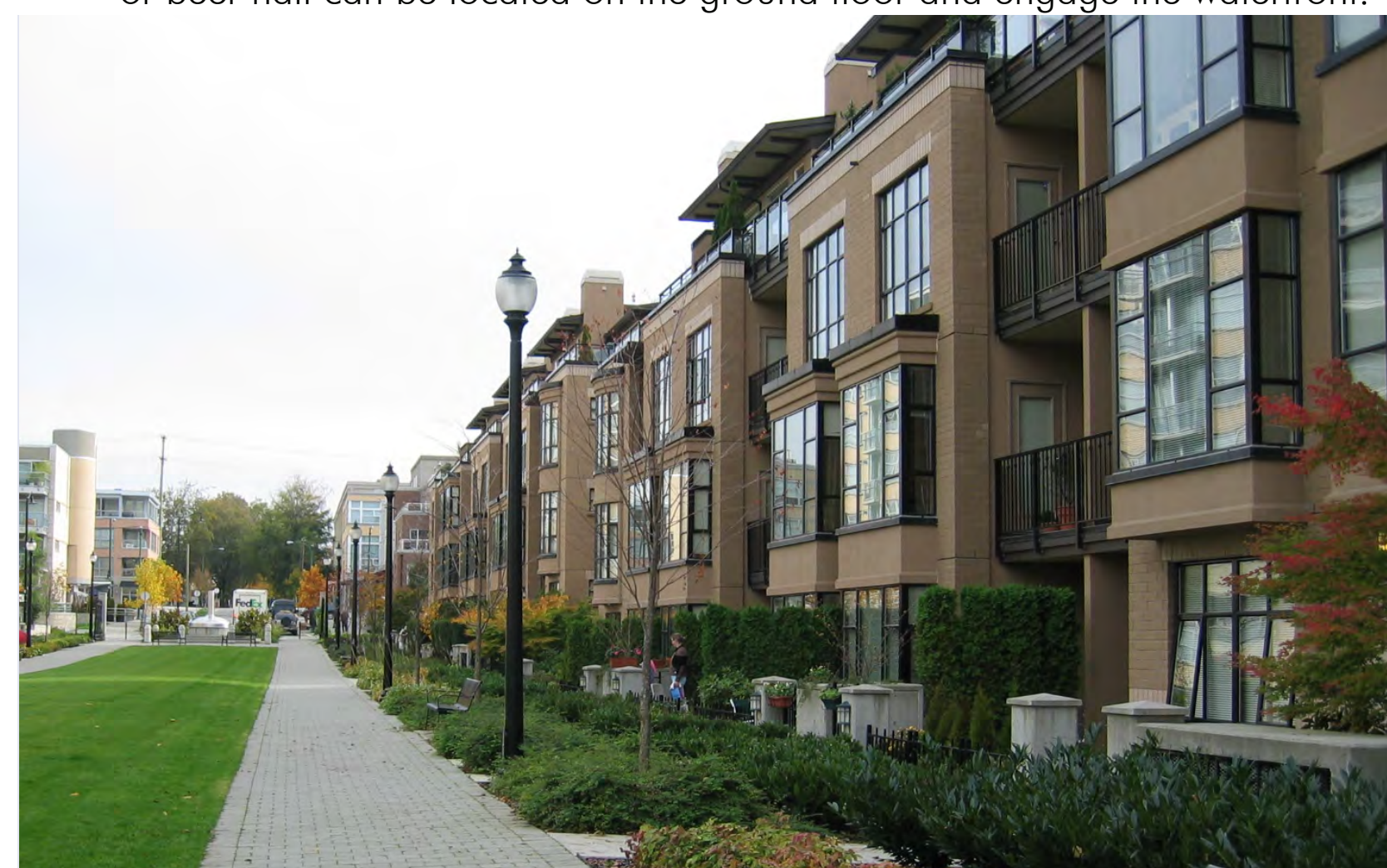
① Contemporary infill development could playfully integrate with the heritage buildings of Uptown and King's Square.



② The existing buildings at the Coast Guard site could be reskinned and expanded for a modern aesthetic in early phases. Active uses such as a food or beer hall can be located on the ground floor and engage the waterfront.



③ King Street at Market Square could become a gathering place for special events, unified with pavers or paint.



④ Later phases of development at the Coast Guard site could include residential buildings at the water's edge.



⑤ The Coast Guard site provides opportunities for passive recreation and special event for both residents and visitors to Saint John.



PLACE-MAKING CONCEPT: SOUTH WATERFRONT

At the tip of the Central Peninsula is the Sugar Refinery site. As a City-owned site and one of few opportunities to access and experience the waterfront, the Sugar Refinery site is a strategic place-making opportunity. Building on the success of Tin Can Beach as a community space, what could become of this site? The site has great potential for use as an open space, and could include commercial and entertainment uses, including interim and seasonal uses like concerts and festivals. What kind of activities would the site host, and what would the space look like?

Next to the Sugar Refinery site is Barrack Green Armoury – an impressive, fortress-like structure on a hillside overlooking the harbour. Built in 1912, the Armoury is still occupied by the Department of National Defense. Over the long term, the site could play a bigger role in Central Peninsula as a focus for recreation, entertainment, arts and culture, and education, drawing people from across the city to the South End. Could the Armoury become home to a new institution, or other community-type use?

Key place-making moves for exploration on the South Waterfront

Q1 Should the south side of Broad Street fronting Rainbow Park be framed by new buildings creating a new and attractive entry to the South Waterfront at Broad and Sydney?

Q2 Could new streetscapes on Charlotte and Sydney better link the South End to the Southern Waterfront for pedestrians and cyclists?

Q3 Can the Lantic Sugar Refinery site be improved as a naturalized open space and accomodate a range of temporary uses, such as a community fair, Cirque du Soleil and seasonal uses?

Q4 Over the long term, should the Barrack Green Armoury evolve as a future focus for education, culture, community use and concerts with indoor and outdoor programming? What are the opportunities for partnerships with key educational and community partners?

Q5 What other place making moves should be considered for the South Waterfront to support community use and revitalization?



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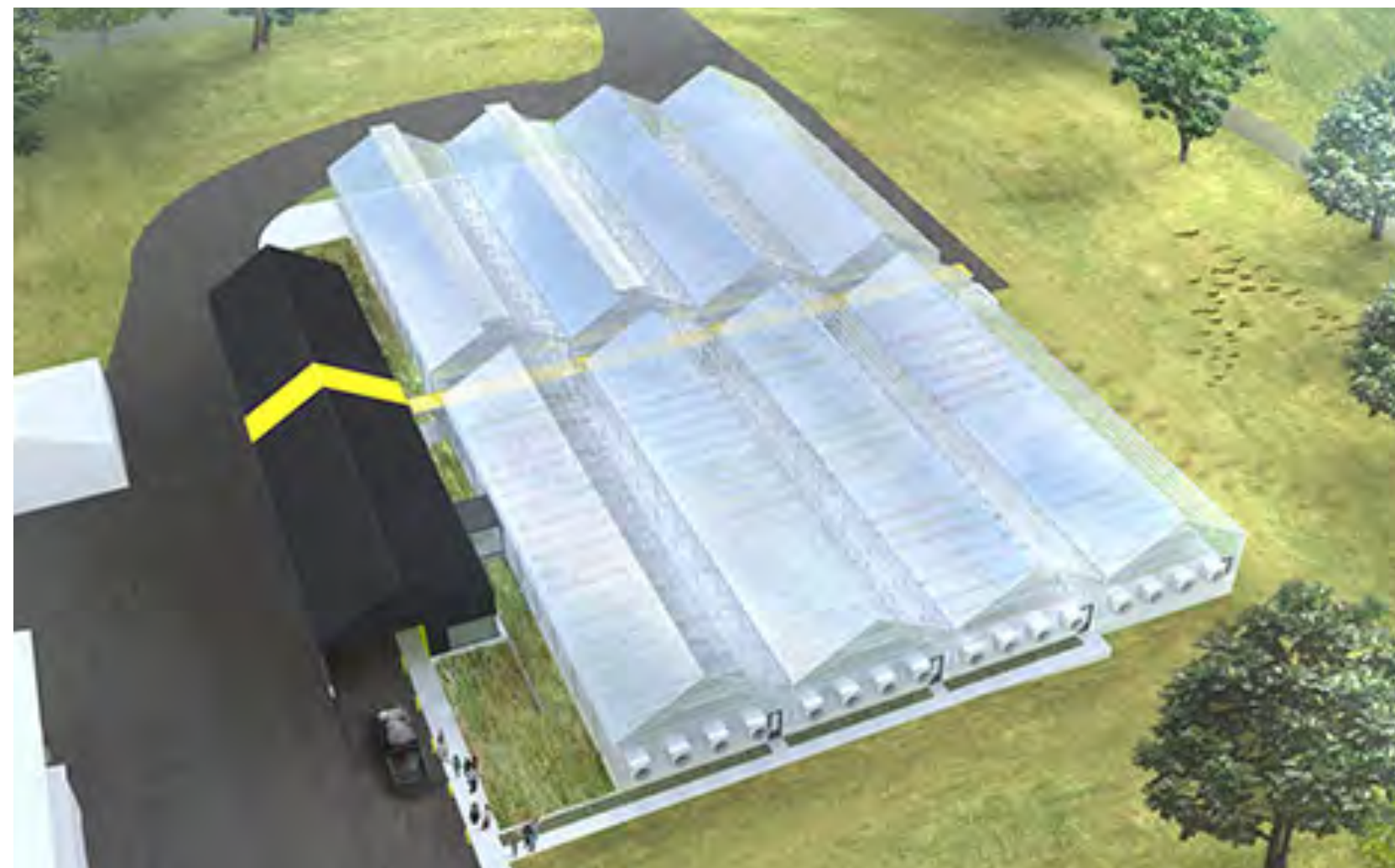
① Two four-storey apartment buildings on Broad Street flanking Sydney Street would reinforce the entry to the South Waterfront and frame Rainbow Park.



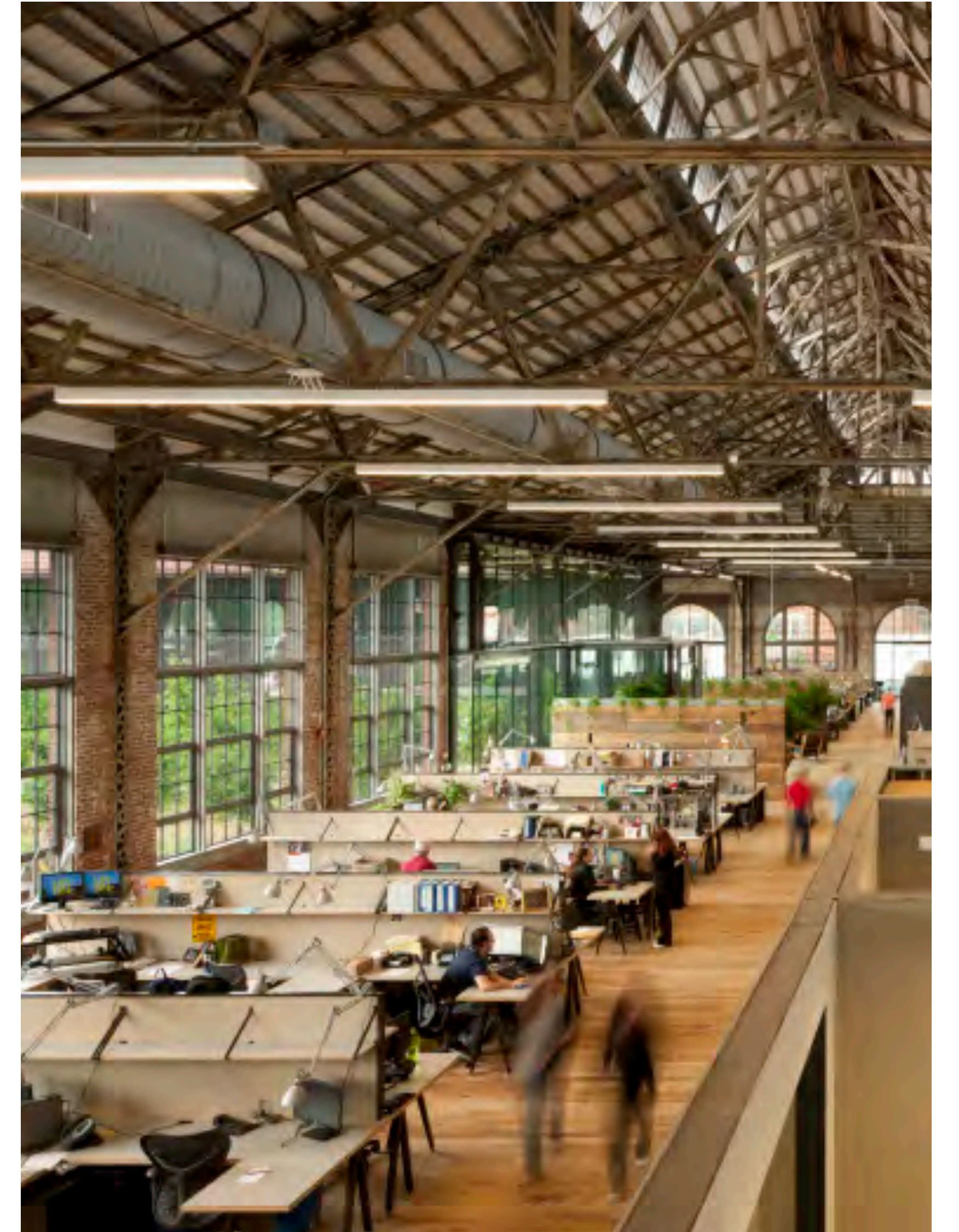
② Flat paved surfaces could support a range of temporary and seasonal uses, and require minimal infrastructure or investment.



③ An amphitheatre on the South Waterfront would provide a unique concert experience. With few residents nearby, noise impact would be minimal.



④ The Armoury site has long-term potential as a community hub with a focus on arts and culture, urban farming, education, or recreation.



⑤ The Armoury itself could be adapted to a range of community or educational uses, such as a partnership with an existing institution.

