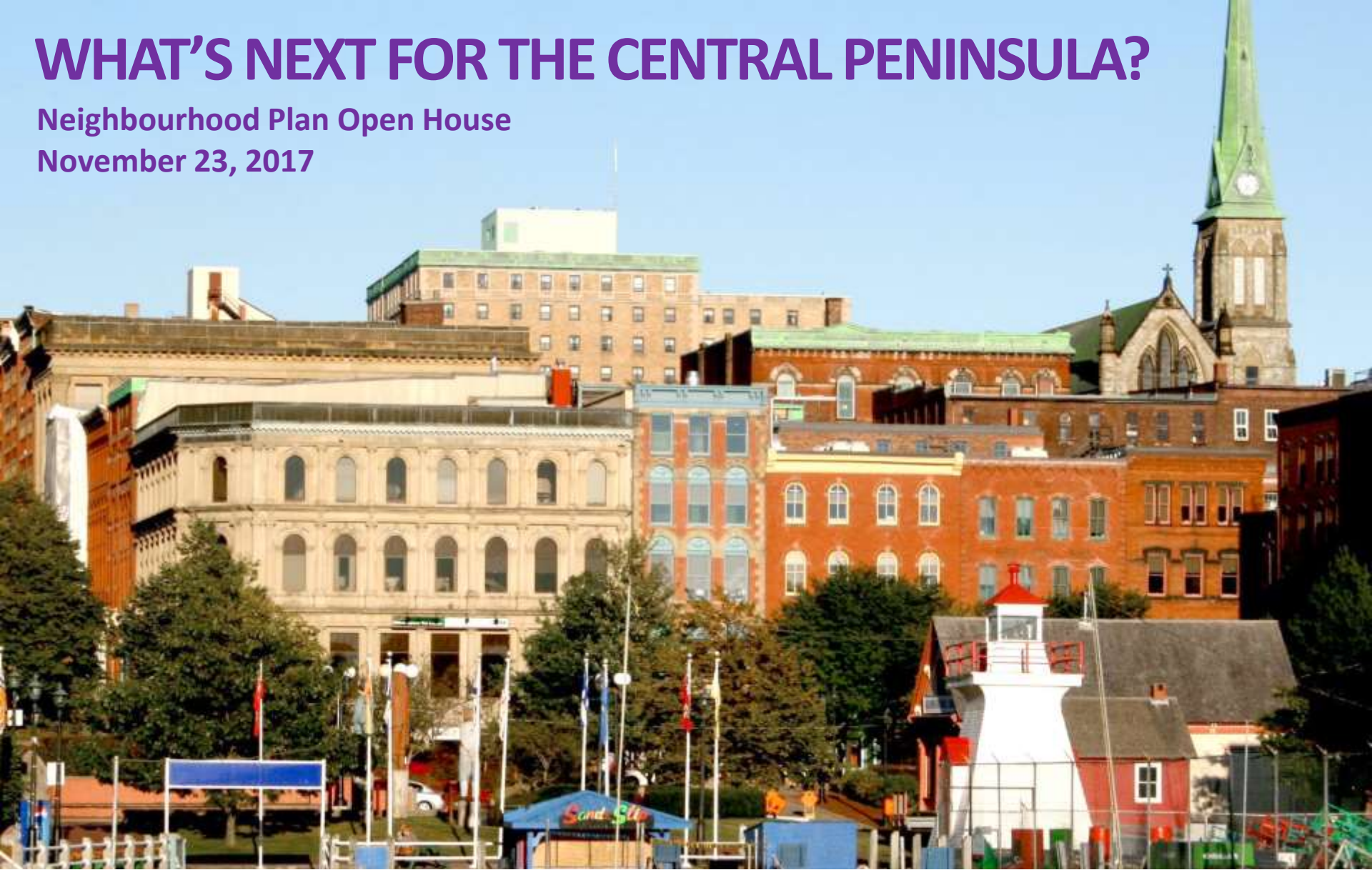


# WHAT'S NEXT FOR THE CENTRAL PENINSULA?

Neighbourhood Plan Open House

November 23, 2017



SAINT JOHN

**URBAN  
STRATEGIES  
INC**

# Tonight's Agenda

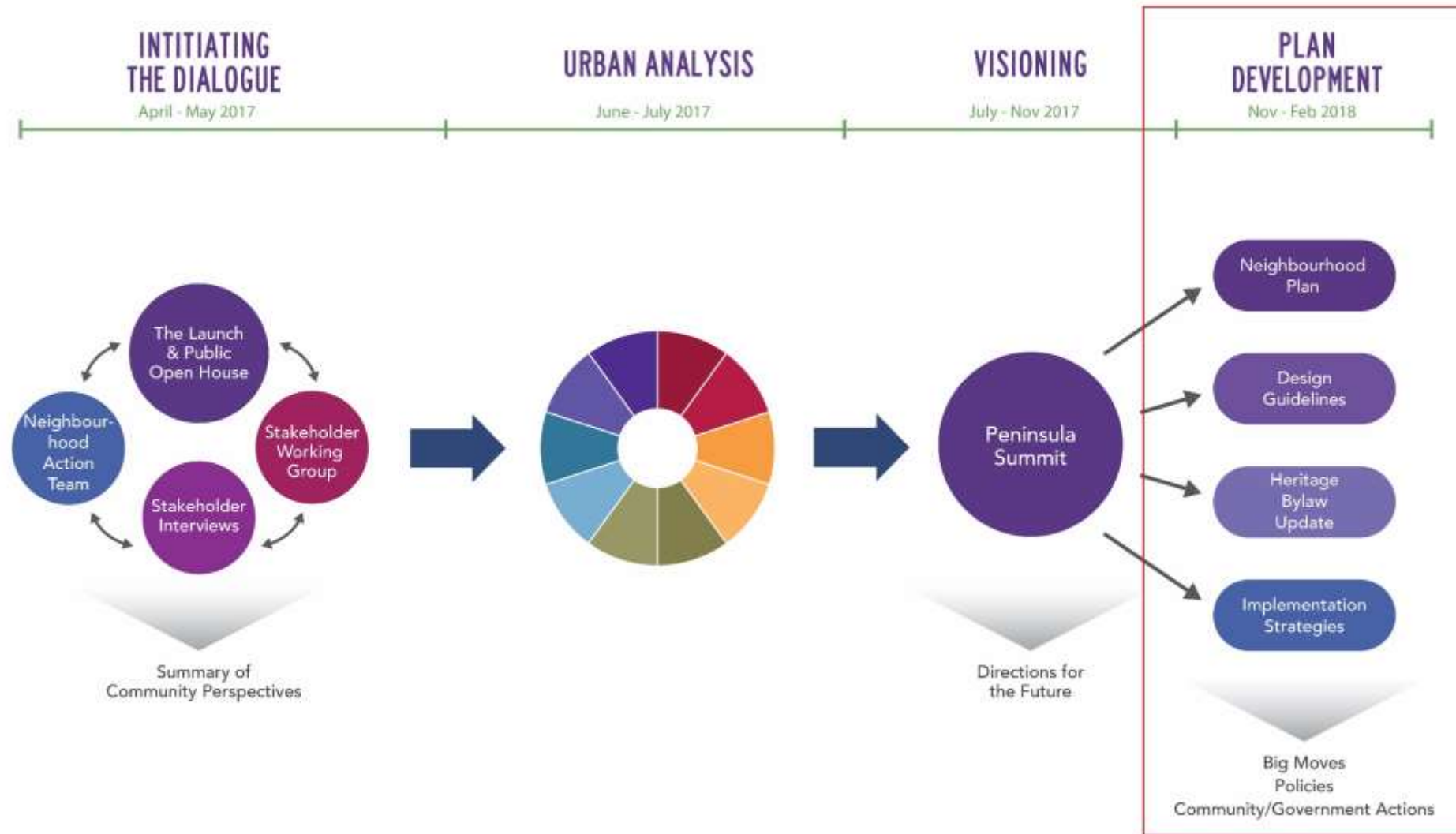
- 
- 5:30 Greetings, Introductions, and Housekeeping
- 6:00 Welcoming Remarks by Mayor Don Darling
- 6:10 Presentation:  
What's Next for the Central Peninsula?
- 7:00 Meet & Greet, Visit Panels
- 8:30 Event Concludes



# Why a Neighbourhood Plan?



# Neighbourhood Plan Process





# What We Heard Taking Shape



**TAKING SHAPE**  
**LA VISION PREND FORME**  
CENTRAL PENINSULA / PÉNINSULE CENTRALE



# Summary of Engagement Activity

**50** Stakeholder Meetings  
& more than **100** Participants



**1110+** People engaged  
from May to  
October  
more than **2000** comments



**165** Followers on the  
Digital engagement platform  
with  
more than **500** comments

**32** Interviews with developers,  
investors and property owners

**138** Survey participants from  
Uptown, South End, and BIA

**20+** Pop Up Events around the  
Peninsula



# Common Feedback Themes

Improve public access to the waterfront.

Address issues of cleanliness, blight and vacancy

We need more high quality infill development to improve the housing stock

We need more trees and greenery in our streetscapes.

Improve active transportation and connectivity within the Central Peninsula and to adjacent neighbourhoods.

A school in the South End is incredibly important.



**TAKING SHAPE**  
**LA VISION PREND FORME**  
CENTRAL PENINSULA / PÉNINSULE CENTRALE

# Common Feedback Themes

Make Tin Can Beach A Community Space.

The Central Peninsula Needs a Grocery Store.

We need more events and programming like the Queen's Square Farmers Market.

Be cautious of the potential to displace residents.

Heritage buildings are important, but also difficult to maintain.

There is momentum Uptown that we can build on.

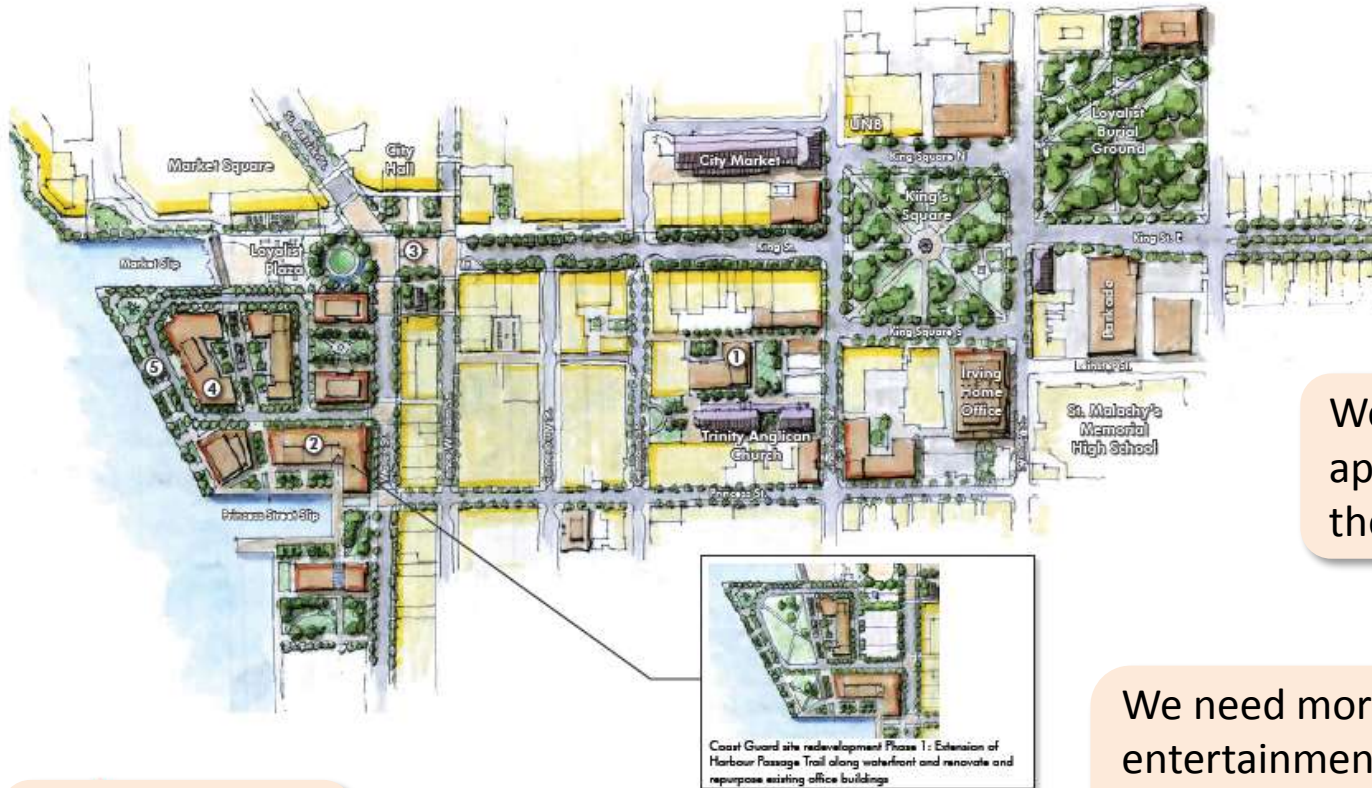


**TAKING SHAPE**  
**LA VISION PREND FORME**  
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# Feedback on How We Grow

## Uptown and Waterfront



Incorporate more street art

Expand Harbour Passage along the waterfront and consider cycling infrastructure

We need an incremental approach to developing the Waterfront.

We need more entertainment along the Waterfront and it needs to be for everybody.

# Feedback on How We Grow

## South End



Ensure any infill around Queen Square is mixed income and buildings “fit in.”

Control outdoor storage and provide better landscaping

Streetscapes of the south end need greening all over.

Rainbow Park is good but needs to be completed—better lighting, entries, seating, enclosure, activities and programming.

The South End needs a school. It’s the heart of the community.



# Feedback on How We Grow

## Waterloo Village



Need to improve the gateways to the Peninsula.

Need more infill housing on Waterloo Street.

A grocery store on the Central Peninsula is important, but is it feasibility?

Need to address pedestrian safety issues.

Need to address housing condition issues, particularly on Peters Street.

# Feedback on How We Grow

## South Waterfront



Sugar Refinery site— If we could tree/green these lands with mounded areas it'd be great.

Extend Germain Street to Lower Cove Loop

Improve streetscapes to create better access to the South Waterfront

Noxious industrial uses minimize attractiveness of development.

Armoury could be used for culinary program or agricultural program focusing on food security/urban gardens.



# Neighbourhood Plan Directions



# Neighbourhood Plan Directions

**Plans for the “Big Moves” to catalyze reinvestment**



# Neighbourhood Plan Directions

**Direction for improving mobility,  
public realm and open space**





# Neighbourhood Plan Directions

**Quality development through urban design  
guidelines & updates to the heritage programs**



# Neighbourhood Plan Directions

**An Action Strategy with more than 200 actions & policies being evaluated**

# A New Direction for the Peninsula

## TAKING SHAPE



**CENTRAL PENINSULA**  
UPTOWN • SOUTH END • WATERLOO VILLAGE



**URBAN  
STRATEGIES  
INC**



# The Peninsula Yesterday to Today





**The Great Fire of 1877 destroyed two fifths of the city and left 20,000 homeless. Shelters were set up in King's Square, and food, clothing and donations came from all over Canada, the United States and Britain.**



PUBLISHED BY: CURRIER & IVES

Copyright 1877, by Currier & Ives, N.Y.

115 NASSAU ST. NEW YORK

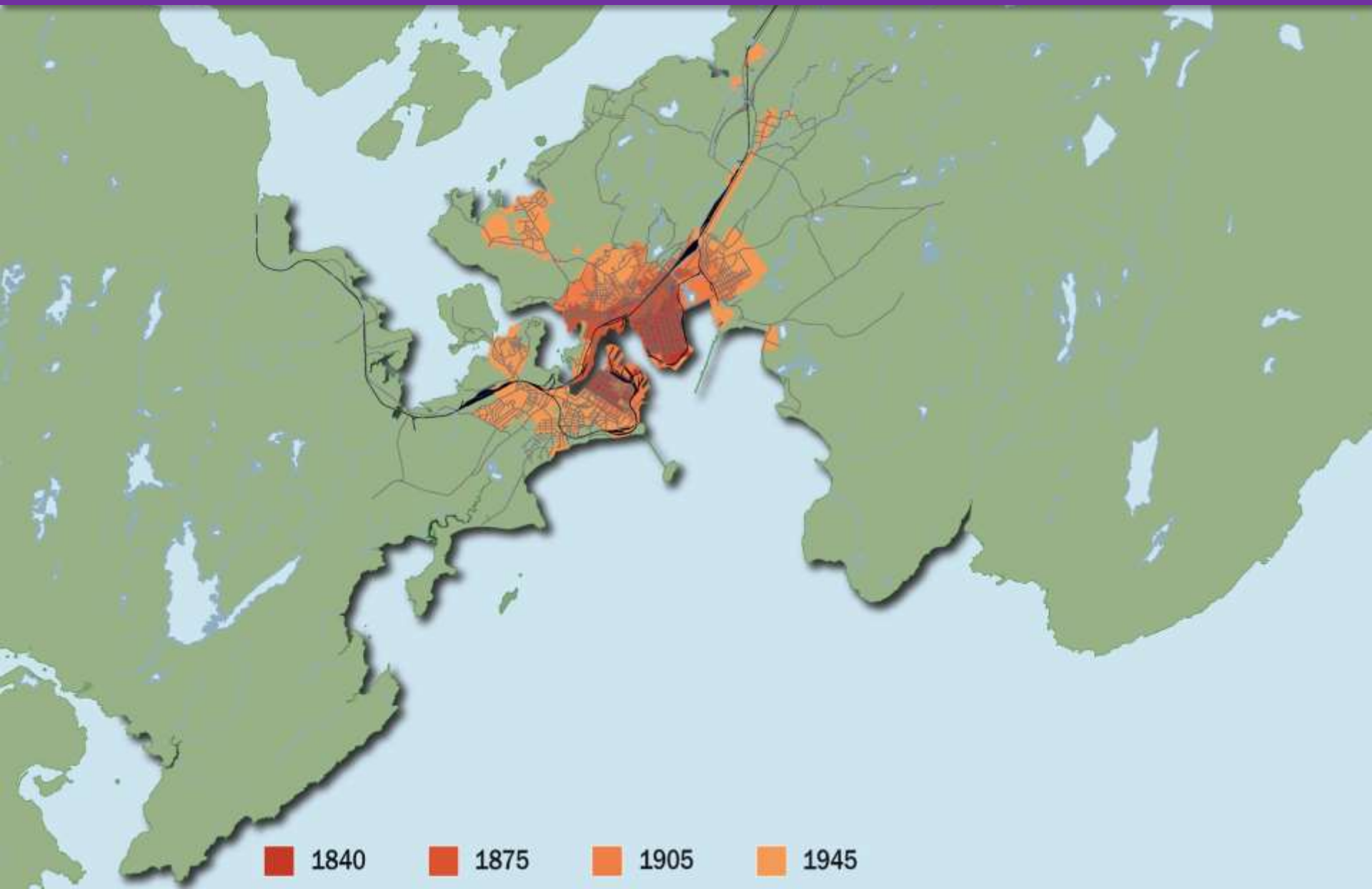
**THE GREAT FIRE AT ST. JOHN, N. B. JUNE 20<sup>TH</sup> 1877.**

**Much of the former wood frame construction was replaced by more substantive stone, and brick buildings in a very short period following the fire creating much of the historic legacy that exists today**

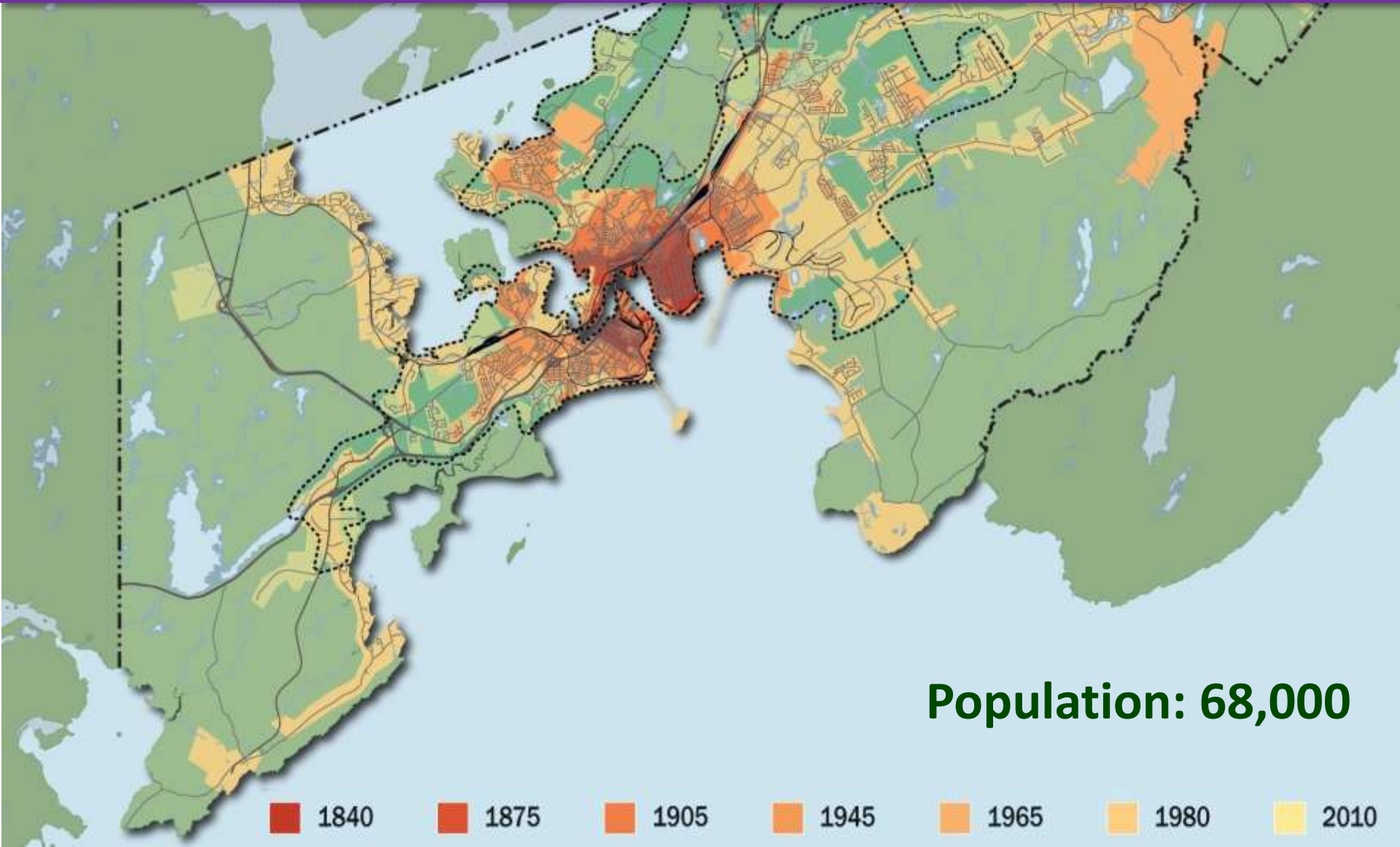




By the mid 20<sup>th</sup> century, Saint John had reached its peak population of approximately 73,000



Population decline and sprawl have left the city with significant challenges, including how to maintain public infrastructure with a smaller population and resultant tax base

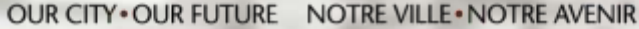




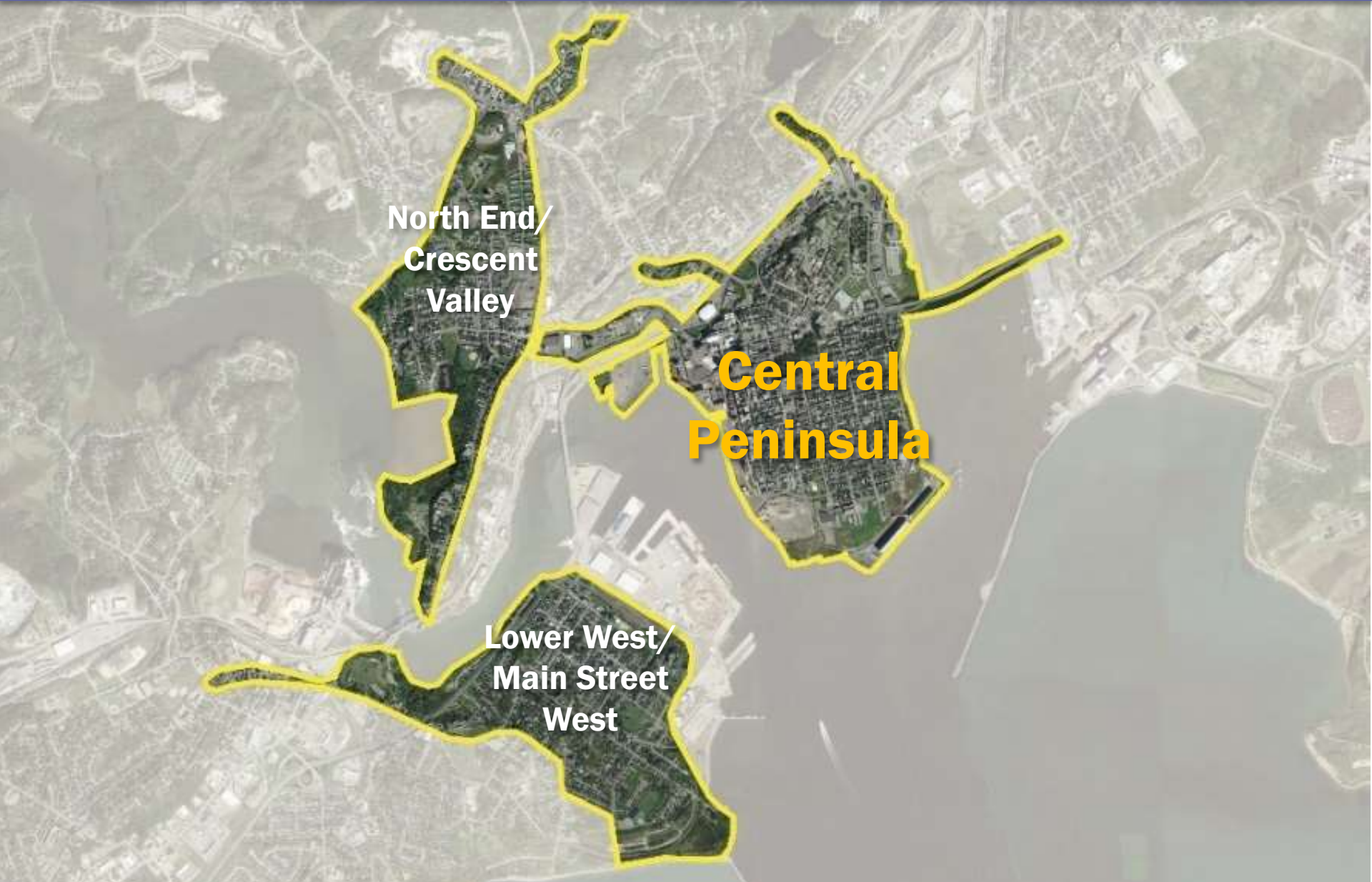
Continued development on the edge has left vacancies and derelict buildings in the core, fueling disinvestment & stagnant or declining property values.







**PlanSJ calls for detailed neighbourhood planning. As the heart of the City, the Central Peninsula is the first plan to be undertaken.**





# The Vision

Reinforce Peninsula  
as the **Heart of the  
City**

Protect & Strengthen  
**Distinct Areas**

Enhance **Community  
Vitality**

Support Access to  
**Community Services**

Diversify **Housing  
Offerings**

Pedestrian Friendly  
**Public Realm**

Repair Gaps in the  
**Urban Fabric**

Support Sustainable  
Design and **Active  
Transportation**

**Build Momentum** for  
Long Term Projects

Promote High **Quality  
Design**



# General Areas of Stability

The urban fabric is largely intact, and most of it was built before WWII.

There are some gaps in the fabric that, through careful and contextual infill development, can contribute to the character and vitality of streets, parks and squares, and neighbourhoods.



# General Areas of Change

Areas of change are where the fabric is not cohesive, and characterized by vacant and underutilized lands.

These areas can demonstrate improved place-making and deliver new economic, social, environmental and cultural benefits to the Central Peninsula.



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# Big Moves

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*Highlights*



# Uptown & Central Waterfront



> Urban Design Vision for Uptown & Central Waterfront

## BIG MOVE 1:

Develop the Central Waterfront as a key mixed-use educational and cultural destination.

## BIG MOVE 2:

Reinforce the symbolic heart of the Central Peninsula - King's Square.

## BIG MOVE 3:

Reinforce east-west connections between the two core anchors - the waterfront and King's Square.

# Retrofitting the existing Coast Guard buildings for office and commercial use may be a smart and sustainable choice





The early phases of developing the site might include the extension of Harbour Passage around the edges of the Coast Guard site to create a beautiful waterfront promenade.





**The Coast Guard site is a suitable location for taller, more sculptural building that would become a landmark on the waterfront.**



# The Coast Guard site is a suitable location for taller, more sculptural office building that would become a landmark on the waterfront.

A tall building in excess of 12 storeys on the Coast Guard site may be approved through density bonusing.

As the site is outside the Heritage Conservation Areas, and office uses are a sensitive land use, minimal urban design guidelines would be in force.





**Loyalist Plaza and Market Square could be redesigned as a flexible public space for large, public gatherings.**



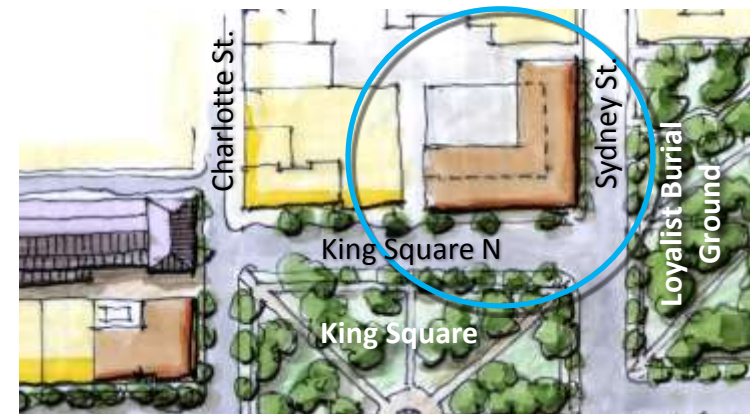


**Loyalist Plaza could be redesigned with more landscaping and permeable surfaces and a water feature as a key design element**





**Good quality infill development 6-8 storeys will further animate Kings Square and help to will complement the existing built fabric**

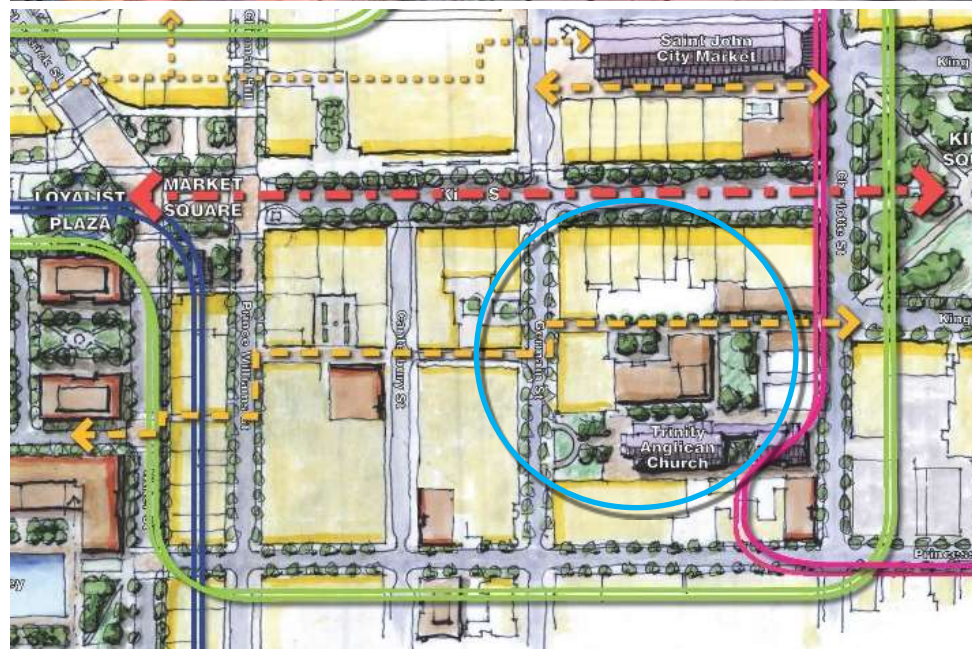


The old Woolworth building could evolve as a new mixed-use building utilizing a range of design techniques to break up the mass





Connective lanes could be very simple, lined with trees and create new opportunities for infill development and open spaces to create non expectant and exciting places.





**The interior of Trinity Anglican Church block may be an appropriate place for a contemporary architectural expression.**



**Mid-block development would also enhance the view shed of Trinity Anglican Church, as seen from Germain Street**





# The South End



## BIG MOVE 1:

Reposition St. James Street as a key east-west corridor and a focus for reinvestment.

## BIG MOVE 2:

Reinforce the historic heart of the South End – Queen Square.

## BIG MOVE 3:

Enhance Rainbow Park as a vital community asset.

# Infill development and streetscape enhancements on St. James Street would create a key South End corridor





# New townhouses can define Rainbow Park and Queen Square and help create a streetscape and setting for these parks





**The place-making objectives are to better frame the park with active residential development to make the park a strong focal point in the community with enhanced opportunities for family use.**



# The South Waterfront



## BIG MOVE 1:

Develop a new recreation and entertainment destination on the Lantic Sugar site.

## BIG MOVE 2:

Acquire and redevelop Barrack Green Armoury as a major new community, arts and culture or educational hub that will drive employment.

## BIG MOVE 3:

Reinforce Sydney Street and Charlotte Street as key entryways into the South Waterfront.



**Two four-story apartment buildings could be situated on Broad Street on either side of Sydney Street to help reinforce the entry to the South Waterfront**





**Exhibition and fair grounds are really flat staging areas that require little infrastructure and investment.**





**The Barrack Green Armory could evolve as a significant community destination within the city through partnerships with institutions and other community-centric uses.**





**The grounds could support earth works, passive recreation, outdoor festivals and various community events.**





# Waterloo Village





# Mixed-use infill on Union to frame the street and improve the streetscape.



**Townhouse units fronting Chown Field would help to diversify the housing choice on the peninsula, and this would be a very attractive choice for many.**





**The long term vision for Chown Field might see additional elements such as more trees, seating, and lighting.**





**Could Crown street evolve from a low value suburban street to a higher value mixed-use main street better aligned with the character of peninsula with active uses at grade uses and a great streetscape?**





**A street network connecting Marsh Creek would create an opportunity for peninsula residents to access & connect with the natural habitat. Boardwalks and paths would make this a delightful experience.**



**Long Wharf is an important waterfront site, but may not have the same immediate development potential as other areas. It acts as a great event space now, but how could it change in the future?**





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# Public Realm & Mobility

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# Public Realm & Mobility Guidelines

The public realm is the space in a city that is shared communally. It is made up of streets, parks, landscapes, civic buildings, and other publicly owned and accessible land.

The guidelines will include recommendations for new and existing parks and open spaces, plazas, natural areas, private open spaces, transit hubs, public art, pedestrian mews, entryways, view corridors, trails and waterfront lobbies.



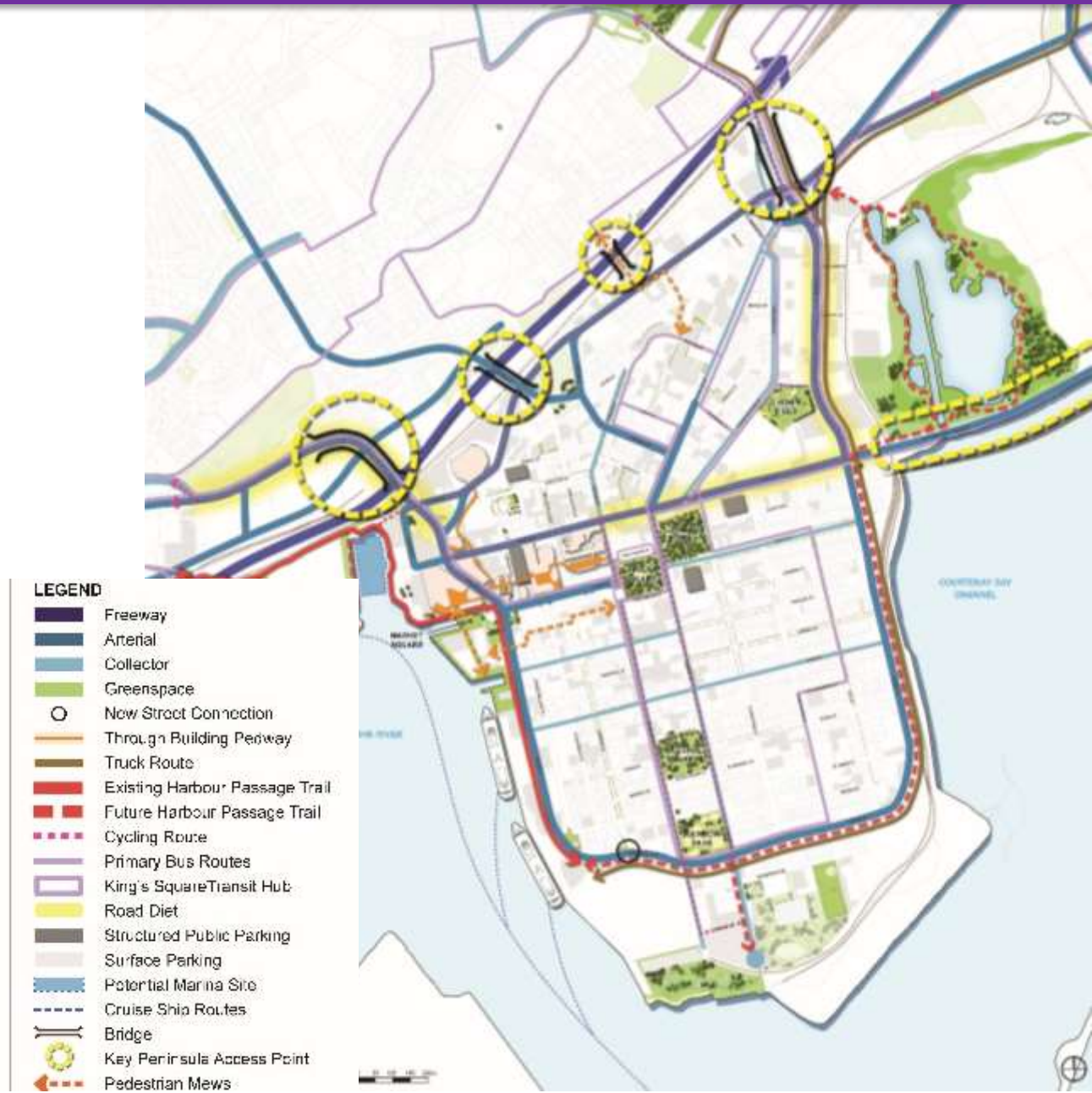
# Public Realm & Mobility Objectives

- Create memorable and enduring environments that demonstrate design excellence;
- Create public spaces that are safe, comfortable and enjoyable
- Catalyze private reinvestment with quality public improvements;
- Encourage walking and cycling as recreational activities and modes of transportation;
- Create a network of parks and open space that supports a variety of passive and active recreation;
- Improve access to and from the Central Peninsula by enhancing key entryways.

# Mobility on the Central Peninsula

A vibrant core must be walkable and offer different opportunities for getting around.

The mobility network allows for road diets, a network of bike-friendly routes, pedestrian mews, and enhanced connections on and off the Central Peninsula.





# Mobility on the Central Peninsula



Cycle lanes and bike-friendly routes



Multi-use paths



Trails and boardwalks



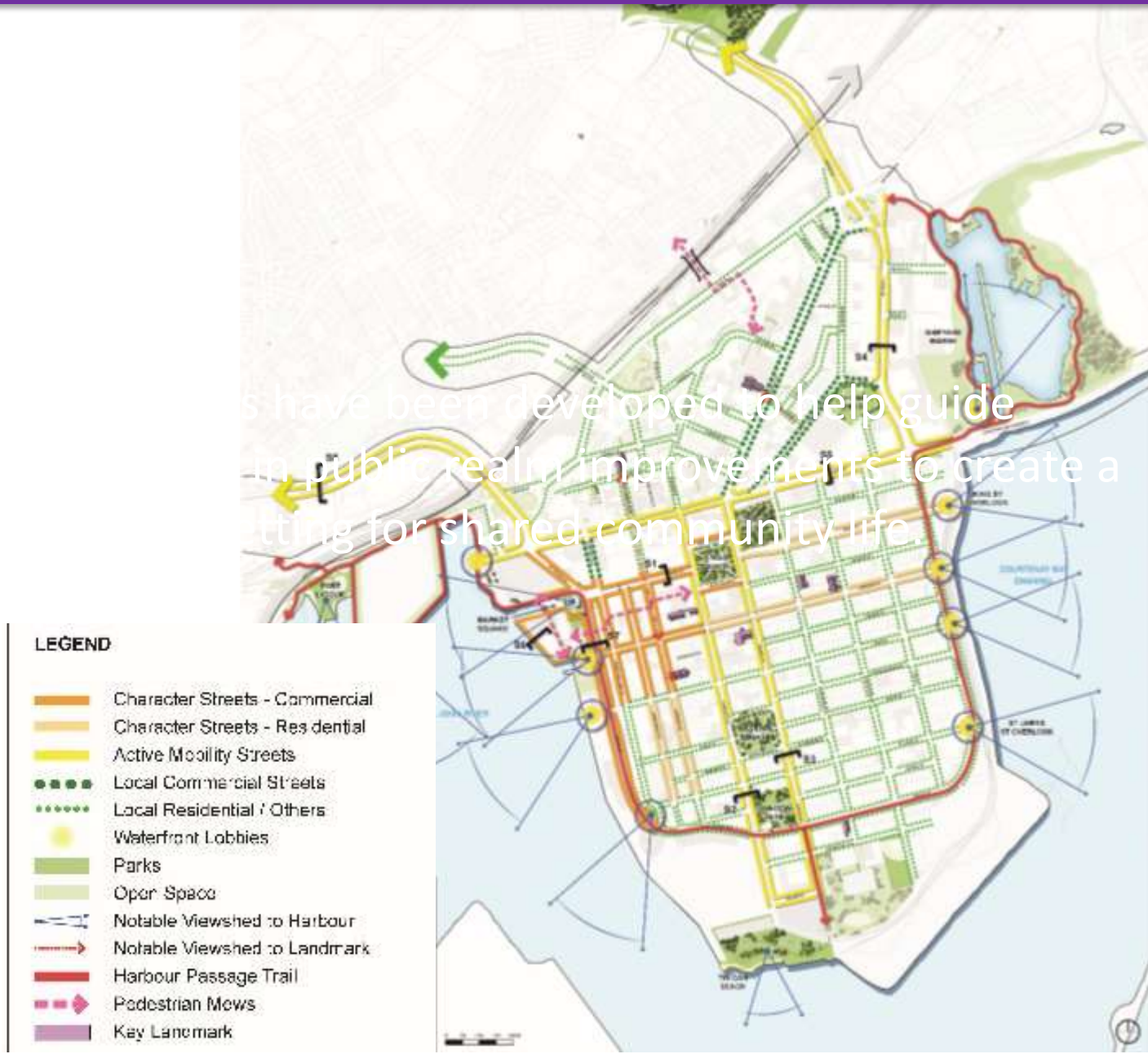
Pedestrian mews and laneways



Transit hubs

# Components of the Public Realm

The character and quality of the various components of the public realm contribute to a distinct sense of place and setting for shared community life.





# Components of the Public Realm



**View corridors**



**Waterfront lobbies**



**Parks and park edges**



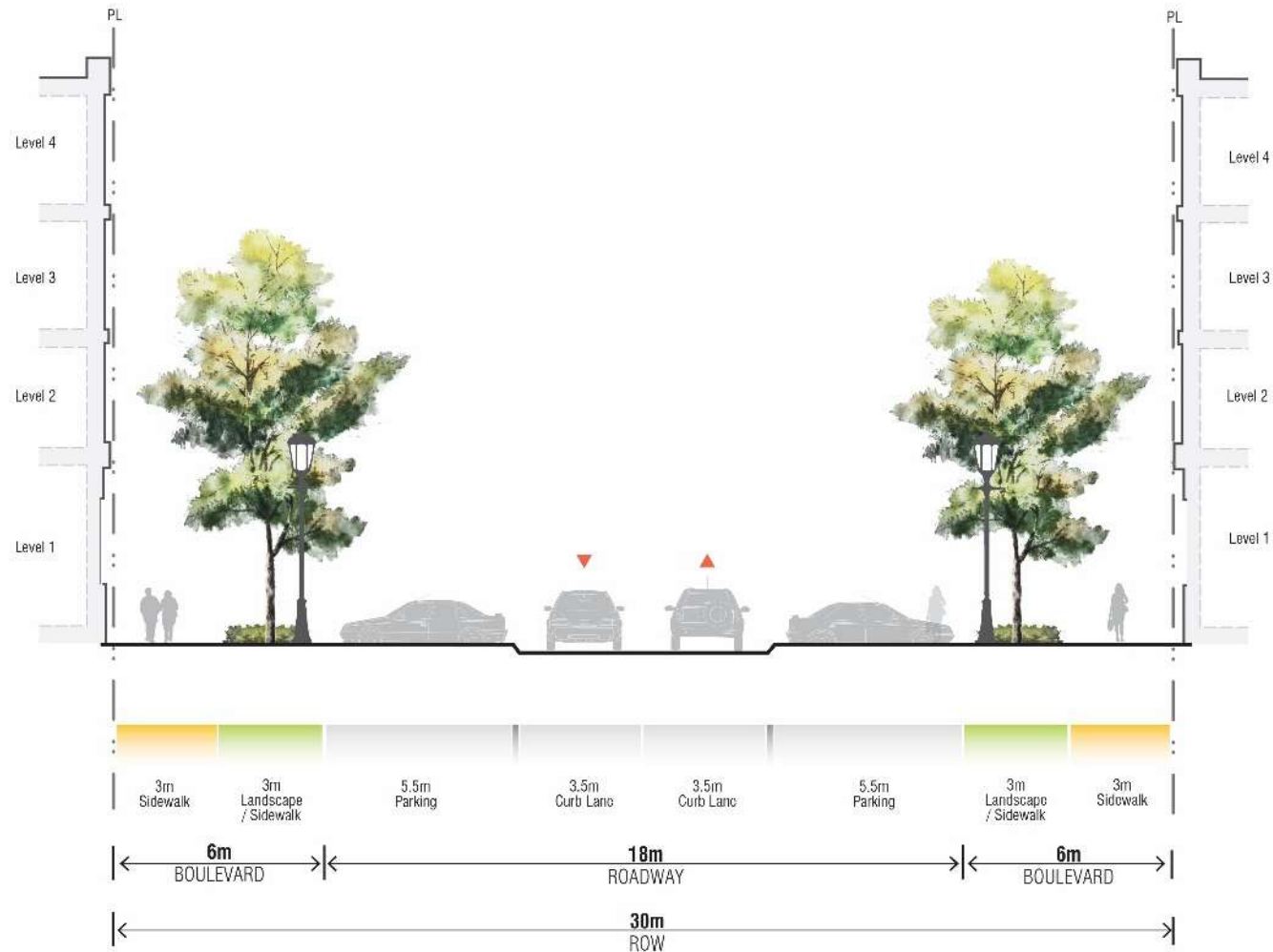
**Streetscapes improvements**



**Character streets**

# Angled parking dominates the streetscape along King Street

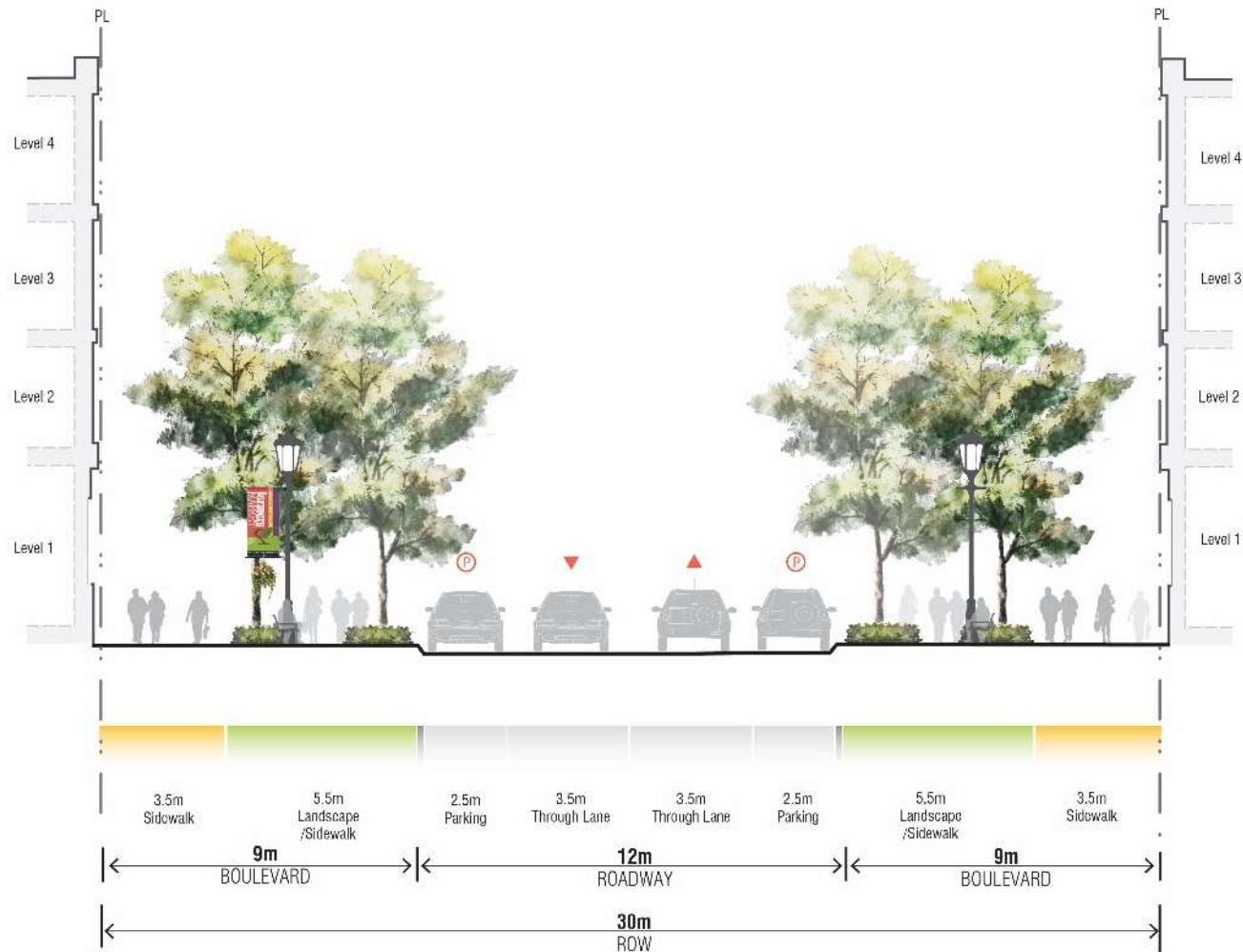
## Existing



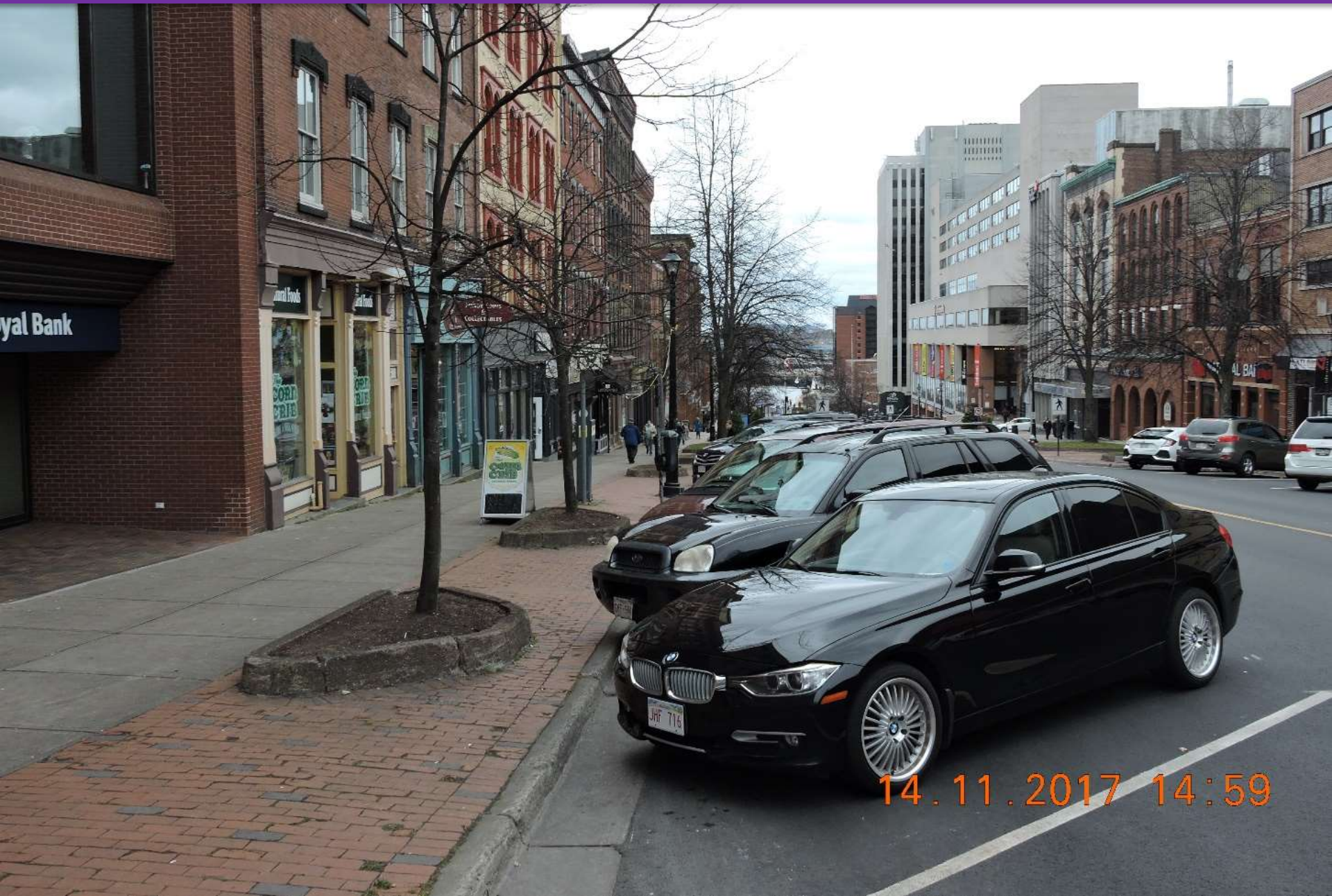


# Removing angled parking allows for a generous public realm

## Proposed



# King Street: Existing



14.11.2017 14:59

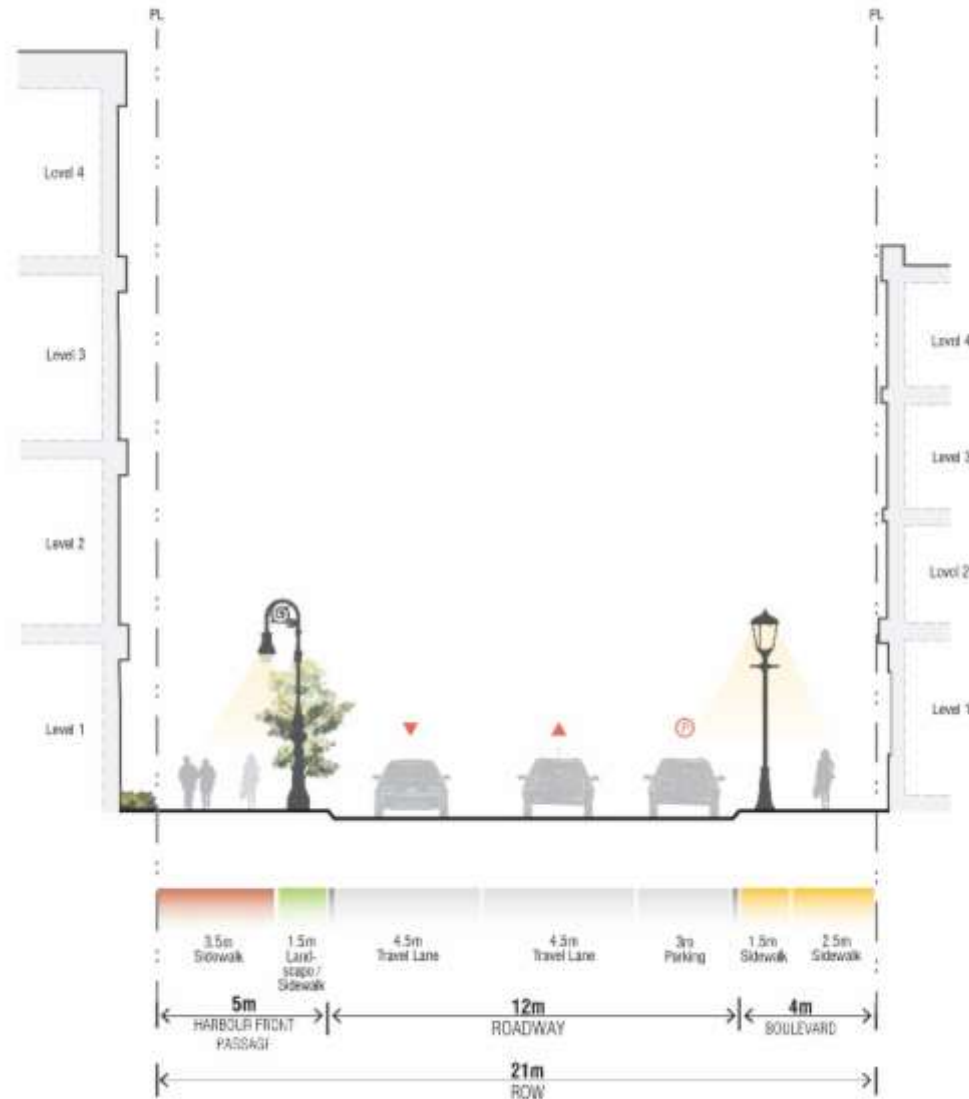


# King Street: Proposed



The lack of pedestrian amenities along Water Street make for a harsh pedestrian environment.

## Existing





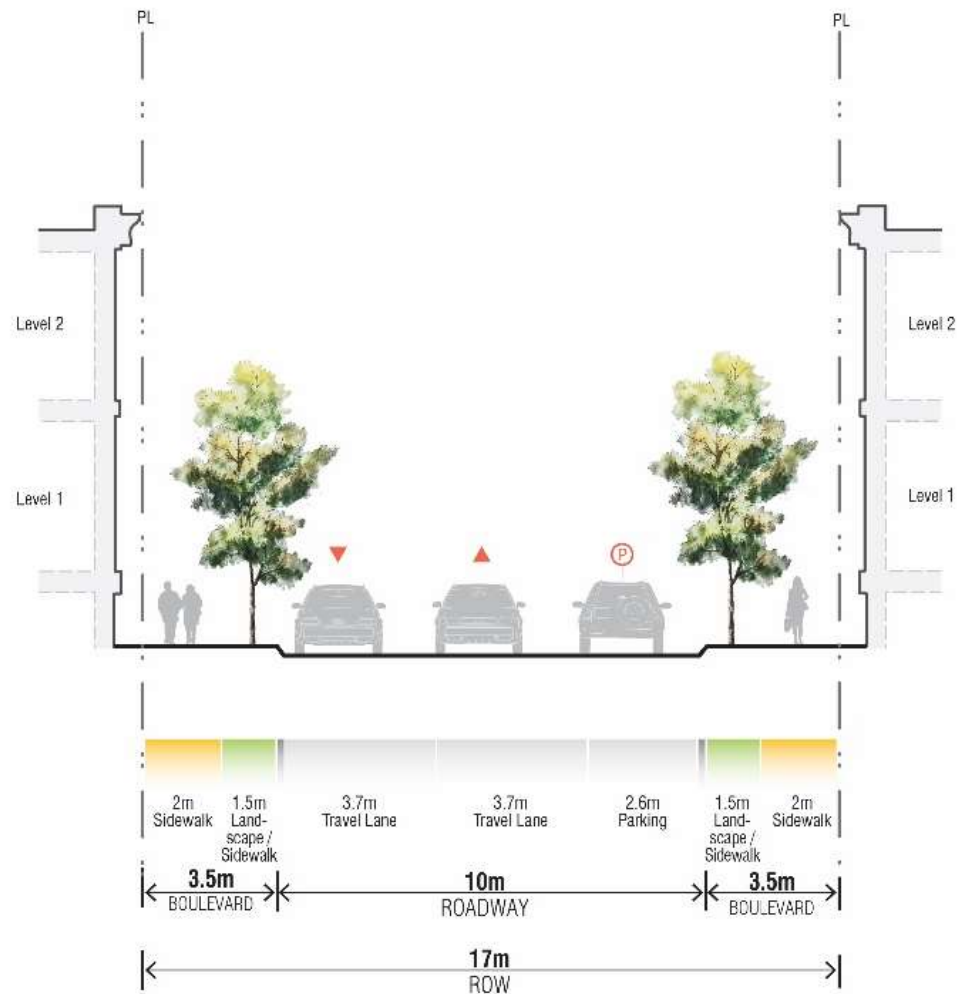
# Street trees and landscaping along will create a more memorable experience for visitors to Saint John

## Proposed



Traffic along Sydney street is fast-moving, due to the width of the street.

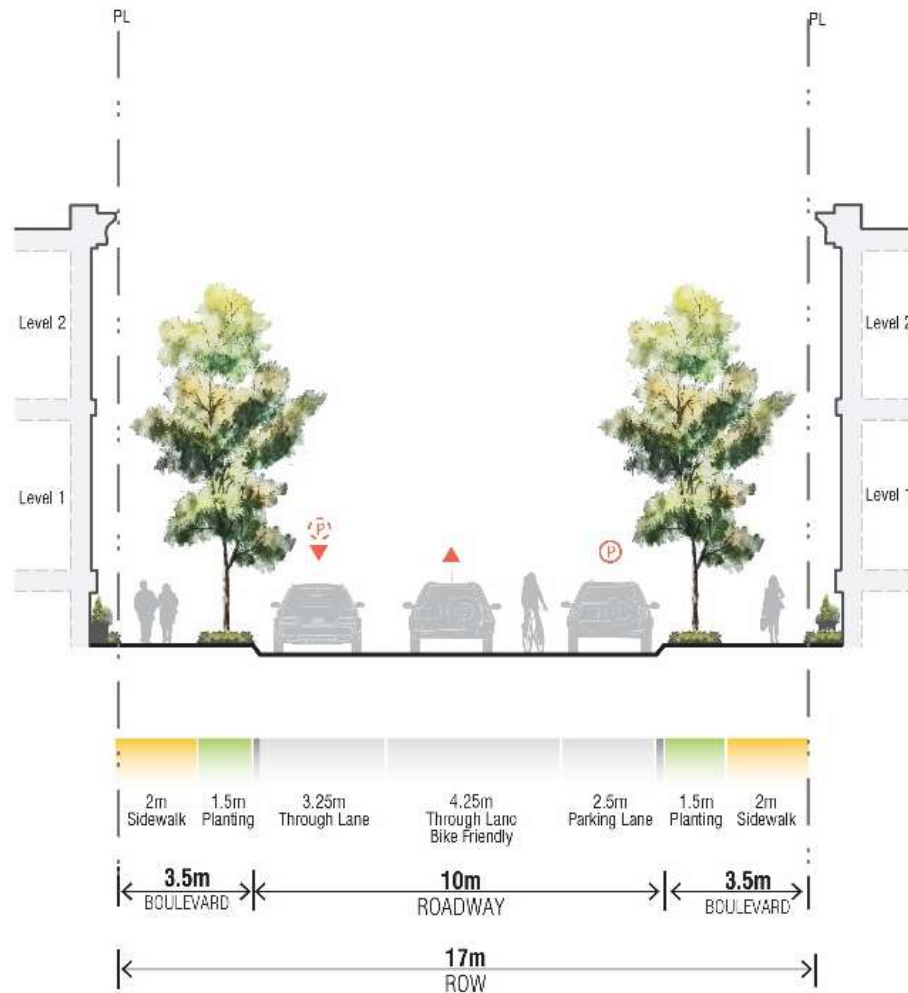
## Existing





# Sydney Street can become a bike-friendly connection to the South Waterfront.

## Proposed



# Sydney Street: Existing

Many streets on the Central Peninsula are devoid of street trees and landscaping.





# Sydney Street: Proposed

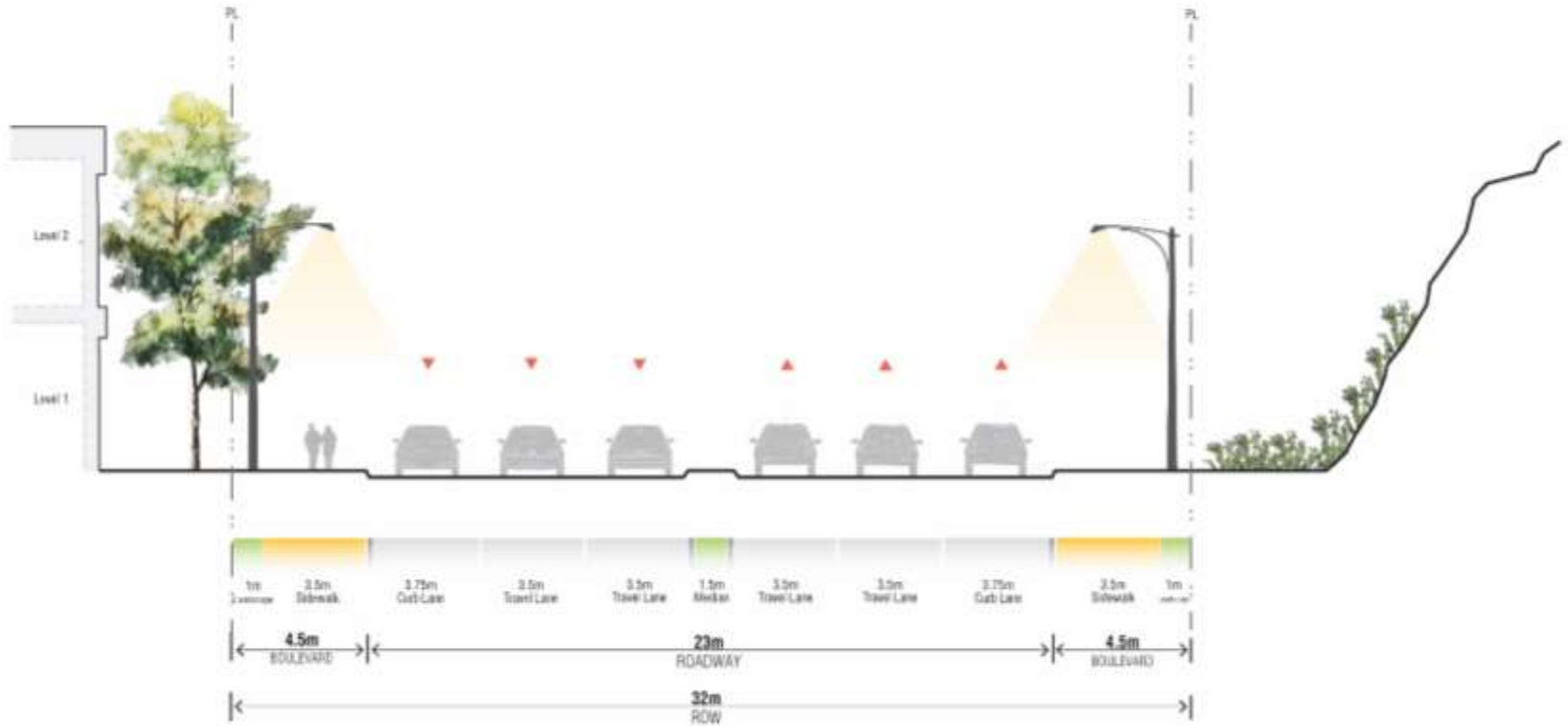
Low-cost streetscape improvements such as street trees and grass boulevards can have a significant impact on the character of a street.

Sharrows indicate mixed traffic to create bike-friendly connections to the South Waterfront.



Main Street is designed to move cars and provides few pedestrian or cyclist amenities.

Existing





Main Street can become a safe and comfortable route for all modes, connecting the Central Peninsula to the North End.

Proposed



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# Urban Design

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*Highlights*



# The importance of good urban design

**Good urban design is fundamental to the creation of successful, enduring, high-value environments.**

**The guidelines aim to ensure good, contextual urban design *across* the Central Peninsula, not only within the Uptown and Heritage Conservation Areas.**

# Structure of the built form guidelines

The Urban Design Guidelines will be based on appropriate building typologies. An additional set of guidelines will apply to special precincts, including heritage conservation areas and the Central Waterfront.

The guidelines will include provisions for: height; setbacks; transitions ground floor use; site landscaping, parking, servicing and access; green design, signage and built form elements such as vertical and horizontal alignments, building materials focused to ensuring infill development is compatible with heritage attributes of the specific context



# Built Form Objectives

- High-quality, enduring developments
- A positive & comfortable pedestrian environment
- Provide direction for infill in Heritage Areas
- Ensure new built form is compatible with adjacent neighbourhoods
- Opportunities for high-quality, contemporary architecture
- Promote sustainability through high-performance, low-impact materials

The Urban Design Manual and Urban Design Guidelines provide specific performance criteria to organize, structure and guide development of the Central Peninsula.





# A range of buildings will be permitted through infill development in the Central Peninsula.

Building typologies and permitted heights are intended to compliment the existing fabric found within the precinct:

- 2-4 storey low-rise
- 3-6 storey mid-rise
- 4-8 storey mid-rise
- 6-12 storey mid-rise
- Tall buildings (through density bonusing)



**Building typologies include a range of low-rise and mid-rise categories, and taller buildings achieved through density bonusing**



Low-rise residential and commercial buildings



Tall buildings



Mid-rise buildings (3-6, 4-8 and 6-12 storeys)



Townhouses

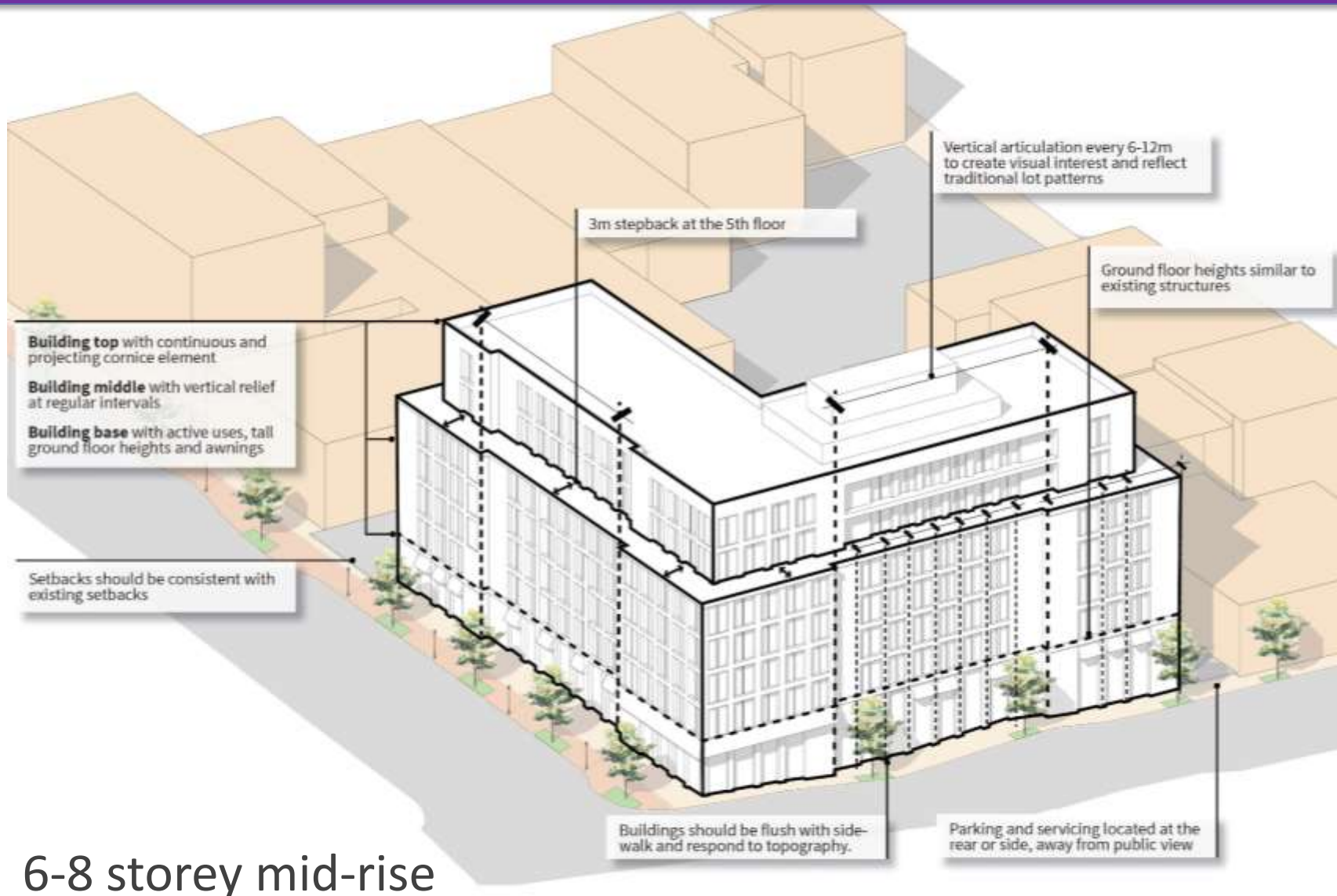


**This image demonstrates the height maximums for precincts within the Central Peninsula. This include: low-rise (2-4 storeys), mid-Rise (3-6 & 4-8 storeys), upper-mid-rise (6-12 storeys) & tall buildings permitted through density bonusing.**



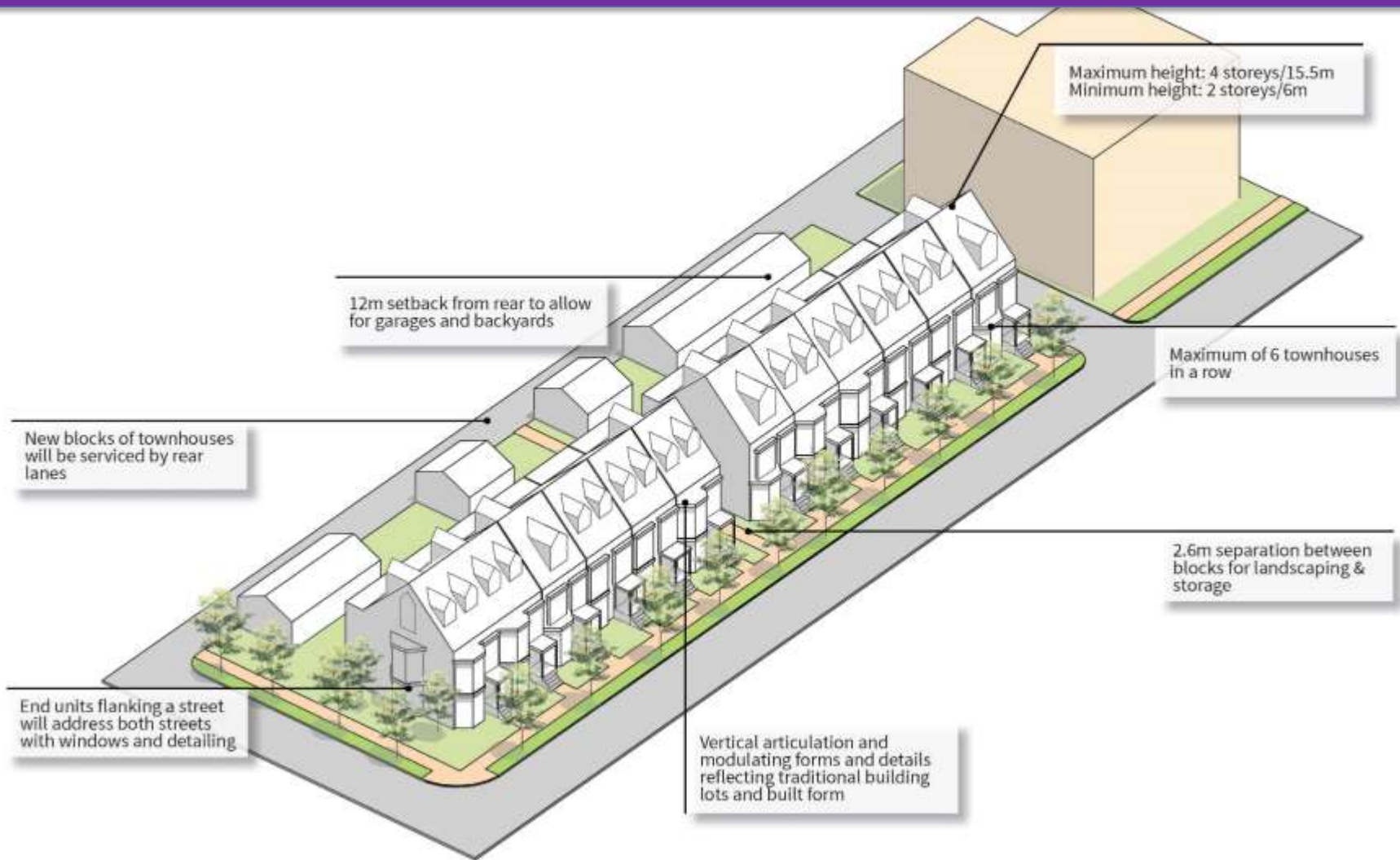
■ 2-4 storeys   ■ 3-6 storeys   ■ 4-8 storeys   ■ 6-12 storeys   ★ Tall buildings

Guidelines will address the height, siting, stepbacks, ground-floor height, articulation, and servicing of buildings, among other





**Guidelines will provide direction on infill development at different scales, such as for blocks of townhouses.**



## Townhouses

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# Heritage By-law Update

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# Heritage Review



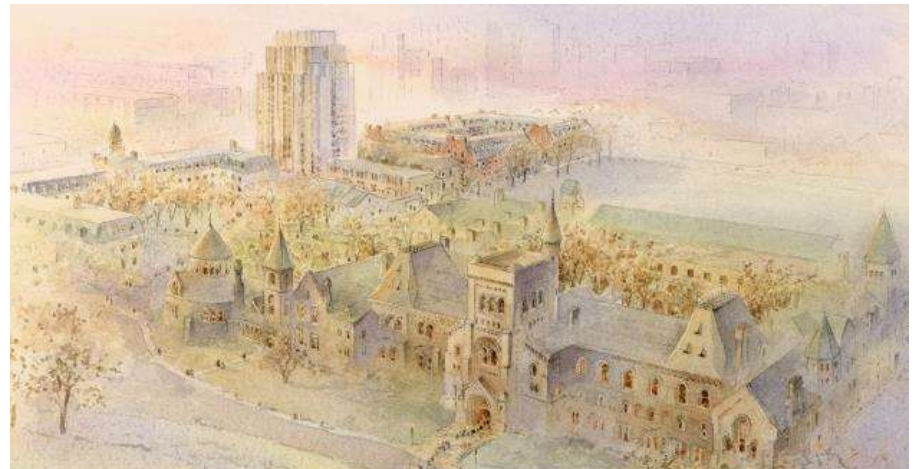
Jill Taylor, Principal



King-Spadina Heritage Plan

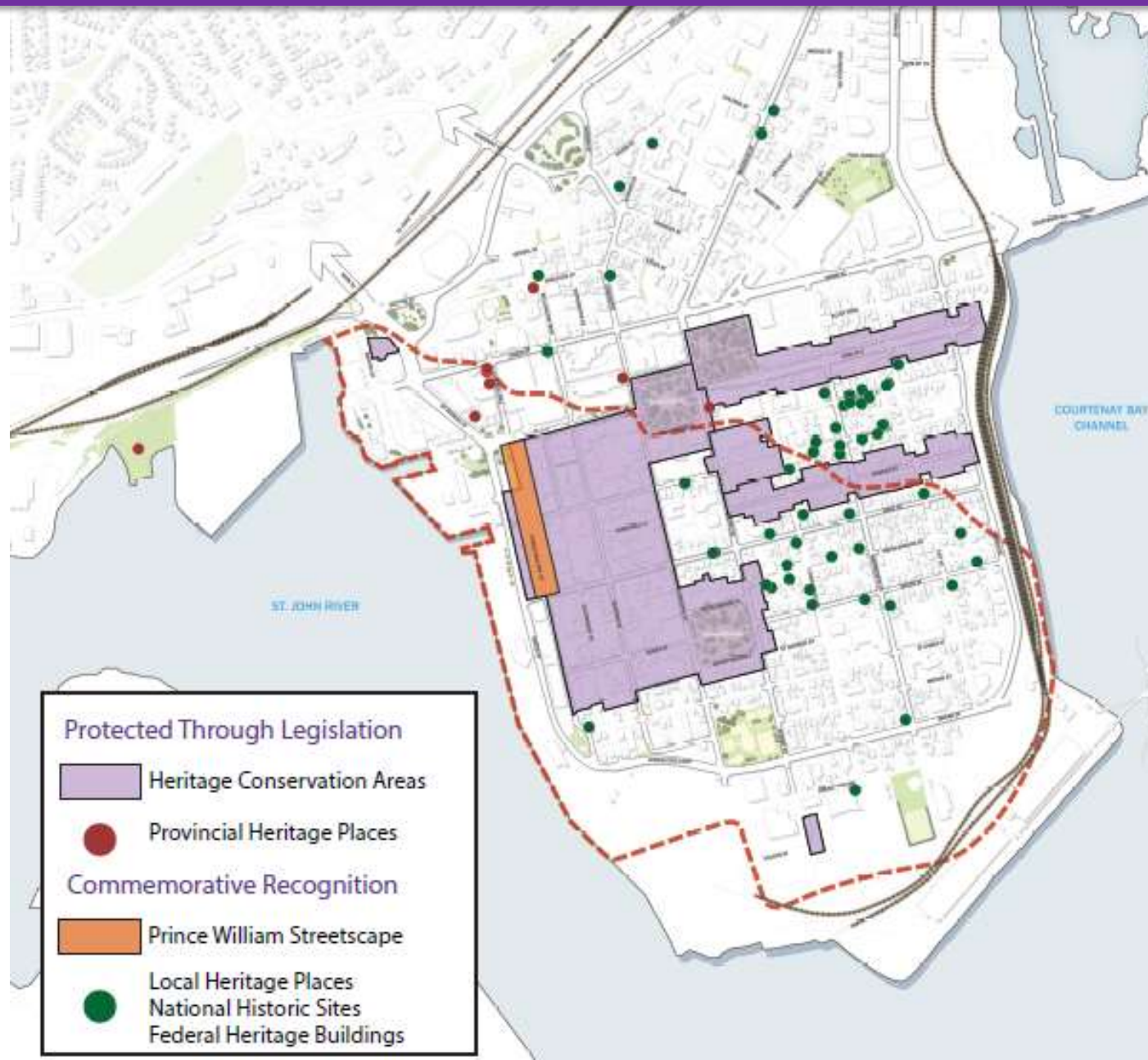


Casa Loma Conservation



University of Toronto Plan

# Heritage in the Central Peninsula





# Standards & Guidelines



## National Standards for Conservation

Existing By-law references these Guidelines

# By-law Updates

**Updated statements of Significance**

**Added flexibility for new materials & technology**

**Less stringent regulations for building facades  
not visible from the public**

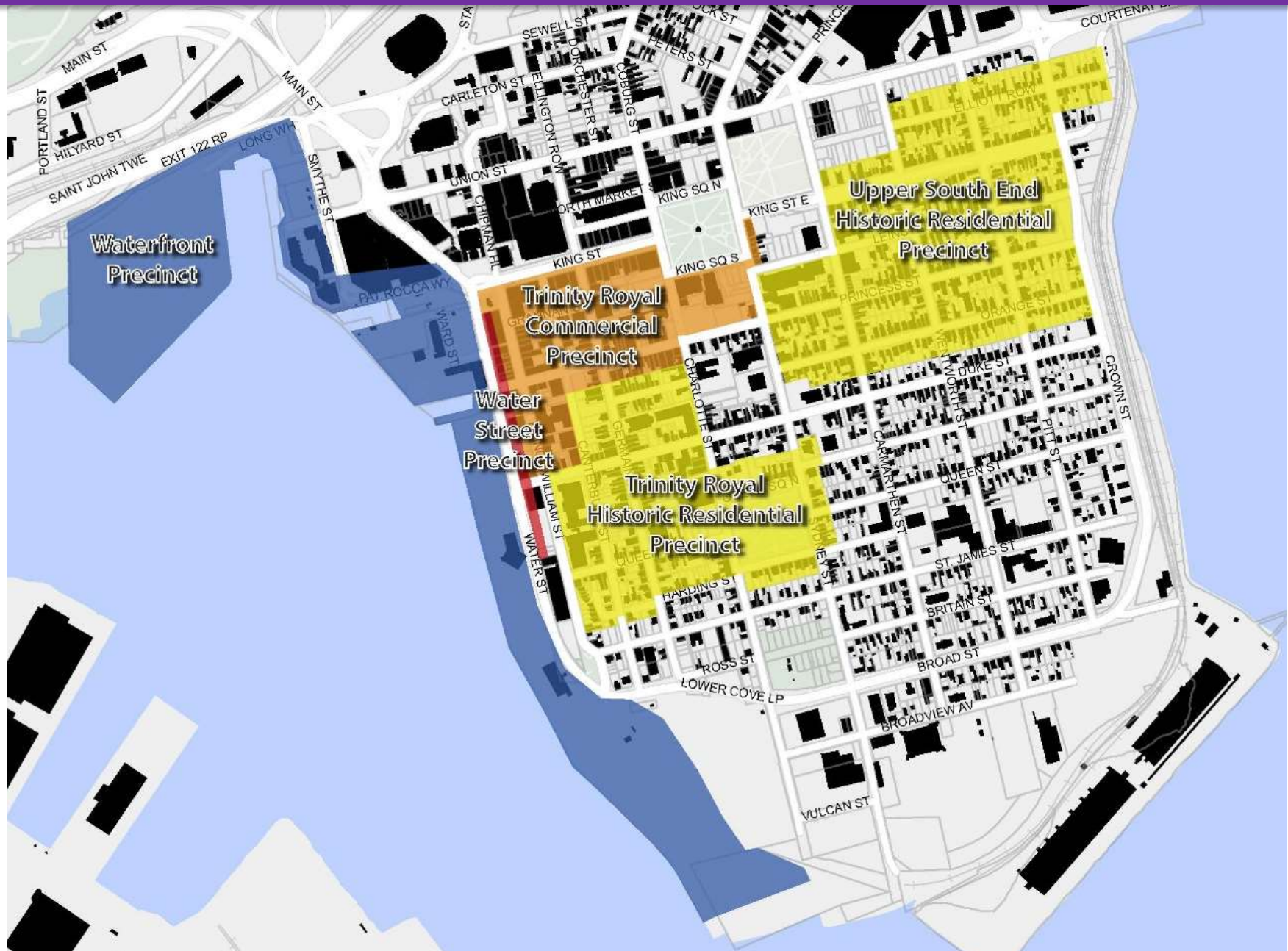
**Overhaul of the infill development standards**

**Strengthening of the Demolition Provisions**

**New Provisions for Vacant or Dilapidated  
Heritage Buildings**

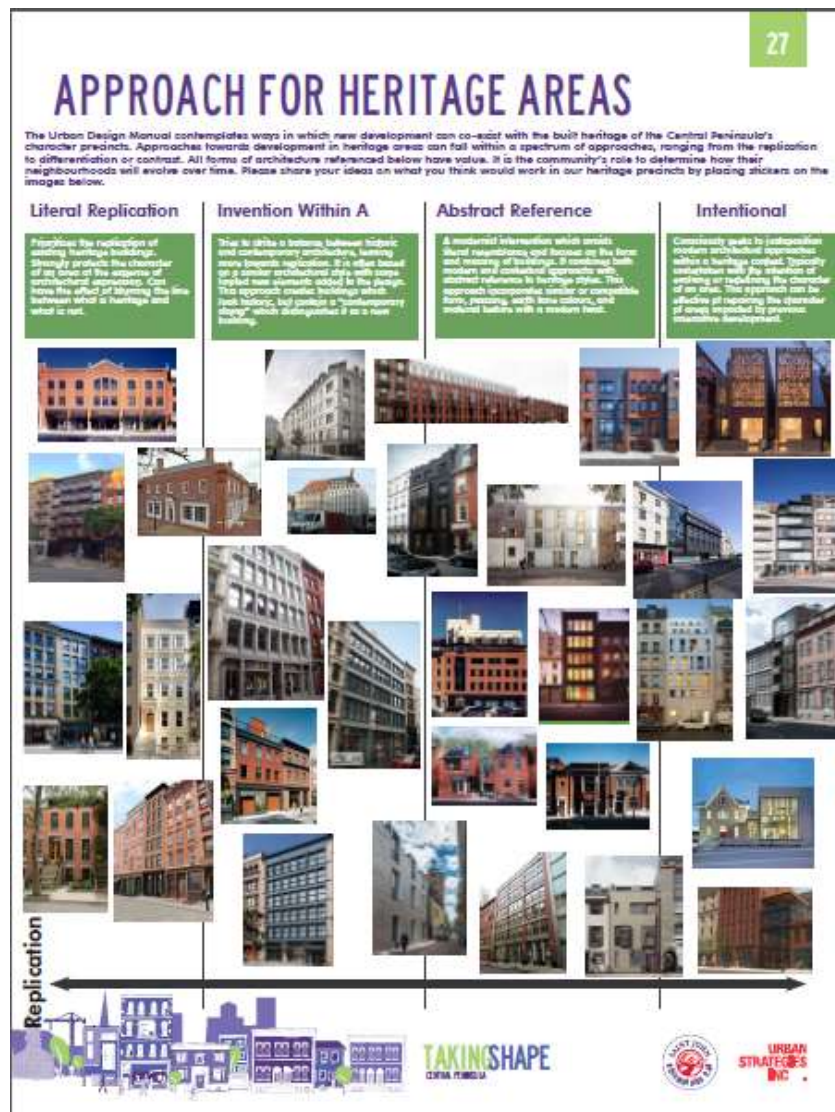


# Character Precincts



We are hoping to hear from you tonight, how you think modern architecture should be accommodated within the Heritage Areas. Please visit our Urban Design Panels and tell us what you think.

Place a **Green Sticker** on designs you think are **appropriate** for the Heritage Areas & a **Red Sticker** on designs that you think are **inappropriate** for the Heritage Areas.





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# The Action Strategy

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*Highlights*

# ***Need for Prioritization***

**Immediate**

*1-2 Years*

**Short Term**

*3-5 Years*

**Medium Term**

*5-15 Years*

**Long Term**

*15-25+ Years*



# CityVibrant

**Arts, Culture & Events**

# Arts & Culture

A proactive framework

Link the Arts & Neighbourhood Revitalization





# Public Art Location Priorities



# City for everyone

Community Well Being



# Maximizing the positive impact of a new school



# Increasing access to and availability of fresh, healthy food options





# Encourage affordable housing development



# CityGreen

Environment



Prioritize completing Rainbow Park and realize potential of existing parks





# Evaluate opportunities to incorporate green infrastructure





# Piloting innovative approaches towards environmental remediation as part of both short-term a long-term strategies



# CityBeautiful

Clean and Safe



# Formal targeting of key areas that have experienced disinvestment and decline



# Enhance safety – real and perceived – in parks and along streets





# CityProsperous

Growth

Aggressively addressing instances of vacant land through new tools, programs and initiatives.



04.10.2017



# Improving commercial offerings on the Central Peninsula



**Tonight, we'd like to hear from you!!**

**Opportunity to submit comments by  
Dec.15<sup>th</sup>.**



**There are many ways to  
stay involved and  
informed!!**

Visit the project website at [www.TakingShapeSJ.ca](http://www.TakingShapeSJ.ca) for information, upcoming events, and to provide input

TAKING SHAPE LA VISION PREND FORME

coUrbanize

Explore Projects

How It Works

Jeffrey

MAP COMMENTS INFO UPDATES TIMELINE

## Central Peninsula Neighbourhood Action Plan

SAINT JOHN, NB

Map comments are now closed

★ Following

Sort by:

Most popular

Category:

All

Luke Tudor

May 19, 2017

English is an incredible asset,

165 Followers

500+ Comments

### CATEGORIES

- What's Great
- What's Missing
- Could Be Better
- Accessibility
- Cleanliness
- Beautification



# Keep an eye out for public hearings at the PAC and Council in 2018



# Next Steps – Early 2018



```
graph LR; A[Revise Directions Based on Community Input] --> B[Release Final Draft of Neighbourhood Plan to the Public]; B --> C[PAC & HDB Public Hearings]; C --> D[Common Council Public Hearing for Adoption]
```

Revise Directions  
Based on  
Community Input

Release Final  
Draft of  
Neighbourhood  
Plan to the Public

PAC & HDB  
Public Hearings

Common Council  
Public Hearing  
for Adoption



**We want to hear from you! Text in Your  
Initial Thoughts on the Plan Directions.**

**506-799-1805**

Thank you, and please visit the panels!!

