WHAT’S NEXT FOR THE CENTRAL PENINSULA?
Neighbourhood Plan Open House
November 23, 2017
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

**Initiating the Dialogue**
- April - May 2017
  - The Launch & Public Open House
  - Neighbourhood Action Team
  - Stakeholder Interviews

**Urban Analysis**
- June - July 2017
  - Stakeholder Working Group
  - Summary of Community Perspectives

**Visioning**
- July - Nov 2017
  - Peninsula Summit
  - Directions for the Future

**Plan Development**
- Nov - Feb 2018
  - Neighbourhood Plan
  - Design Guidelines
  - Heritage Bylaw Update
  - Implementation Strategies
  - Big Moves Policies
  - Community/Government Actions
What We Heard Taking Shape
Summary of Engagement Activity

- 50 Stakeholder Meetings & more than 100 Participants
- 165 Followers on the Digital engagement platform with more than 500 comments
- 138 Survey participants from Uptown, South End, and BIA
- 32 Interviews with developers, investors and property owners
- 1110+ People engaged from May to October more than 2000 comments
- 20+ Pop Up Events around the Peninsula
We need more trees and greenery in our streetscapes.

Improve public access to the waterfront.

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

Address issues of cleanliness, blight and vacancy.

A school in the South End is incredibly important.

Improve active transportation and connectivity within the Central Peninsula and to adjacent neighbourhoods.
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.
Feedback on How We Grow

Uptown and Waterfront

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

Streetscapes of the south end need greening all over.

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

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

Control outdoor storage and provide better landscaping.
Waterloo Village

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

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.

Need to improve the gateways to the Peninsula.
Feedback on How We Grow

South Waterfront

South Waterfront

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

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

Extend Germain Street to Lower Cove Loop

Noxious industrial uses minimize attractiveness of development.

Improve streetscapes to create better access to the South Waterfront
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
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.
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 20th 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.
moving forward with positive change
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.
Big Moves

Highlights
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 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

BIG MOVE 2:
Reanimate Prince Edward Street and enhance Chown Field as an important community asset.

BIG MOVE 3:
Reinforce Waterloo Street as the historic corridor of Waterloo Village.

BIG MOVE 4:
In the long term, redevelop Crown Street as an urban mixed use neighbourhood with Marsh Creek as key neighbourhood asset.
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?
Public Realm & Mobility
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.
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

Pedestrian mews and laneways

Trails and boardwalks

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.

GUIDELINES AND CROSS SECTIONS HAVE BEEN DEVELOPED TO HELP GUIDE PUBLIC REALM IMPROVEMENTS TO CREATE A SETTING FOR SHARED COMMUNITY LIFE.

Components of the Public Realm

- Character Streets - Commercial
- Character Streets - Residential
- Active Mobility Streets
- Local Commercial Streets
- Local Residential / Others
- Waterfront Lobbies
- Parks
- Open Space
- Notable Views to Harbour
- Notable Views to Landmark
- Harbour Passage Trail
- Pedestrian Mews
- Key Landmark
Components of the Public Realm

- View corridors
- Streetscapes improvements
- Waterfront lobbies
- Parks and park edges
- Character streets
Angled parking dominates the streetscape along King Street

Existing
Removing angled parking allows for a generous public realm

Proposed
King Street: Existing
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
Many streets on the Central Peninsula are devoid of street trees and landscaping.
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.
Main Street can become a safe and comfortable route for all modes, connecting the Central Peninsula to the North End. Proposed
Urban Design

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

6-8 storey mid-rise
Guidelines will provide direction on infill development at different scales, such as for blocks of townhouses.
Heritage By-law Update
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
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


New Provisions for Vacant or Dilapidated Heritage Buildings
Character Precincts

- Upper South End Historic Residential Precinct
- Trinity Royal Historic Residential Precinct
- Trinity Royal Commercial Precinct
- Water Street Precinct
- Waterfront Precinct
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.
The Action Strategy

Highlights
Need for Prioritization

Immediate 1-2 Years
Short Term 3-5 Years
Medium Term 5-15 Years
Long Term 15-25+ Years
City Vibrant
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 and long-term strategies.

Lantic Sugar Site
City Beautiful
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.
Improving commercial offerings on the Central Peninsula
Tonight, we’d like to hear from you!!

Opportunity to submit comments by Dec. 15th.
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.
Keep an eye out for public hearings at the PAC and Council in 2018
Next Steps – Early 2018

1. Revise Directions Based on Community Input
2. Release Final Draft of Neighbourhood Plan to the Public
3. PAC & HDB Public Hearings
4. 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!!