



289 Sydney Street

Presentation to Common Council

2019 December 2



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

Proposal

- Utilize portion of site for commercial parking lot
- Continue use of southern portion as snow lot (snow storage)



Site Location



SAINT JOHN

Site Layout



Site Photos



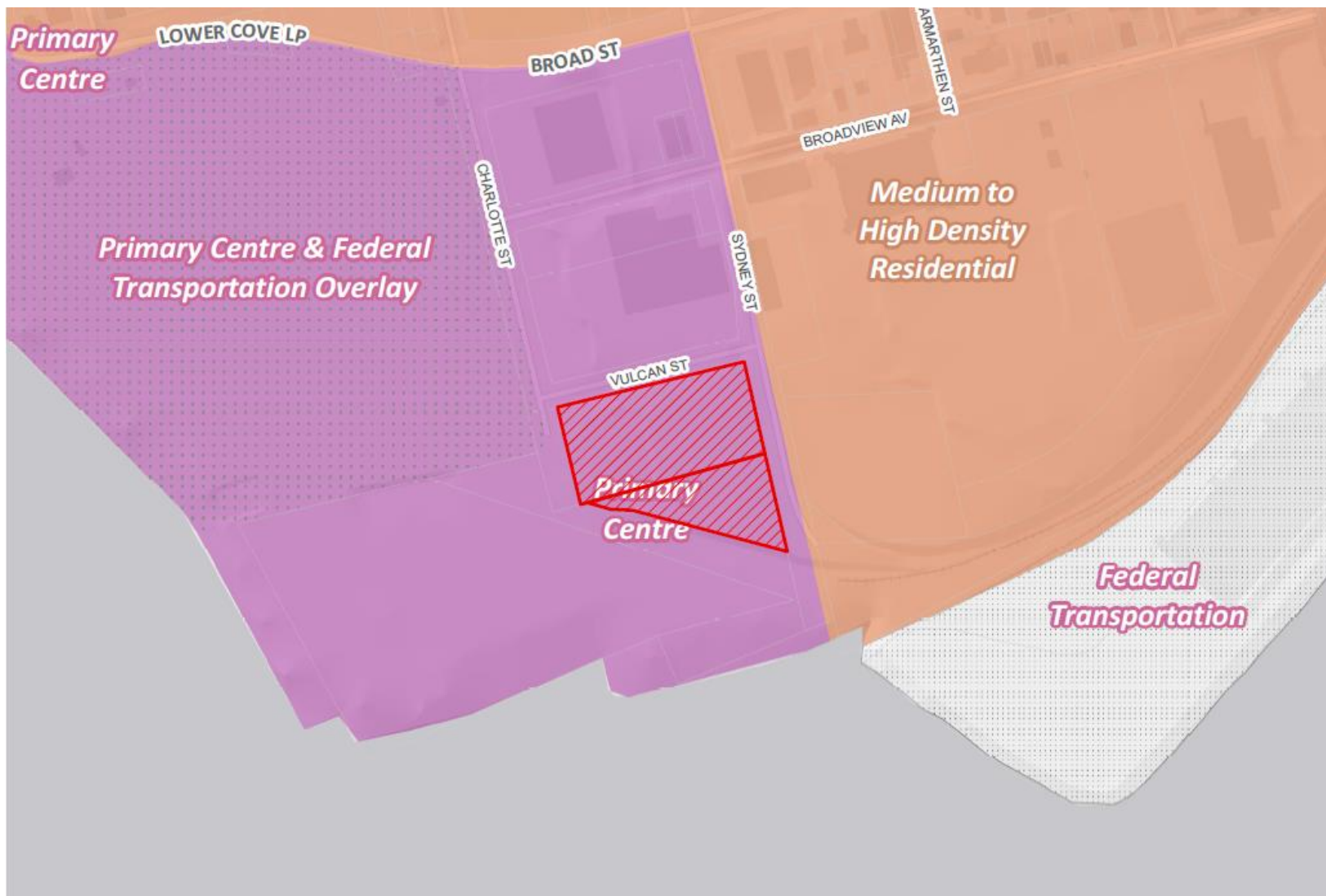
Site Photos



Site Photos



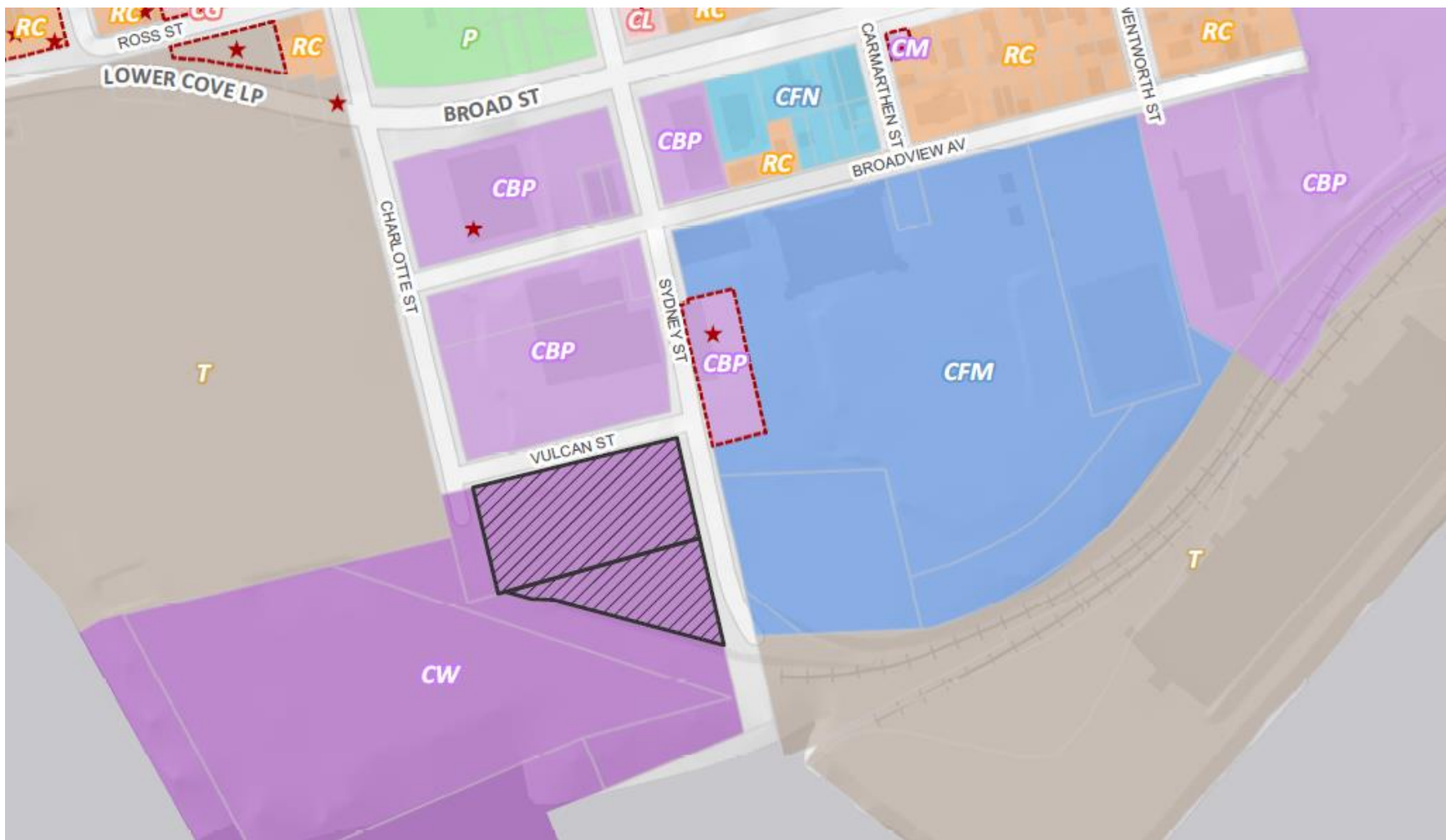
Future Land Use and CPSP



Future Land Use and CPSP

- Primary Centre
- Screening from adjacent streets
- Support new investment
- Parking as interim use
- CPSP long term recreation and entertainment uses
- Interim uses until this occurs

Zoning



- Waterfront Commercial (CW) to Integrated Development (ID)
- Limit Uses – commercial parking lot, snow lot, other seasonal uses
- 5-year term for commercial parking lot
- Enhanced landscaping along Vulcan Street
- Relax curbing requirement
- Permit shipping containers as in conjunction with interim uses

Public Engagement

- Letter to area landowners - November 7, 2019
- Public Notice on City's website – November 8, 2019
- Two letters received – one in objection, one in support
- Area landowner appeared at PAC with concerns
- City Staff discussion and meeting regarding Charlotte Street access to snow lot



Staff Recommendation

- That Common Council rezone the site to Integrated Development (ID)
- Recommended Section 59 conditions
 - Permitted Uses
 - Commercial parking lot;
 - Snow lot;
 - Farmers market or seasonal retail use;
 - Interpretive center;
 - Recreational use
 - Walking trail;
 - Special events and associated infrastructure
 - 5-year term for commercial parking lot



Staff Recommendation

- Recommended Section 59 conditions
 - Detailed site plan
 - Landscaping along Vulcan Street frontage by June 20, 2020
 - Relaxation of requirement for concrete curb and gutter
 - Permit shipping containers in association with permitted use

PAC Recommendation

- Adopted amended Staff Recommendation
- Rezone site to Integrated Development (ID)
- Additional / amended conditions
 - Removal of chain-link fence along Vulcan Street and Sydney Street frontages
 - Planting types along Vulcan Street - shrubs or ornamental grasses
 - Edge treatment along Vulcan Street – similar to that at 35 Water Street
- Remaining conditions were as outlined in original Staff Recommendation



Site Location



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