



# 35 Water Street

Presentation to Planning Advisory Committee

2019 November 19



**Growth & Community Planning Team**  
Growth & Community Development Services



SAINT JOHN

# Proposal

- Utilize portion of site for commercial parking lot
- Interim use until site developed
- Site work including seawall reconstruction and fill placement
- Site work for future development
- Proposed uses in CW zone in conjunction with CPSP



# Proposal

- Temporary use application denied by PAC October 16, 2019
  - Commercial Parking Lot
- Current application is substantially different
  - 5 year term for parking as opposed to 1 year
  - Seeks land use approvals for seawall rehabilitation and climate change adaptation work
  - Amends 2012 conditions relating to approval of future development
  - Permit interim / seasonal uses

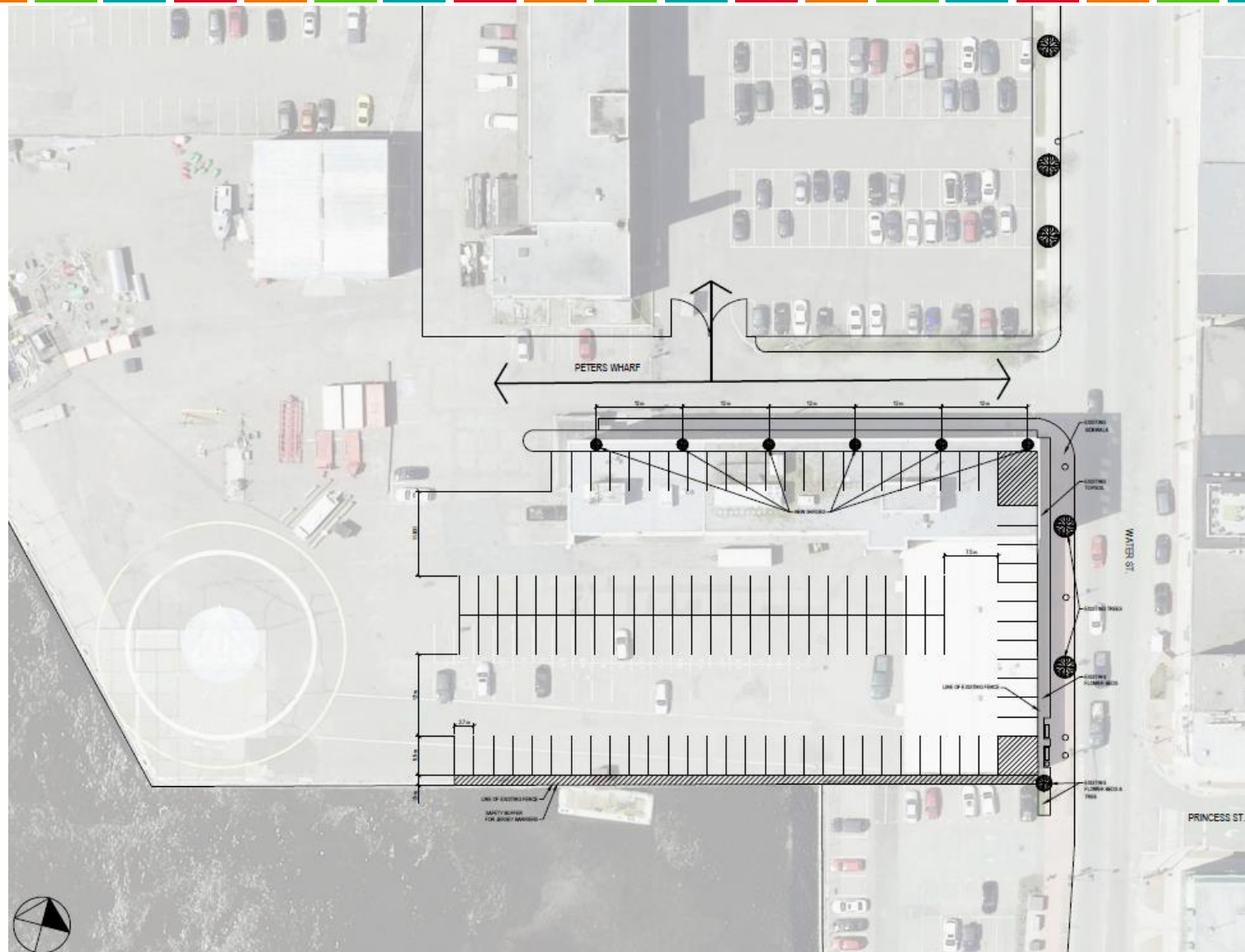




# Site Location



# Site Layout





# Site Layout – Past Parking Approvals





# Site Photos





# Site Photos

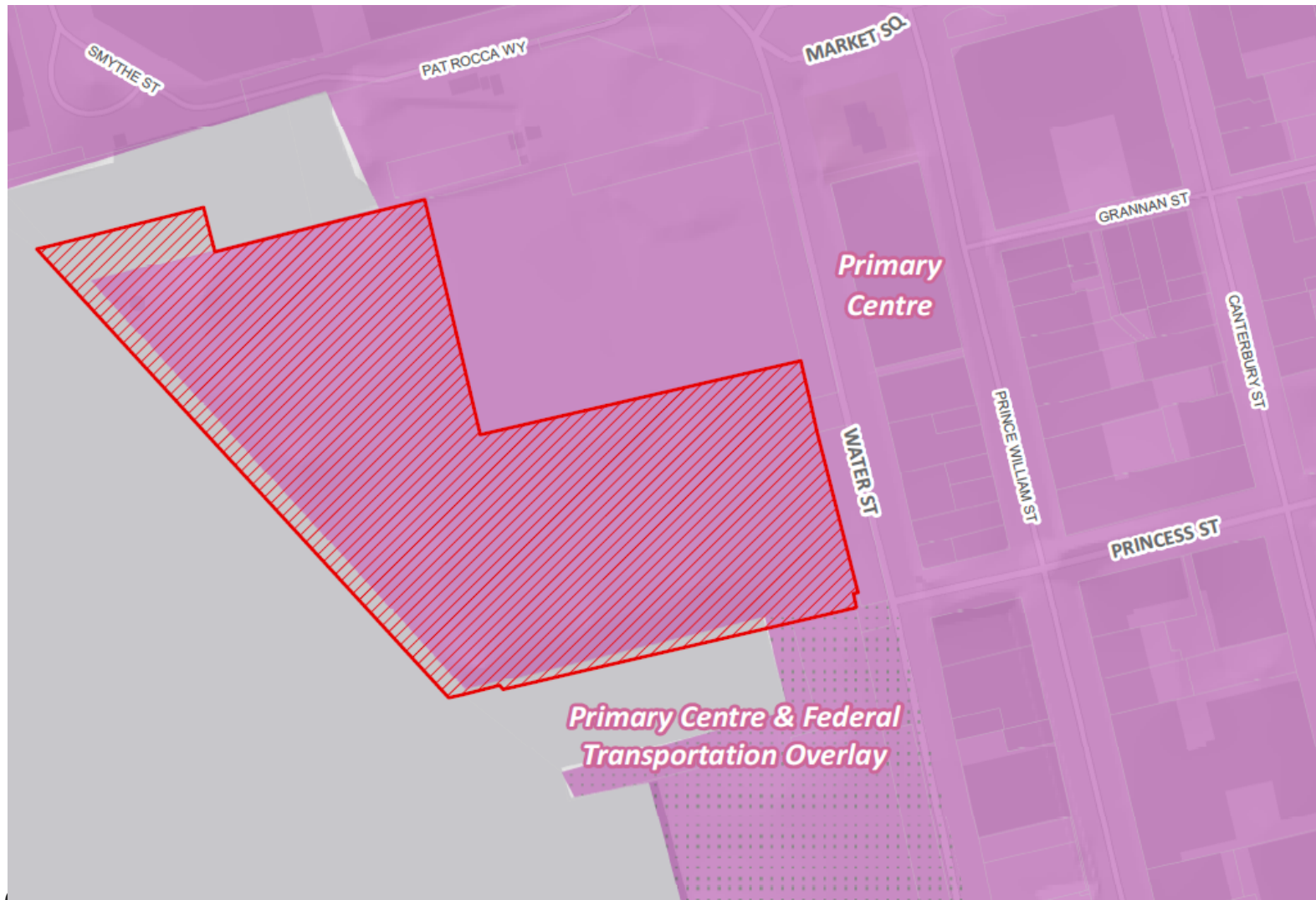




# Site Photos



# Future Land Use and CPSP

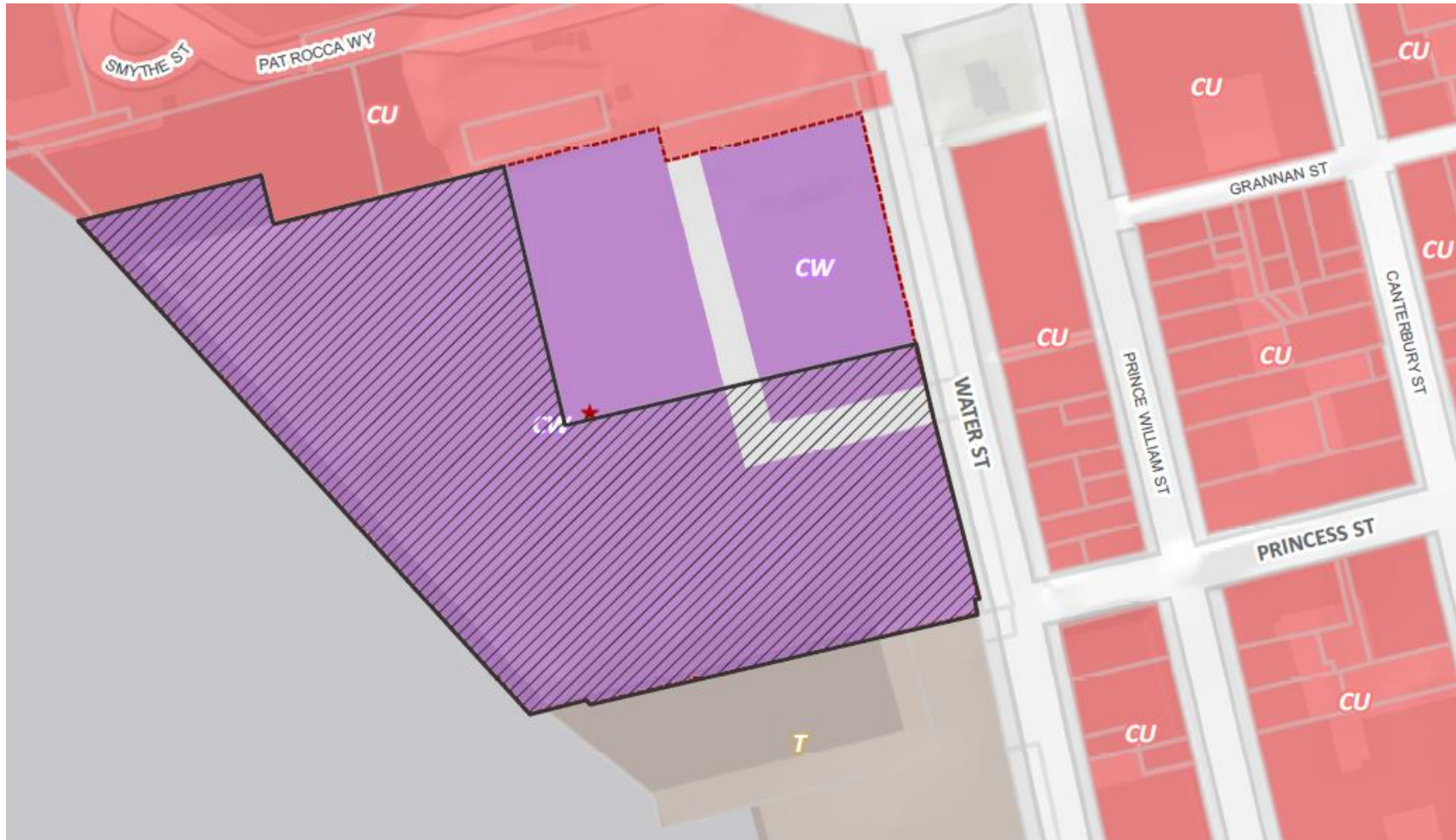




# Future Land Use and CPSP

- Primary Centre
- Long-term incremental site development
- MoveSJ Parking Study
  - 2017 Supply meets demand
  - Future Development in Uptown
    - Increase demand / Remove supply – Telegraph Building
    - Site forecast to operate at between 85% and 89% capacity

# Zoning





- Waterfront Commercial (CW)
- Section 59 conditions limit to use approved by Council
- Expand Permitted Uses
- 5-year term for commercial parking lot
- Enhanced landscaping along Water Street
- Relax curbing requirement
- Permit shipping containers as in conjunction with interim uses
- Permanent development
  - Design Review
  - Section 59 Amendment

# Public Engagement

- Letter to area landowners - November 7, 2019
- Public Notice on City's website – November 8, 2019
- One letter of support received to date
- Area business operator appeared before PAC and spoke in favour of the proposal
- Develop Saint John provided update to PAC of current status including RFP





# Staff Recommendation

- That Common Council amend the Section 59 conditions:
  - Expand Permitted Uses
  - 5-year term for commercial parking lot
  - Enhanced landscaping along Water Street
    - Installed by June 30, 2020
  - Relax curbing requirement
  - Permit shipping containers as in conjunction with interim uses
  - Permanent development
    - Design Review
    - Approved through Section 59 Amendment



# PAC Recommendation

- Adopted Amended Staff Recommendation
  - Additional condition related to lighting – added condition by PAC
  - Expand Permitted Uses
  - 5-year term for commercial parking lot
  - Enhanced landscaping along Water Street (by June 30, 2020)
  - Relax curbing requirement
  - Permit shipping containers as in conjunction with interim uses
  - Permanent development
    - Design Review
    - Approved through Section 59 Amendment
- Planning Staff concur with the amended recommendation



# Site Location

