
PLANNING ADVISORY COMMITTEE



The City of Saint John

November 20, 2019

His Worship Mayor Don Darling and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Section 59 Amendment
 35 Water Street**

On October 21, 2019, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its November 19, 2019 meeting.

Mr. Curtis Langille with the City of Saint John, the applicant, appeared before the Committee and indicated he was in agreement with the recommendation. He introduced Mr. Jeffrey Cyr of Develop Saint John; Mr. Ian Fogan, Deputy Commissioner of Finance and Administrative Services; and Mr. Marc Dionne of the Saint John Parking Commission.

Mr. Dionne responded to a question from the Committee related to the impacts on the area's parking supply after the site is developed, noting capacity is available in the Peel Plaza Parking Garage to accommodate the parking demand that would be displaced from this site when it is developed. Mr. Dionne and Mr. Fogan also responded to questions from the Committee relating to lighting of the lot. The Committee identified its concern about lighting during site work and seawall installation, which would require the existing lighting for the parking lot to be removed. Rather than solving the issue at the meeting, it was proposed that temporary lighting could be reviewed in conjunction with the interim use of the site as a commercial parking lot.

Mr. John McNamara, the operator of the Avis/Budget car rental operation on Water Street, appeared before the Committee and spoke in favour of the proposal. He noted the City and Parking Commission maintain their lots in good condition and that the parking would benefit area businesses.

Mr. Jeff Cyr appeared before the Committee and presented a document that was previously provided to the City's Finance Committee endorsing the development of the site as a top priority of the City. Mr. Cyr also noted it was a challenging site to develop as the seawall restoration and on-site climate change adaptation measures are required, which are being pursued by the City to remove barriers to developing the site. Mr. Cyr also provided an overview of market conditions in the residential and hotel sectors, noting there is demand for new development in these sectors. He also noted Develop Saint John received multiple responses to a recent RFP to develop the site and they are in active negotiations related to the next steps of development.

Responding to questions from the Committee, Mr. Cyr noted the seawall work has to occur prior to development and that a RFP was issued for work associated with the seawall refurbishment.

Mark Reade provided the Committee with wording of an additional condition related to lighting of the site, which the Committee could add to the recommendation to Common Council.

One letter was received in support of the application.

After considering the report, letters and presentations, the Committee adopted an amended Staff recommendation that the application be approved. The amended recommendation included an additional condition related to lighting of the proposed commercial parking lot.

RECOMMENDATION:

1. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act* (SNB 2017, c.19), rescind the conditions imposed on the May 7, 2012 rezoning of the site located at 35 Water Street being PID 55235113.
2. That Common Council impose, pursuant to the provisions of Section 59 of the *Community Planning Act*, the following conditions upon the development and use of the land having an area of approximately 1.86 hectares, located at 35 Water Street, also identified as PID number 55235113:
 - a. The use of the site shall be limited to the following:
 - i. a mixture of residential, retail, commercial/office, cultural and/or hospitality uses;

- ii. site work associated with a development listed in (i);
 - iii. soil remediation and management work and associated excavation, including geotechnical testing and other investigations;
 - iv. a commercial parking lot;
 - v. a farmers market or seasonal retail use;
 - vi. an interpretive centre;
 - vii. a recreational use;
 - viii. a walking trail;
 - ix. special events and festivals held on the site on a temporary basis; and
 - x. work associated with replacement of the existing seawall along the harbour frontage of the site and associated placement of fill on the site.
- b. No portion of the site shall be developed for a permanent residential, retail, commercial/office cultural and/or hospitality use, except in accordance with detailed plans including, but not limited to, a context plan, a site plan, typical building floor plans, building elevations, a landscape plan and a grading plan, all of which are to be prepared by the proponent of the development to demonstrate a high quality design in accordance with the urban design policies in the Municipal Plan and any applicable Secondary Plan(s) and subject to the approval of Common Council, as a statutory amendment to these conditions. The process to develop the plans shall involve a professional design review and public engagement program that exceeds what is required under the *Community Planning Act*.
- c. That the applicant prepare a landscaping plan for inclusion with the required change of use permit for the proposed parking lot, showing landscaping to be installed along the northern and eastern boundaries of the proposed parking area, for the approval of the Development Officer. This plan must include shrubs or trees along the northern boundary of the site as shown on the plans submitted with the application and incorporate plantings, similar to those found to the south along Water Street, along the eastern boundary of the site.
- d. That the landscaping shown on the landscaping plan be installed no later than June 30, 2020.
- e. That the use of a commercial parking lot on the southeast portion of the site as indicated on the Section 59 amendment application

and Appendix B of the report to the Planning Advisory Committee, be limited to a term of 5-years from the issuance of the required change of use permit.

- f. Notwithstanding paragraph 4.2(5) (a) of the Zoning By-law, no concrete curb and gutter is required for the proposed commercial parking lot.
- g. Notwithstanding section 8.17 of the Zoning By-law, a shipping container may be placed on site for a main or accessory building to house a main, secondary or accessory use.
- h. That the proponent provide, as part of the required change of use permit, a lighting plan that incorporates temporary or portable lighting for the interim use of the site for a commercial parking lot, and that this lighting plan be subject to the approval of the Development Officer.

Respectfully submitted,



Rick Stephen
Vice Chair
Attachments



The City of Saint John

Date: November 15, 2019

To: Planning Advisory Committee

From: Growth & Community Planning
Growth & Community Development Services

For: **Meeting of Tuesday, November 19, 2019**

SUBJECT

Applicant: City of Saint John (Real Estate Services)

Owner: City of Saint John

Location: 35 Water Street

PID: 55235113

Plan Designation: Primary Centre

Existing Zoning: Waterfront Commercial (CW)

Application Type: Section 59 Amendment

Jurisdiction: Common Council has requested the views of the Planning Advisory Committee concerning proposed amendments to the Section 59 conditions of the subject property. Council will consider the Committee's recommendation at a public hearing on Monday, December 2, 2019.

SUMMARY

In 2012, Common Council rezoned the site and imposed Section 59 conditions limiting the use of the site to those proposed by the Saint John Development Corporation. Conditions attached to the 2012 rezoning require detailed plans for the development to be adopted through a further Section 59 amendment. The Waterfront Commercial CW zone standards also require that any development be subject to a plan approved by Common Council.

At their meeting of September 2019, the Planning Advisory Committee denied a Temporary Use application to develop a commercial parking lot in the southeast portion of the site for a one-year period pending adoption of the Central Peninsula Secondary Plan. In arriving at their decision, the Committee noted concerns related to the existing use of the southeastern portion of the site for parking, parking demand and supply in the area, the length of time the site will be used for parking and site development considerations related to lighting, stormwater management and a barrier along the harbour.

This application is different from the Temporary Use application at dealt with at the September 2019 meeting as it provides for an increased scope of permitted uses on the site beyond a commercial parking lot and will allow work to proceed on site improvements to accommodate future development. Approval of commercial parking on additional areas of the site would be allowed for a five-year period.

Staff recommends approval of the requested Section 59 amendment.

RECOMMENDATION

1. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act* (SNB 2017, c.19), rescind the conditions imposed on the May 7, 2012 rezoning of the site located at 35 Water Street being PID 55235113.
2. That Common Council impose, pursuant to the provisions of Section 59 of the *Community Planning Act*, the following conditions upon the development and use of the land having an area of approximately 1.86 hectares, located at 35 Water Street, also identified as PID number 55235113:
 - a. The use of the site shall be limited to the following:
 - i. a mixture of residential, retail, commercial/office, cultural and/or hospitality uses,
 - ii. site work associated with a development listed in (i);
 - iii. soil remediation and management work and associated excavation, including geotechnical testing and other investigations;
 - iv. a commercial parking lot,
 - v. a farmers market or seasonal retail use;

- vi. an interpretive centre
 - vii. a recreational use
 - viii. a walking trail
 - ix. special events and festivals held on the site on a temporary basis, and
 - x. work associated with replacement of the existing seawall along the harbour frontage of the site and associated placement of fill on the site.
- b. No portion of the site shall be developed for a permanent residential, retail, commercial/office cultural and/or hospitality use, except in accordance with detailed plans including, but not limited to, a context plan, a site plan, typical building floor plans, building elevations, a landscape plan and a grading plan, all of which are to be prepared by the proponent of the development to demonstrate a high quality design in accordance with the urban design policies in the Municipal Plan and any applicable Secondary Plan(s) and subject to the approval of Common Council, as a statutory amendment to these conditions. The process to develop the plans shall involve a professional design review and public engagement program that exceeds what is required under the *Community Planning Act*.
- c. That the applicant prepare a landscaping plan for inclusion with the required change of use permit for the proposed parking lot, showing landscaping to be installed along the northern and eastern boundaries of the proposed parking area, for the approval of the Development Officer. This plan must include shrubs or trees along the northern boundary of the site as shown on the plans submitted with the application and incorporate plantings, similar to those found to the south along Water Street, along the eastern boundary of the site.
- d. That the landscaping shown on the landscaping plan be installed no later than June 30, 2020.
- e. That the use of a commercial parking lot on the southeast portion of the site as indicated on the Section 59 amendment application and Appendix B of the report to the Planning Advisory Committee, be limited to a term of 5-years from the issuance of the required change of use permit.
- f. Notwithstanding paragraph 4.2(5) (a) of the Zoning By-law, no concrete curb and gutter is required for the proposed commercial parking lot.
- g. Notwithstanding section 8.17 of the Zoning By-law, a shipping container may be placed on site for a main or accessory building to house a main, secondary or accessory use.

DECISION HISTORY

In 2012, Common Council rezoned the site (PID Nos. 55011894, 55209159, 55209167, Ward Street and Peters Wharf) from “ID” Integrated Development and “T” Transportation to “ID-W” Integrated Development – Waterfront. The following Section 59 conditions were imposed:

- a) The use of the site shall consist of a mixture of residential, retail, commercial/office and/or hospitality uses as generally described in the submitted proposal of the Saint John Development Corporation, dated March 9, 2012 and entitled “Rezoning Application - Fundy Quay Development, City of Saint John, Saint John, New Brunswick”.
- b) No portion of the site shall be developed except in accordance with detailed plans including, but not limited to, a context plan, a site plan, typical building floor plans, building elevations, a landscape plan and a grading plan, all of which are to be prepared by the proponent of the development and subject to the approval of Common Council, as a statutory amendment to these conditions.

The site was zoned Waterfront Commercial (CW) upon adoption of the current Zoning By-law.

In 2018, a portion of the site was subdivided and sold to the Province of New Brunswick for a location for a new building for the New Brunswick Museum,

In September 2019, the City’s Planning Advisory Committee denied a temporary use application to permit a commercial parking lot in the southeast portion of the site for a one-year period. The Committee’s decision to deny the Temporary Use application was based on concerns including:

- the use of the southeastern portion of the site for parking in violation of the Zoning By-law;
- parking demand and supply in the area;
- the length of time the site will be used for parking; and
- site development considerations related to lighting, stormwater management and a barrier along the harbour.

Following the denial by the Committee, the City has blocked access to the portion of the site adjacent to Water Street.

ANALYSIS

Proposal

The applicant is proposing to utilize the portion of the site formerly occupied by the Coast Guard Administration building as a commercial parking lot for an interim period until the site is developed. As the existing Section 59 conditions require any work on the site to be approved by Common Council, the applicant is also seeking approval for work associated with the upcoming

seawall upgrades, site preparation work and grading of the site for climate change adaptation. In addition, approval for future public festivals and events on the site is also requested.

Site and Neighbourhood

The subject site is located in the Uptown area of Saint John, abutting Water Street and a slip controlled by Port Saint John. A portion of the site was occupied by a four-storey office building, used by the Coast Guard as an administration building.

Northern and eastern areas of the site, adjacent to Saint John Harbour, Market Slip and Loyalist Plaza, contain parking areas that were developed following the City's acquisition of the site from the Federal Government in 2010. These areas, used for monthly parking and short-term parking were established under the previous zoning by-law between 2010 and 2012 and are considered to have been legally established. A parcel of Provincially owned land is located north of the site, opposite the access route and contains a long-standing parking area.

The area of the site where approval for parking is being sought as a result of this application is shown in Appendix B.

Municipal Plan, Central Peninsula Secondary Plan (Proposed) and Zoning

Municipal Plan and Central Peninsula Secondary Plan (Proposed)

A detailed assessment of conformance with Municipal Plan policies is provided in Appendix A.

In addition to those policies examined in Appendix A, policies UD-9 and UD-12 of the Plan provide general urban design principles and considerations. Key aspects relating to this application include screening or softening the effect of the parking area on the Public Street realm through locating parking to the side and rear of buildings and providing landscaping along the public street frontage.

Minimizing the number of driveways accessing parking areas from adjacent Public Streets is also a consideration of the Municipal Plan. Policies UD-11, UD-12 and TM-67 encourage shared or common access driveways for adjacent parking areas on neighbouring lots. In this case, access to the proposed parking area is provided from Water Street via an existing shared driveway.

Staff consider the proposed development to be in conformity with the Municipal Plan given the above considerations and analysis presented in Appendix A.

The Central Peninsula Secondary Plan (CPSP), currently in the adoption process, seeks to promote the incremental development of Fundy Quay as a mixed-use cultural destination on the waterfront. The site is envisioned to provide services and amenities, including housing opportunities, while providing residents and visitors with expanded access to the waterfront through an extension of Harbour Passage along the perimeter of the site. The immediate work

on the site including reconstruction of the seawall along the Harbour is appropriate in the context of the upcoming CPSP and is required for future development.

Zoning By-law amendments proposed in conjunction with the CPSP include amendments to the CW zone to provide for the use of a commercial parking lot as a conditional use. This conditional use would be for a 5-year term, recognizing parking could provide an interim use while redevelopment of a site is being pursued.

The proposal is consistent with the goals of the CPSP as it recognizes the interim uses of parking and festivals until the site redevelopment occurs.

Zoning

The site is zoned Waterfront Commercial (CW), which provides for commercial, community facility, port and residential uses as permitted uses subject to a specific proposal approved by Common Council through a Section 59 amendment.

This requested Section 59 amendment, requires amendments to existing conditions and approval of interim uses such as the establishment of a commercial parking lot in the southeast portion of the site, community events and festivals, and work associated with the seawall replacement and fill placement to increase the elevation of the site. The fill placement and seawall replacement is included in the City's Capital Program for 2020 and 2021 and is required to prepare the site for future development. Staff note that Develop Saint John is actively pursuing development opportunities for the site and is evaluating responses to a Request for Proposals that issued earlier in 2019.

Site work such as soil remediation and management (including associated excavation) along with geotechnical testing and site investigations are recommended as permitted uses through the proposed Section 59 conditions.

The current application differs from the previous temporary use application dealt with by the Committee in September 2019 in the following regards:

- **Scope of permitted uses** – The previous application was for a commercial parking lot for a limited period of one year. The current application seeks to permit work associated with the seawall replacement, soil remediation, site investigations and climate change mitigation to proceed. This work plays an important role in preparing the site for future development as envisioned in the Municipal Plan and CPSP and past planning applications for the site.

Staff are also proposing other permitted uses, which have a limited period and would occur over a seasonal or interim basis, through the proposed Section 59 amendment. These include cultural events and festivals and seasonal retail uses such as a farmers market. This approach is consistent with the proposed direction contained in Zoning By-Law amendments proposed for adoption with the CPSP.

- **Parking Lot Period of Operation** - While the current application also seeks approval of a commercial parking lot on a portion of the site, Staff are recommending a five-year timeframe as opposed to the one-year timeframe available under the previous application for the temporary use. The five-year period aligns with the proposed direction for Zoning By-law amendments in conjunction with the CPSP that would see a commercial parking lot listed as a conditional use for a five-year term. Under the approach proposed for the subject site, a Section 59 amendment would be required to extend the operation of a commercial parking lot for the portion of the site requested in the application beyond a five-year period.

Parking Area

In terms of compliance with Zoning By-law standards, the proposed parking lot meets the requirements of the Zoning By-law for aisle width, stall width and length. The applicant proposes no curbing around the parking lot and a Section 59 condition has been recommended in this regard. While no curbing is proposed along the eastern edge of the parking lot along Water Street, staff note that the parking lot will be an interim use and requiring a higher degree of site improvements and investment for curbing could act as an impediment to the timely redevelopment of the site.

The applicant is proposing to use bollards and rope along the northern edge of the lot where the grade slopes down to the entrance from Water Street. Along the southern boundary, an existing chain link fence is in place given the harbour slip located south of the site. Staff are of the opinion these are reasonable substitutes for curb given the elevation change and safety hazards due to the proximity to the water.

Landscaping is proposed along the northern edge of the lot with sod and shrubs. The applicant has landscaped a portion of the Water Street right-of-way between the parking area and sidewalk. Staff recommend a Section 59 condition requiring that the remainder of this area be landscaped in a similar manner to landscaped areas located further to the south along Water Street. These areas to the south incorporate plantings including ornamental grasses, shrubs and perennials to provide a visual and physical buffer between parking areas and actively used portions of the Public right-of-way. Given this application is before the Committee in November, Staff recommend that the work shown on the landscaping plan be completed before June 30, 2020.

In response to concerns raised at the September 2019 Committee meeting related to the temporary use application, the applicant has provided the following information:

- **Lighting** – The applicant considers there to be sufficient overhead lighting available for the use of this site to provide a safe environment to users of the lot.
- **Vegetation** - The landscaping that has been provided along Water Street and the driveway access to the entire site is considered similar to that provided along Water

Street in front of the Port Cruise terminal parking lot area, and therefore is in keeping with this same standard.

- Storm Water Runoff – The entire site is paved with asphalt and is sloped to direct water runoff into existing catch basins installed by previous owner.
- Safety barriers surrounding perimeter of the property - There is an existing chain link fence having a minimum height of 6-feet surrounding the entire perimeter of the water frontage to prevent vehicles and or people from inadvertently falling into the harbour.
- Other Temporary Uses on site - Preceding future development of all or a portion of this property, the City may from time to time allow festivals such as, but not limited to Area 506 Festival, to set up and provide entertainment to the general public or invited guests.

Growth and Community Development Staff consider this assessment provided by the applicant reasonable, with the exception of the landscaping, which is reviewed in a previous section of the report.

Recommended Section 59 Conditions

Given that new uses are being proposed in conjunction with the land use framework in the draft CPSP, and the upcoming requirement for infrastructure work on the site associated with the seawall and site work, Staff recommend the existing Section 59 conditions be rescinded and new conditions imposed. These conditions include elements of the existing conditions relating to future mixed-use development on the site and the approval of this future mixed-use development to through a future Section 59 amendment. The condition requiring Common Council approval of the permanent development on the site through a Section 59 Amendment is a condition that currently applies to the site. In retaining this condition, Staff also are recommending a design and public engagement program in accordance with the direction established in the Municipal Plan and proposed in the Secondary Plan. This process will provide for Public review and input regarding the permanent development on the site and provide for a review of the conformance of the proposed design with the urban design framework in the Municipal Plan and CPSP by an appropriate professional.

The proposed Section 59 conditions include additional permitted uses that are envisioned to occur on an interim or seasonal basis until the site is permanently developed, such as a farmers market, cultural events and festivals. These uses align with the approach that is proposed for amendments to the CW zone in association with the adoption of the CPSP. This includes a 5-year period of approval for the operation of an additional area of the site as a commercial parking lot. Should the additional parking area that is the subject of the application be necessary beyond a 5-year period, a subsequent Section 59 Amendment will be required to allow for the commercial parking lot to operate beyond the 5-year period. As shipping containers are increasingly being used as structures in association with festivals, events and seasonal uses, Staff are proposing a Section 59 condition to provide for their use on the site.

Conditions related to additional landscaping along the Water Street frontage of the site are also proposed.

Conclusion

This application facilitates a variety of interim uses of the site until redevelopment occurs and allows for improvements to the site that will help facilitate future development. The application is consistent with the Municipal Plan and proposed Central Peninsula Secondary Plan, which will propose interim uses on this site, while promoting it to be redeveloped into a mixed-use signature development.

Approval of the application is recommended with recommended Section 59 conditions relating to permitted uses on the site, a requirement for additional landscaping along the site frontage, Consistent with existing conditions, Common Council approval of permanent development on the site through a future Section 59 amendment is also recommended.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives were considered.

ENGAGEMENT

Public

In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on November 7, 2019. The public hearing for the rezoning was advertised on the City's website beginning on November 8, 2019.

APPROVALS AND CONTACT

Primary Author	Manager	Commissioner/Dept. Head
Mark Reade, P.Eng., MCIP, RPP	Kenneth Melanson, MCIP, RPP	Jacqueline Hamilton, MCIP, RPP

Contact: Mark Reade
Phone: (506) 721-0736
E-mail: mark.reamde@saintjohn.ca
Project: 19-216

APPENDIX

Map 1: **Site Location**

Map 2: **Municipal Plan**

Map 3: **Zoning**

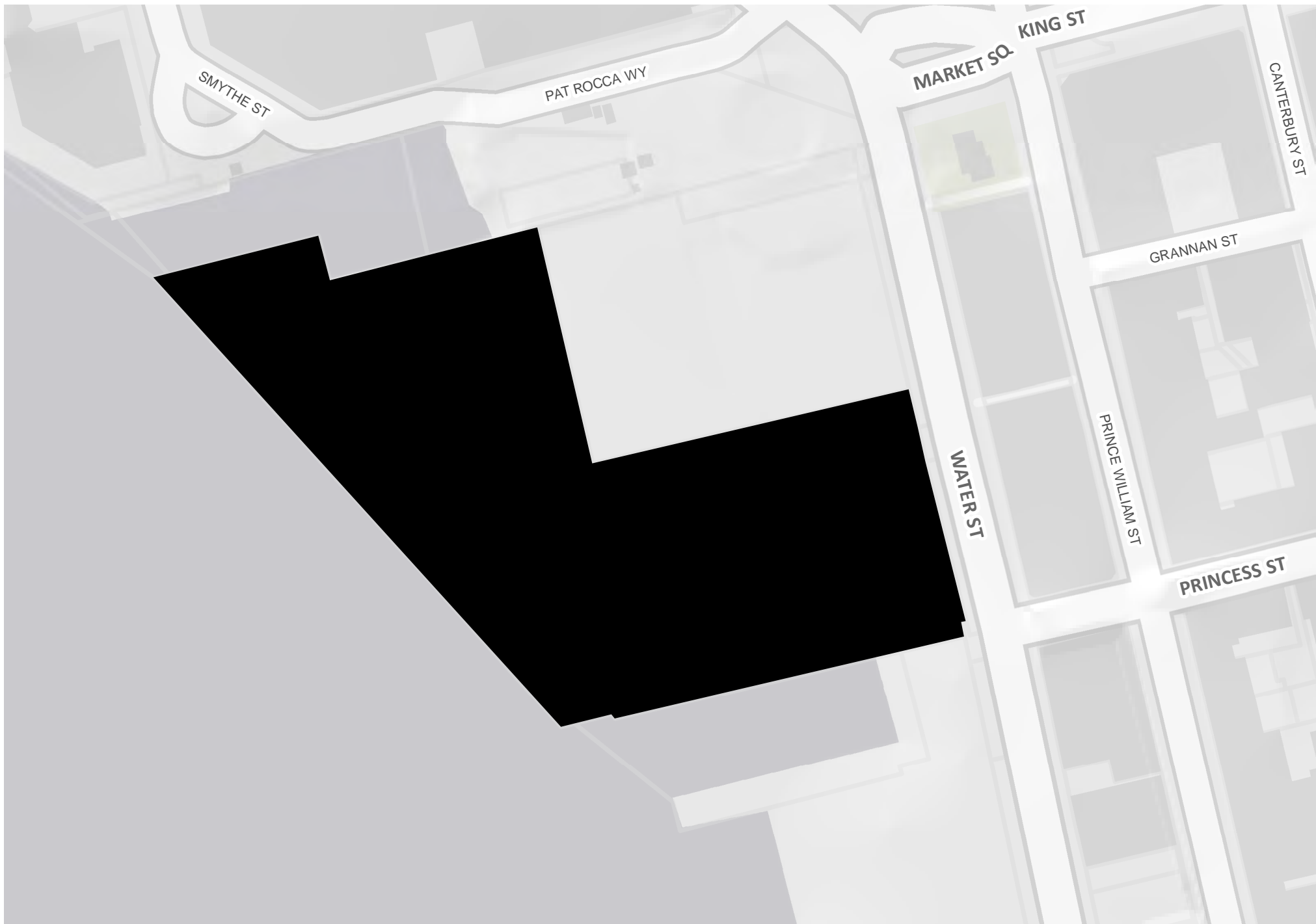
Map 4: **Aerial Photography**

Map 5: **Site Photography**

Submission 1: **Site Plan**

Appendix A: **Municipal Plan Policies**

Appendix B - **Area of commercial parking associated with this application**

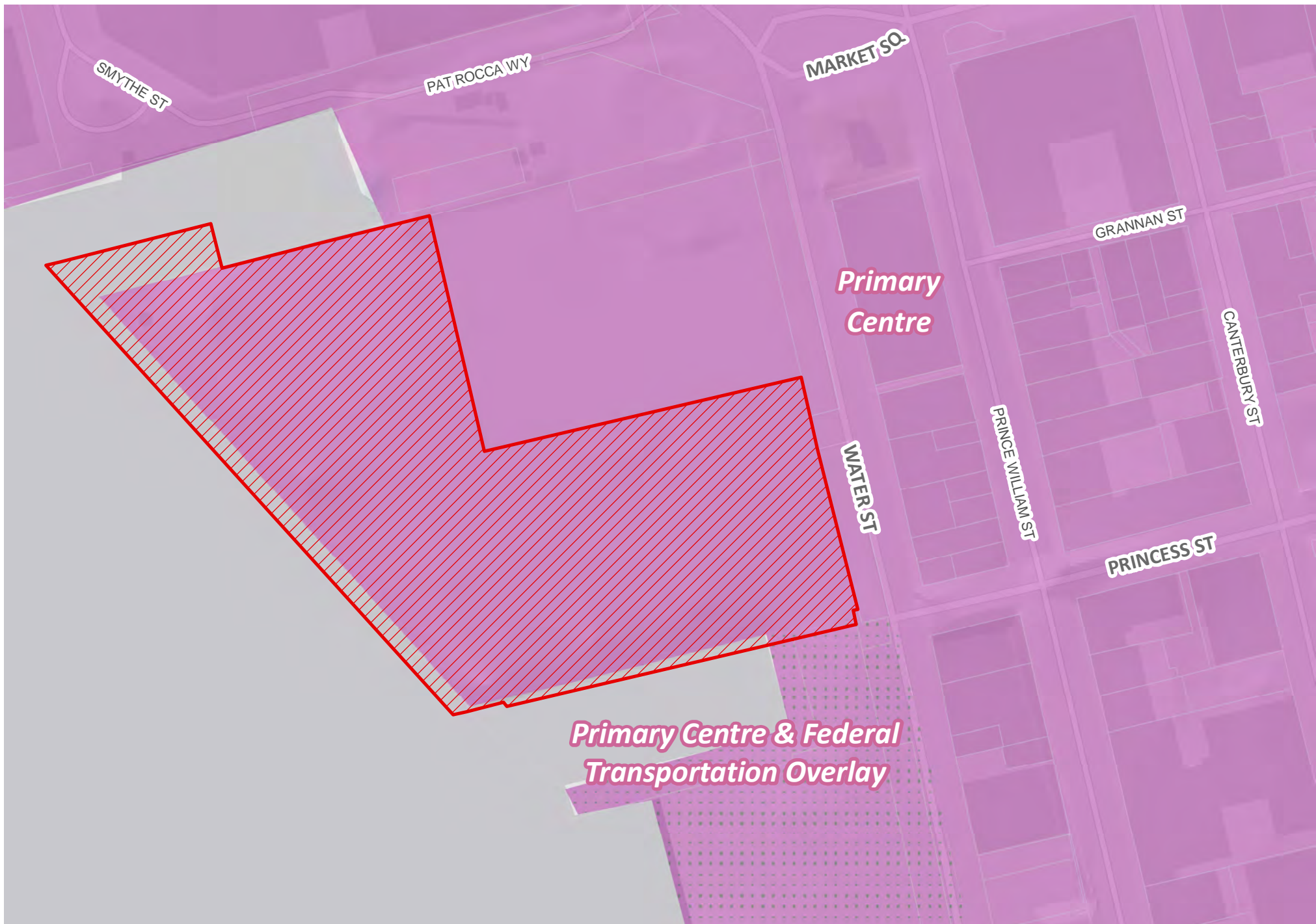


Map 1 - Site Location

City of Saint John - 35 Water Street

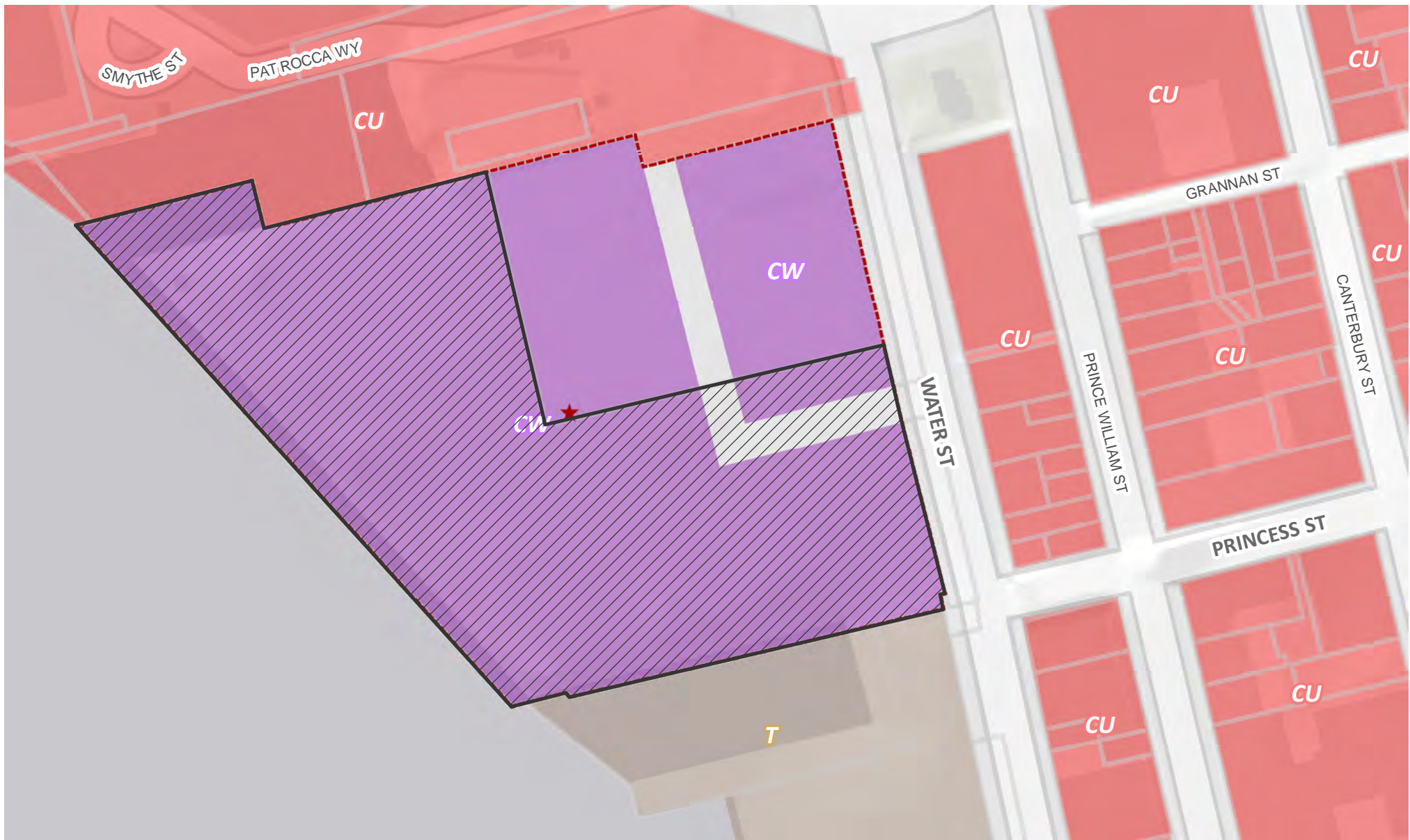
The City of Saint John
Date: August 28, 2019





Map 2 - Future Land Use
City of Saint John - 35 Water Street





(CU) Uptown Commercial
(CW) Waterfront Commercial
(T) Transportation

★ Section 59 Conditions

Map 3 - Zoning

City of Saint John - 35 Water Street

The City of Saint John
Date: August 28, 2019





Map 4A - Aerial Photography

City of Saint John - 35 Water Street

The City of Saint John
Date: August 28, 2019

0 50 m





Map 4B - Aerial Photography
City of Saint John - 35 Water Street

The City of Saint John
Date: August 28, 2019

0 25 m





View of Water Street frontage of site



View of parking area looking toward Water Street



Landscaping along access driveway



Planting bed along site frontage



NEW SITE PARKING LAYOUT

1:250



© EXP, 2018

No.	Issue	Date

No.	Revision	Date
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PRELIMINARY

Professional Seal(s)

Drawn By:	AO
Dwg Standards Ckd By:	AM
Designed By:	MJL
Design Checked By:	MJL
Scale:	AS NOTED

Project Title

FORMER
COAST GUARD SITE

Dwg. Title

NEW SITE PARKING LAYOUT - OPTION 2

Project No. SNB-00246827-A0

Dwg. No.	Rev. No.
----------	----------

A-2

C

Appendix A- Municipal Plan Policy review 35 Water Street

Policy	Staff Comments
<p>Policy LU-16 Identify and pursue business development opportunities that attract new investment and new ideas and provide a positive environment for new businesses and the retention of existing businesses in the Uptown.</p>	<p>The overall redevelopment of the Coast Guard site meets this objective as it is presents new development opportunities for the Uptown Waterfront. The use of this land for parking on an interim basis provides customer and employee parking which is a positive amenity for new and existing businesses in the Uptown Core until redevelopment occurs.</p>
<p>Policy LU-28 Generally discourage the development of surface parking lots in the Uptown, particularly where building demolition is required to accommodate the proposed parking. However, where deemed appropriate, surface parking may be permitted on vacant or underutilized land on the fringe of the Uptown, in areas not visible from the street.</p>	<p>In this particular instance, a building was demolished to prepare the site for future redevelopment and not specifically to create a surface parking lot. Staff note that the site is on the fringe of the Uptown's heritage areas, and with the exception of the two buildings that previously existed on the site, was a vacant paved area. Visibility from the street can be mitigated through increased landscaping along the Water Street frontage. The proposed parking lot is also an interim use until such time as redevelopment occurs.</p>
<p>Policy TM-59 Encourage the Saint John Parking Commission, Saint John Transit, and other partners to balance the parking supply in the Central Peninsula with public transit service and access to active modes of transportation.</p>	<p>Staff reviewed the Parking Strategy completed for Phase 2 of the City's Transportation Plan.</p> <p>The proposed lot is not new parking. It replaces parking in a lot located on land sold to the Province for the proposed New Brunswick Museum. Given this, the proposal is anticipated to have a negligible effect on current supply and demand.</p> <p>Over the medium to long term, developments such as the proposed building at Canterbury Street and Grannan Lane will serve to increase demand and remove supply. With future demands, hourly parking on the Coast Guard site is forecast</p>

	to operate at between 85% and 89% of capacity, supporting demand for parking at this location.
Policy TM-62 Generally prohibit the demolition of existing buildings for the express purpose of providing commercial surface parking, through appropriate provisions in the Zoning Bylaw.	This policy is met as the underlying CW zone does not have a clause specifically prohibiting the development of parking as implemented in other commercial zones.
<p>Policy UD-6</p> <p>j. Reinforce Market Slip and Loyalist Plaza as the primary location for waterfront events, due to their combined size, visibility and location in the Uptown and adjacent to other waterfront sites. As waterfront development and activity increase, Pugsley Park and/or the Coast Guard site will play important roles in augmenting the Market Slip/Loyalist Plaza area.</p>	Provision of surface parking meets this policy as it provides an open area for events and festivals such as Area 506 on an interim basis until the site is redeveloped.

Appendix B – Area of commercial parking associated with this application



From: [onestop](#)
To: [Melanson, Ken](#); [Reade, Mark](#)
Subject: FW: Section 59 amendment
Date: November 14, 2019 10:54:22 AM

Paula Hawkins
One Stop Development Shop
Permitting & Inspection Services
10th floor – City Hall
Saint John, NB E2L 4L1
(506)658-2911
paula.hawkins@saintjohn.ca
onestop@saintjohn.ca

-----Original Message-----

From: Jennifer Irving [<mailto:hello@jenniferirving.com>]
Sent: November 13, 2019 7:06 PM
To: onestop <onestop@saintjohn.ca>
Subject: Section 59 amendment

To whom it may concern,

I am in support of the amendment of section 59.

I look forward to future developments on this property and the opportunities it will bring to Water street.

Thank you,
Jennifer Irving

Jennifer Irving Photography Inc.
62 Water street